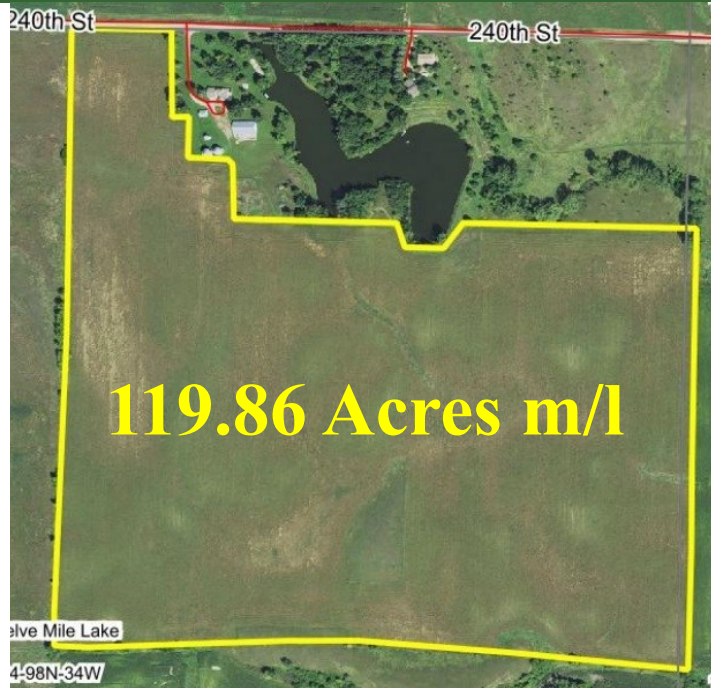


Midwest Land Management

LAND FOR SALE

Twelve Mile Lake Twp. • Emmet County, IA



Property Location: 1.5 miles south of Wallingford on Highway 4 & ¾ mile west on 240th St.

Legal Description: The Northeast Quarter (NE¼) of Section Twenty-four (24), Township Ninety-eight (98) North, Range Thirty-four (34) West of the 5th P.M., Emmet County, Iowa except all of Schacherer Subdivision in the Northeast Quarter of Section Twenty-four.

Surety/AgriData Avg. CSR2: 70.4

Surety/AgriData Avg. CSRI: 58.5

Primary Soils: Clarion, Omsrud-Storden & Nicollet

Real Estate Taxes: \$3,296

FSA Information

Cropland Acres: 114.54 Ac. including 4.04 CRP Acres

Total Annual CRP Payment: \$628



Broker's Note: What an opportunity to own a farm that has been in CRP for ten years and will be transitioned out into row crop production for the 2026 crop season. The new owner will get the opportunity to own soils that have been undisturbed for 10 years! This gently rolling landscape with undisturbed soil will offer a great high yield opportunity in 2026 and beyond. Don't miss this opportunity to own this farm year one out of CRP!

For more information contact Shane Brant • 712-301-4664

Price: \$1,066,000

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& REAL ESTATE, INC
MIDWEST LAND
MANAGEMENT

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