

Midwest Land Management

LAND

FOR SALE

O'Brien County, IA - Dale Township, Sec. 13

74.01 Surveyed Acres

Property Location: 2½ miles south of Primghar, Iowa on Highway 59.

Legal Description: Part of the South Half of the Southeast Quarter (S½ SE¼) of Section Thirteen (13), Township Ninety-five (95) North, Range Forty-One (41) West of the 5th P.M. Containing 74.01 surveyed acres.



Total Acres: 74.01 m/l

Pasture Acres: 8.37

Surety/AgriData Avg. CSR2: 68.2

Primary Soils: Sac, Fairhaven, Colo & Galva

Real Estate Taxes: \$2204

Taxable Acres: 71

Available
For 2016

FSA Information:

Cropland: 52.63 ac.

Corn Base: 41.0 ac.

Soybean Base: 11.6 ac.

PLC Yield: 172 bu.

PLC Yield: 43 bu.

Note: Attention land buyers, here is a great opportunity to purchase a smaller tract of land with an improved acreage 2 ½ miles south of Primghar. The Pearson farm is a blended farm consisting of 52.6 cropland acres, 8.3 pasture acres and a 5.2 acre building site. If you have been looking of a smaller hobby farm or small land investment this is your chance. The farm is available for the 2016 crop season.

Price: \$592,000

Terms: Possession upon closing.

Marvin R. Pearson Estate, Owner

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

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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".