

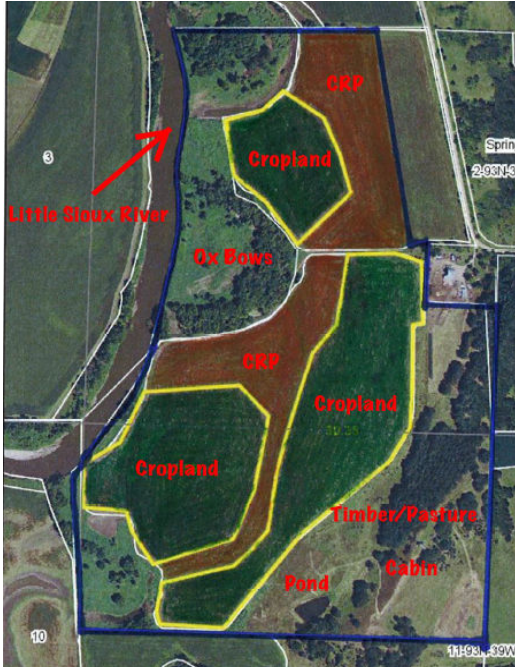
Midwest Land Management

LAND

FOR SALE

Cherokee County, IA-Spring Twp. Sections 2 & 11

180 ACRES More or Less



Property Location: 1½ miles west of Peterson, IA on State Hwy. 10, 2 miles south on county blacktop M-27, and 2½ miles west on gravel road 430th Street.

Legal Description: Part of the Southwest Quarter (SW¼) Section Two (2) and North Half of the Northwest Quarter (N½ NW¼) Section Eleven (11), Township Ninety-three (93) North, Range Thirty-nine (39) West of the 5th P.M., Cherokee County, Iowa.

Total Acres: 180.0 ac. m/l **Avg. CSR:** 69.7

Annual Real Estate Taxes: \$2726

FSA Information:

| | |
|-------------|-------------|
| Cropland | 63.0 acres |
| CRP | 29.0 acres |
| Corn Base | 16.3 acres |
| DD/CC Yield | 110/110 bu. |

CRP payment of \$143.11 per acre. CRP acres are enrolled until September 30, 2019.

The Bay Breeze farm offers the best of both worlds - recreation and farm income. For the 2013 crop year, there will be 63 tillable acres and 29 acres of CRP. The balance of the property is burr oak timber, pasture land, Little Sioux River frontage with oxbows, pond area and cabin.

The custom built cabin is 28' x 25' and provides breath-taking views of the river valley and beyond. The one room cabin with loft features rural water, bathroom complete with hot shower, propane lights, sleeping loft and field-stone fireplace.



If you have been looking for the complete package, this farm is calling your name. Give Ben Hollesen a call today to schedule a time to view this property.

Terms: Immediate possession upon closing. Farmland is available for the 2013 crop season.
Price: \$936,000

Bay Breeze LLC, Owner

For More Information Call Ben Hollesen 712-253-5779

Midwest Land Management and Real Estate, Inc.

521 South Grand Avenue. • PO Box 909

Spencer, IA 51301

712-262-3110 • 800-952-2974

www.midwestlandmanagement.com

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Property information provided was obtained from sources deemed reliable, but the 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".



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