

Midwest Land Management

LAND

FOR SALE

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

80 ACRES More or Less

Property Location: 4½ miles east of Primghar, Iowa on B40 and 2½ miles south on Tyler Avenue.



Legal Description: The West Half of the Southwest Quarter (W½ SW¼) of Section Thirteen (13), Township Ninety-Five (95) North, Range Forty (40) West of the 5th P.M., O'Brien County, Iowa.

FSA Information:

Cropland: 77 ac.

Corn Base: 38.88 ac. PLC Yield: 154 bu.

Soybean Base: 36.72 ac. PLC Yield: 45 bu.

Soils: Sac, Primghar, Marcus, Galva, Colo, and Afton

Surety/AgriData Avg. CSR2: 92.4

Real Estate Taxes: \$2,106 Annually



Note: Attention land buyers, here is an excellent opportunity to purchase a high quality O'Brien County farm. The Den Herder farm has excellent soils and is in a very strong and prosperous area. The seller is offering attractive leaseback terms.

Price: \$940,000

Terms: Possession upon closing.

Kirk Den Herder, Owner

For More Information Call Ben Hollesen at 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".