

Midwest Land Management

LAND

# FOR SALE

Cherokee County, IA- Silver Township, Section 13

47.42 Acres m/l



**Property Location:** 9 miles south of Cherokee, Iowa on Highway 59 and 1 mile east on 630th Street. See signs posted on farm.

**Legal Description:** The Fractional Southwest Quarter (Fr. SW $\frac{1}{4}$ ) of Section Thirteen (13), Township Ninety (90) North, Range Forty (40) West of the 5th P.M., Cherokee, Iowa.

**Surety/AgriData Avg. CSR2:** 45

**Surety/AgriData Avg. CSRI:** 33.3

**Primary Soils:** Galva, Colo-Judson, Udorthents

**Real Estate Taxes:** \$598

**FSA Information:**

Cropland Acres: 44.85 ac.

Soybean Base: 3 acres    PLC Yield: 27 bushels



**Broker's Note: Attention** Land Buyers, here is a great opportunity to purchase a good producing farm in southern Cherokee County. Don't let the 45 CSR2 value mislead you as this farm has a very respectable yield history that is documented with yield maps. This farm would be a great addition to any existing operation or has the potential for a solid return for an investor. Reach out to me as I'll be glad to answer any questions you may have.

**Price: \$422,000**

**Circle 7 Feedyard, Inc., Owner**

**For More Information Contact Chris Clark 712-369-1531**

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

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**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".