

Midwest Land Management

LAND

# FOR SALE

Dickinson County, IA-Silver Lake Twp, Section 7



22.74 Acres m/l

**Property Location:** 2 miles north of Lake Park, Iowa on M27 and 3¼ miles west on 110th Street.

**Legal Description:** The South 22.74 acres more or less of the West One-Third (W 1/3) of the West Fractional Half (W Fr. ½) of Section Seven (7), Township One Hundred (100) North, Range Thirty-eight (38), West of the Fifth P.M., Dickinson County, Iowa.

**Surety/AgriData Avg. CSR2:** 83.3

**Surety/AgriData Avg. CSRI:** 67.6

**Primary Soils:** Nicollet, Okabena, Clarion, Okoboji, Waldorf, Webster, Ocheyedan, Canisteo

**Real Estate Taxes:** \$478

**FSA Information combined with adjoining tract:**

Cropland Acres: 74.86

Corn Base: 36.3      PLC Yield: 142

Soybean Base: 36.2      PLC Yield: 38



**Broker's Note:** Farmers and Land Investors, here is your chance to purchase a small tract of Dickinson County farmland. Very rarely do tracts of this size and quality come to the market. Don't miss this excellent opportunity to become a farmland owner. To learn more about this farm please give Ben a call at 712-253-5779.

**Price: \$250,000**

**Jimmie Hockett and Louise Olson, Owners**

**For More Information Contact Ben Hollesen 712-253-5779**

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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".