

Midwest Land Management

LAND

# FOR SALE

Pocahontas County, IA - Dover Township, Sec. 17

## 40 Acres m/l



**Property Location:** 3 miles north of Varina, Iowa on N21 & 1/4 mile east on 540th St.



**Legal Description:** The East Half of the North Half of the Northwest Quarter (E $\frac{1}{2}$  N $\frac{1}{2}$  NW $\frac{1}{4}$ ) of Section Seventeen (17), Township Ninety-one (91) North, Range Thirty-four (34) West of the 5th P.M., Pocahontas County, Iowa.

**Surety/AgriData Avg. CSR2:** 86.9

**Surety/AgriData Avg. CSRI:** 81

**Soils:** Webster, Nicollet and Clarion

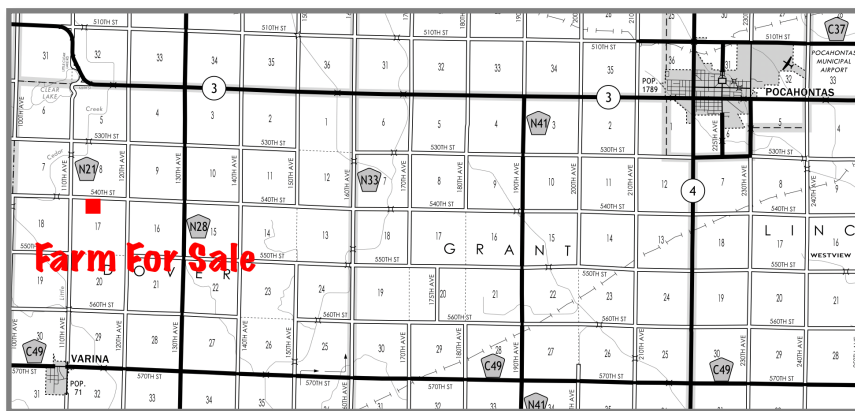
**Real Estate Taxes:** \$1,210

**FSA Information (combined with adjoining land)**

Cropland Acres: 76.20 ac.

Corn Base: 37.30 ac.      PLC Yield: 159 bu.

Soybean Base: 37.10 ac.      PLC Yield: 45 bu.



**Price:** \$370,000

**Edward Devereaux, Owner**

**For More Information Call Ben Hollesen at 712-253-5779.**

**Midwest Land Management and Real Estate, Inc.**

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& REAL ESTATE, INC  
**MIDWEST LAND**  
MANAGEMENT

Property information provided was obtained from sources deemed reliable, but the Broker or Seller makes no guarantees as to its accuracy. Average CSR information was obtained from Surety/Agri Data. All prospective buyers are urged to fully inspect the property, its conditions and to rely on their own conclusions. All sketches, dimensions and acreage figures in this information are approximate or "more or less".