For Sale

74 Acres Pocahontas County
Section 15 Cummins Township

Offered for immediate sale!

Legal: The North Half of the Northeast Quarter (N1/2 NE1/4) of Section Fifteen (15), Township Ninety-nine (99) North, Range Thirty-three (33) West of the 5th PM, Pocahontas County, Iowa, minus Parcels A and B.

Description: The Lake Investment Co. farm is an attractive all tillable nearly level farm. The farm contains 69.76 FSA crop acres all in one field. The farm contains reputation soils with excellent soil ratings. The farm is bordered on the north by C15 and on the east by 200th Avenue.

FSA information
- Cropland acres: 69.76
- Corn Base acres: 52.36
- Corn PLC Yield: 161
- Soybean Base acres: 17.4
- Soybean PLC Yield: 49

Soils: Canisteo, Webster, Okoboji, Clarion, Nicollet, Harps
- CSR2 80
- CSR2 72.5

Taxes: $1796 annually

Possession: At close, subject to a cash lease for 2017.

Price: $651,200.00 $8800 per acre

Broker's Note: The ACRE Co. is pleased to selling the Lake Investment Company farm. Land Buyers, here is a good looking all tillable farm located right on C15 just west of Hwy 4. The Land Investment Co. farm is located halfway between Pocahontas and Emmetsburg in the heart of a progressive farming area in northwest Iowa with active grain markets and processing. This farm has had excellent care with reduced tillage, strip fertilization, and cover crops. Call for more information on this great farmland investment.

Lake Investment Co. - owner

Jon Hjelm, ALC  712-240-3529
Chuck Sikora  712-260-2788

Call us to sell your farm!
Call The ACRE Co. to sell your farm!

Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.