

Midwest Land Management

LAND

FOR SALE

Pocahontas County, IA - Marshall Twp. Section 13

80 ACRES More or Less

Property Location: 4 miles south of Laurens, Iowa on N28 and 2 1/2 miles east on C29.

Legal Description: The North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Thirteen (13), Township Ninety-two (92) North, Range Thirty-four (34) West of the 5th P.M., Pocahontas County, Iowa.

Total Acres: 80 ac. m/l

Soils: Canisteo, Okoboji, and Webster

Avg. CSR: 73.3

Taxable Acres: 75.68 ac.

Real Estate Taxes: \$1,958 Annually

FSA Information:

Cropland	76.10 acres
Corn Base	37.50 acres
DD/CC Yield	126/140 bu.
Soybean Base	37.40 acres
DD/CC Yield	31/37 bu.



Note: Land buyers, here is an excellent opportunity to purchase an all-tillable highly-productive Pocahontas County Farm. The Claire Cox farm is located on a hard-surfaced road and is located within 7 miles of several major grain markets which include an ethanol plant, livestock facilities and local cooperatives. Give Ben Hollesen a call today to discuss owning this productive Iowa farm.

Price: \$860,000

Terms: Possession at close. Open Lease for 2014.

Marilyn Kelly, Owner

For More Information Call Ben Hollesen 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. 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".