

Midwest Land Management

LAND

# FOR SALE

Cherokee County, IA - Afton Township, Section 22

160 Acres m/l



**Property Location:** 4 miles east of Cherokee, Iowa on Highway 3 and 1 1/2 miles north on V Avenue.

**Legal Description:** The Northwest Quarter (NW1/4) of Section Twenty-two (22), Township Ninety-two (92) North, Range 39 West of the 5th P.M., Cherokee County, Iowa.

**Surety/AgriData Avg. CSR2:** 89.5

**Surety/AgriData Avg. CSRI:** 74.6

**Primary Soils:** Galva, Colo, Marcus, Coland & Primghar

**Real Estate Taxes:** \$4,068

**FSA Information:**

Cropland Acres: 146.06

Corn Base: 86.4      PLC Yield: 154

Soybean Base: 57.2      PLC Yield: 44



**Broker's Note:** Attention land buyers, here is an excellent opportunity to purchase a hard to find, high quality tract of productive farmland in Cherokee County. The farm is currently rented and has a good cash lease in place with a quality tenant. Please give Ben a call today at 712-253-5779 to learn more about this farmland investment opportunity.

**Price: \$2,232,000**

**J.J. Farms LLC, Owner**

**For More Information Contact Ben Hollesen 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".