

POCAHONTAS COUNTY LAND FOR SALE

80 ACRES, SECTION 2, GRANT TOWNSHIP POCAHONTAS COUNTY, IOWA

Legal Description: W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 2, Township 91 North, Range 33, West of the 5th P.M., Pocahontas County, Iowa

Farm Facts:

FSA Data:

Cropland Acres = 76.71
Corn Base = 38.60
Soybean Base = 37.80
No CRP Cropland
Wetland Status = Contains Farmed Wetland

Court House Data:

Gross Acres = 80.00
Taxable Acres = 77.00
Annual Taxes = \$2,112.00
CSR2 Avg.
SW SW = 82.54
NW SW = 77.65
Soils = Nicollet
Webster
Canisteo
Okoboji

Drainage:

Part of DD #30 & DD #19. This parcel included in on-going drainage projects to be completed for DD#30 with total assessment to be determined later. Private tile present.

This 80 acre tract will make a nice addition to any farming operation or investment portfolio. Located just 3 miles from Pocahontas for convenient access to grain terminals. Landlord Possession on Closing. Seller to receive 2018 crop. Full Possession March 1, 2019. Contact listing agents for more details.

TERMS: Private Treaty – 80 Acres-10% Down – Bal due at closing

Sales Price: \$740,000 \$9,250/Acre

**Karen Garrels
Owner**

**FOR MORE INFORMATION CONTACT:
DONNA HUDSON, BROKER**

**Hudson Realty
712-335-3817**



The information contained herein is believed to be correct, but in no way is guaranteed by the owner or the broker.