

FARM FOR SALE

35 Acres Dickinson County Section 9 Center Grove Township

Near Francis Sites, south of Spirit Lake



Great site for residential and commercial development

Located on 165th Street one quarter mile east of 245th Avenue

Legal: 35 acres more or less located in Section 9 & 10, Center Grove Township, Dickinson Co., IA.

Description: A picturesque rustic tract of nearly level to gently rolling farmland located in the heart of the Iowa Great Lakes on a hard road. The Beck farm has 1364' of frontage on 165th Street between 245th Avenue and Francis Sites. The farm is located between a residential development and a commercial storage sites. The farm has 32 acres of FSA cropland in one field. A three acre wooded area is located in the back of the farm in the northeast corner of the property. The drainage outlet has been recently improved and additional field tile has been installed.

FSA Information

Cropland acres	32.0
Corn Base acres	13.9
Corn Direct / CC Yield	108 / 108
Soybean Base acres	16.7
Soybean Direct / CC Yield	32 / 32

Soils: Delft-Terril, Blue Earth, Clarion-Storden, Estherville, Omsrud **Ave CSR 52.8**

RE Taxes: \$ 370 annually

Possession: At close.

Price: \$ 9500 / Acre



Broker's Note: Here is a great opportunity to buy an outstanding tract of land just south of Spirit Lake. Located near schools, churches, new housing, and commercial storage, this property on 165th Street offers a convenient location for many uses. Recent updates to the drainage outlet and tile have improved the tract for farming and other uses. Hard-to-find smaller farm on a hard road.

For more information, call Jon Hjelm ALC 712-240-3529



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