

Midwest Land Management

# LAND FOR SALE

Center Township • Sioux County, IA

80 Acres m/l



**Property Location:** 1 1/4 miles north of Ireton, Iowa on Eagle Avenue, 1 mile east on Highway 10 and 1/2 mile north on Elmwood Avenue.

**Legal Description:** The South Half of the Northeast Quarter (S $\frac{1}{2}$  NE $\frac{1}{4}$ ) of Section Thirty-two (32), Township Ninety-five (95) North, Range Forty-six (46) West of the 5th P.M., Sioux County, Iowa.

**Surety/AgriData Avg. CSR2:** 87.2

**Surety/AgriData Avg. CSRI:** 58.1

**Soils:** Galva, Primghar, Sac, Judson

**Real Estate Taxes:** \$3,072

#### FSA Information

Cropland Acres: 78.89

Corn Base: 62.39 acres / PLC Yield: 176

Soybean Base: 16.5 acres / PLC Yield: 58



**Broker's Note:** This 80-acre farm in Center Township, Sioux County, Iowa, is a prime opportunity for farmers and investors alike. Located just 2 $\frac{3}{4}$  miles northeast of Ireton, this property features high-quality soils, including Galva, Primghar, Sac, and Judson, with an impressive CSR2 average of 87.2. With 78.89 cropland acres the farm is nearly all tillable making it a strong income-producing asset. Priced at \$1,660,000, this farm is a valuable investment in Iowa's fertile agricultural landscape. Don't miss this chance to own high-quality farmland in the heart of Iowa!

**For more information contact Ben Hollesen • 712-253-5779.**

**Price: \$1,660,000**

**Midwest Land Management and Real Estate, Inc.**

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& REAL ESTATE, INC  
**MIDWEST LAND**  
MANAGEMENT

Property information provided was obtained from sources deemed reliable, but the Auctioneer, 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". Average CSR information was obtained from Surety/Agri Data. Any announcements made the day of the sale shall supersede any previous information or oral statements. Midwest Land Management and Real Estate, Inc., affiliated licensees and the Auctioneer represent the Sellers exclusively.