

Farm for Sale

107 Acres - Dickinson County Section 7 – Lakeville Township



Location: 5 miles west of West Lake Okoboji – 1 mile south of Hwy 9 on 160th Avenue.

Legal: 107 acres more or less in the Northwest Quarter (NW1/4) of Section Seven (7), Township Ninety-Nine (99) North, Range Thirty-Seven (37) West of the 5th PM in Dickinson County, Iowa.

Land Description: A rectangular shaped blend of very gently rolling cropland and wooded winding river land. The cropland consists of one large field of 72.4 acres. The river winds through the northeast portion of the Jahn farm. In addition to this, 16.7 acres of recreational land in two other smaller tracts are on the property. 12.9 acres of pasture is located in the southeast corner of the farm. The farm is located in an area of known gravel reserves. Hundreds of acres of Public land surround the farm. The Jahn farm is bordered by a gravel road, 160th Avenue on the west.

FSA Information:

Cropland acres	72.4
CRP acres	72.3
MPL/FWP acres	20.8

CRP Contracts

Acres	\$/Ac	Total \$	Expires
71.1	\$100.63	\$7155	2015
7.2	\$102.22	\$ 736	2012
1.2	\$147.80	\$ 177	2016
12.9	\$111.87	\$1443	2016
.7	\$ 86.20	\$ 60	2018



RE Taxes: \$ 838.00 annually

Soils: Wadena, Estherville, Cylinder, Omsrud-Storden

Ave. CSR 30

Possession: At close

Price: \$ 508,250.00 or \$ 4750 / acre

Broker's Note: The ACRE Co. is pleased to be offering this unique Dickinson County farm for sale. Great opportunity to purchase a farm that has tillable land in the CRP with steep rustic wooded land, pasture and possible gravel reserves. Surrounded by Public lands and located within eye site of the Okoboji Lakes Region and West Lake Okoboji. Half price of prime farmland and twice as much fun.

For more information, contact Jon Hjelm 712-240-3529



Delores F. Jahn, owner

Jon Hjelm 712-240-3529

Chuck Sikora 712-260-2788

Spencer, Iowa theacresco.com 712-262-3529