

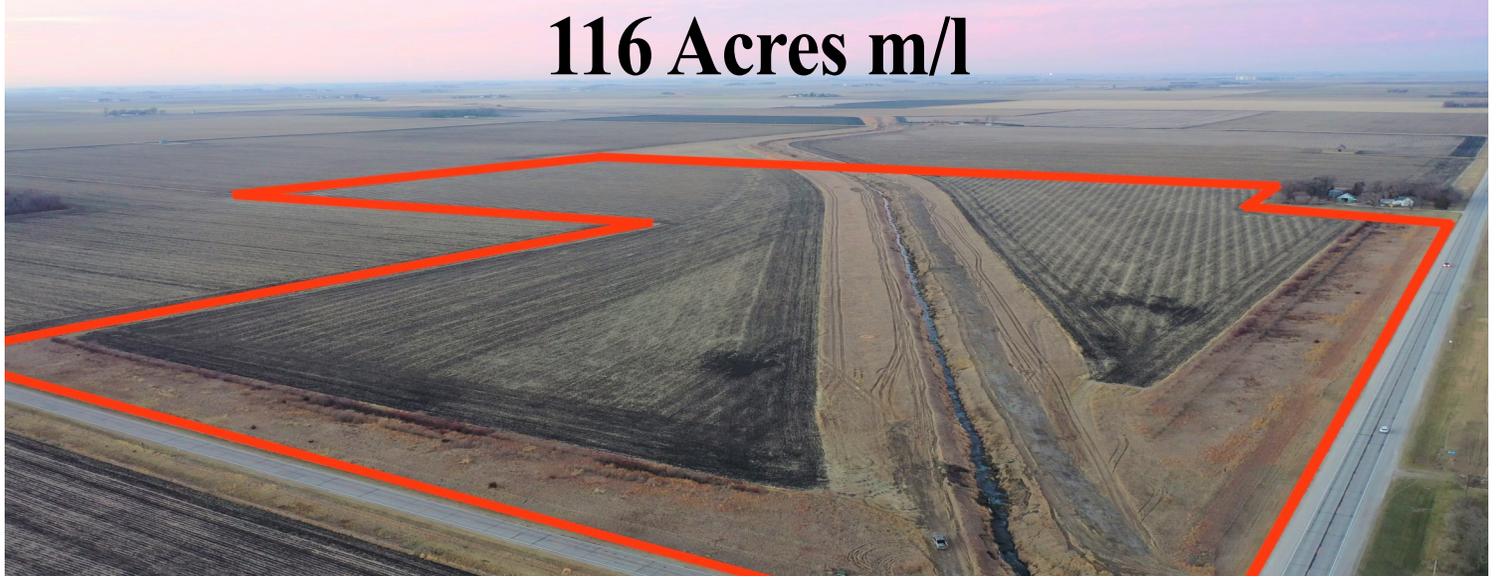
Midwest Land Management

LAND

FOR SALE

Pocahontas County, IA - Sherman Township, Sec. 25

116 Acres m/l



Property Location: ½ mile north of Pocahontas, Iowa on Highway 4.

Legal Description: The North Half of the Southeast Quarter (N½ SE¼) and the Southeast Quarter of the Southeast Quarter (SE¼ SE¼) of Section Twenty-five (25), Township Ninety-two (92) North, Range Thirty-three (33) West of the 5th P.M., Pocahontas County, Iowa except a 4 acre parcel in the northeast corner.

Surety/AgriData Avg. CSR2: 57.3

Surety/AgriData Avg. CSRI: 69.1

Soils: Talcot, Biscay, Wadena, Webster, Canisteo, Nicollet, Cylinder & Okoboji

Real Estate Taxes: \$2,094



FSA information:

Cropland Acres: 103.11 (including 19.80 CRP Acres)

Corn Base: 59.43 ac. PLC Yield: 139 bu.

Soybean Base: 22.26 ac. PLC Yield: 46 bu.

Total CRP Acres: 19.80 ac.

CRP Contract 1 - 12.5 ac.

Annual Payment: \$2,730 (\$218.40 per acre)

Contract Expiration: 9-30-22

CRP Contract 2 – 7.3 ac.

Annual Payment: \$2,434 (\$333.45 per acre)

Contract Expiration: 9-30-25

Broker's Note: Attention Land Buyers, don't let this opportunity pass you by. The RTS farm contains a blend of cropland and CRP acres. This farm has it all ~ productive cropland, CRP, multi-year lease and located close to town on Highway 4. Take a drive by this farm to see it for yourself!

Price: \$750,000

RTS Farms LLC, Owner

For More Information Call Zach Anderson at 712-298-1606.

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

& 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".