

IOWA FARM FOR SALE

55.22 Acres Dickinson County Section 32 Spirit Lake Township



Location: One half mile north of the Dickinson County Fairgrounds on 240th Avenue

Legal: 55.22 acres in the East Half (E1/2) of the Southeast Quarter (SE1/4) of Section Thirty-two (32), Township One Hundred (100) North, Range Thirty-six (36) West of the 5th PM, Dickinson County, Iowa. Exact legal to be taken from survey.

Description: The Granstra farm is an attractive all tillable very gently rolling rectangular farm. The farm contains 51.3 FSA crop acres all in one field. The farm drains to the east through a county main tile. The farm is bordered by hard surface road 240th Avenue on the east and 145th Street on the north.

Soils: Clarion, Okabena, Nicollet, Webster, Waldorf, Clarion-Storden, Delft-Terril **Ave CSR 69.6**

FSA Information

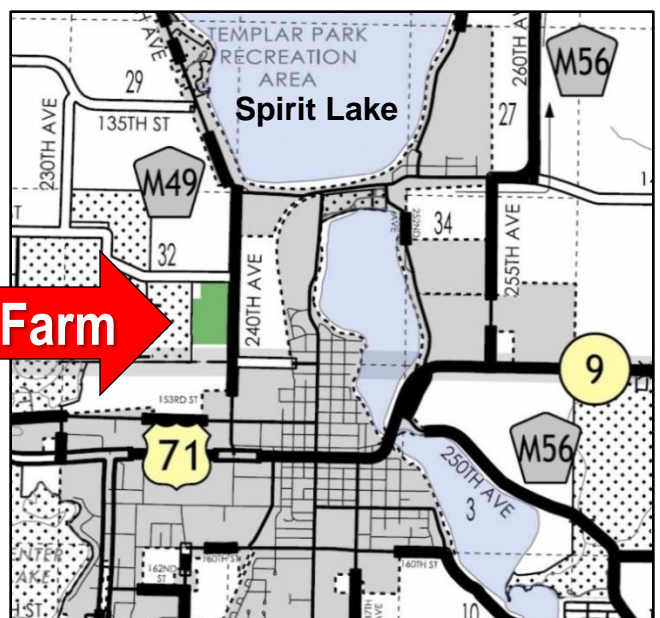
Cropland acres	51.3
Corn Base acres	26
Corn Direct / CC Yield	107 / 109
Soybean Base acres	24
Soybean Direct / CC Yield	35 / 42

RE Taxes: \$800.00 annually

Price: \$579,810.00, or \$10,500 per acre



Broker's Note: Outstanding opportunity to purchase this good looking, all tillable farm with a great location in the Iowa Great Lakes area, available for the 2014 crop season. The Granstra farm offers excellent soils, adequate drainage, hard road location, a good farmland investment, a future development site, or a place for your home or business. Don't pass up this once in a lifetime opportunity. Call Jon or Chuck for more information on this Dickinson County farm property.



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theacreco.com **No. 1 ranked farmland website on Google**

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