

Midwest Land Management

LAND

FOR SALE

Palo Alto County, IA - Emmetsburg Twp., Sec. 5

40 Acres m/l



Property Location: 3 miles west of Emmetsburg, Iowa on Highway 18, 2 miles north on Highway 4 and 1/2 mile west on 340th Street.

Legal Description: The Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section Five (5), Township Ninety-six (96) North, Range Thirty-three (33) West of the 5th PM, Palo Alto County, Iowa.

Surety/AgriData Avg. CSR2: 65.8

Surety/AgriData Avg. CSRI: 61

Primary Soils: Klossner, Harps, Canisteo, Nicollet & Clarion

Real Estate Taxes: \$954

FSA Information:

Cropland Acres: 32.86

Corn Base: 10.4 Corn PLC Yield: 139 bu.

Soybean Base: 8.9 Soybean PLC Yield: 41 bu.

CRP Acres: 3.2

Annual CRP payment: \$1,220 (\$381.24/acre)

CRP Contract Expiration: 9/30/2030



Price: \$330,000

Richard Kneip Revocable Trust, Owner

For More Information Call Zach Anderson 712-298-1606

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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".