

# 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  
No Designated Wetlands

## 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 being completed for DD#30 with total assessment to be determined later. Private tile present. Maps Available.

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. Terms Available for 2019 Crop Year. Contact listing agents for more details.

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

**Sales Price: \$712,000 \$8,900/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.