POCAHONTAS COUNTY
LAND FOR SALE

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

Legal Description: W½ SW¼ 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.

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.
Contact listing agents for more details.

TERMS: Private Treaty – 80 Acres-10% Down – Bal due at closing
Sales Price $624,000 - $7,800/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.