

Midwest Land Management

LAND FOR SALE

Emmet County, IA - Twelve Mile Lake Twp, Sec. 3



Property Location: 2 miles west of Wallingford, Iowa on 220th Street.

Legal Description: The West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$), the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$), AND Part of the Southeast Quarter of the Northeast Quarter (Pt. SE $\frac{1}{4}$ NE $\frac{1}{4}$), containing 121.86 surveyed acres, all in Section Three (3), Township Ninety-eight (98) North, Range Thirty-four (34) West of the 5th P.M. Emmet County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 75.6

Surety/AgriData Avg. CSR: 64.0

Primary Soils: Clarion, Nicollet, Omsrud-Storden, Canisteo, Webster, Spillville, Storden & Collinwood

Real Estate Taxes: \$3,539 (estimated)

FSA information combined with adjoining tract:

Cropland Acres: 151 ac.

Corn Base: 69.67 ac. PLC Yield: 149 bu.

Soybean Base: 23.70 ac. PLC Yield: 49 bu.

CRP Acres: 46.70 ac.

Annual CRP Payment: \$10,766

CRP contract expiration date: 9/30/2023



Scan this code with your smart phone camera for more information.

Price: \$785,000

Marilyn Syverson Estate, Owner

**For More Information Call Ben Hollesen at 712-253-5779
or Zach Anderson at 712-298-1606**

Midwest Land Management and Real Estate, Inc.

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MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC

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".