

Midwest Land Management

LAND

# FOR SALE

Cherokee County, IA - Spring Twp., Sections 2 & 11

## 200 Acres m/l



**Property Location:** 1½ miles west of Peterson, IA on State Highway 10, 2 miles south on County Blacktop M-27 and 2½ miles west on gravel road 430th Street.

**FSA information:**

CRP Acres: 110.20 ac.

Annual CRP Payment: \$43,170

Contract Expiration Date: 9/30/25



**Broker's Note:** The Husman farm offers the best of both worlds - recreation and farm income. For the 2020 crop year, there are 110.2 acres of CRP. The balance of the property is burr oak timber, pasture land, Little Sioux River frontage with oxbows, pond area and cabin. The custom built cabin is 28' x 25' and provides breath-taking views of the river valley and beyond. The one-room cabin with loft features rural water, bathroom complete with hot shower, propane lights, sleeping loft and field-stone fireplace.

**Price: \$1,249,500**

**Rod Husman, Owner**

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

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

2506 11th Avenue SW • PO Box 909

Spencer, IA 51301

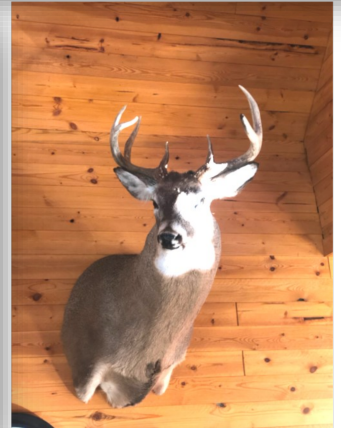
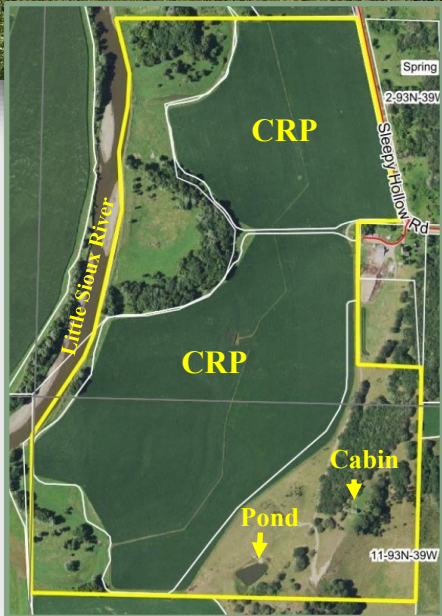
712-262-3110 • 800-952-2974

[www.midwestlandmanagement.com](http://www.midwestlandmanagement.com)

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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".





For additional photos visit our website  
[www.midwestlandmanagement.com](http://www.midwestlandmanagement.com)

**Legal Description:** Part of the Southwest Quarter (SW $\frac{1}{4}$ ) Section Two (2) and the North Half of the Northwest Quarter (N $\frac{1}{2}$  NW $\frac{1}{4}$ ) Section Eleven (11), Township Ninety-Three (93) North, Range Thirty-Nine (39) West of the 5th P.M., Cherokee County, IA.

**Real Estate Taxes:** \$3,284

**Rod Husman, Owner**

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