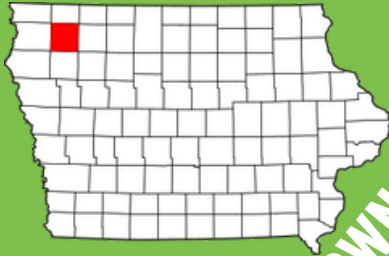


# FARM FOR SALE

# 40.33 ACRES



HIGHLAND TOWNSHIP, O'BRIEN COUNTY

Legal Description:  
SE1/4SE1/4 Section 12-T95N-R40W

Directions:  
From Sutherland, six miles north on M12, then one mile west on 410th Street, OR from Primghar, six miles east on B40 and two miles south on Van Buren Ave, OR one mile south and one mile west of the M12 & B40 intersection (Covey Church corner)

## Newly Listed - Prime Farmland

Opportunities to purchase small tracts in this neighborhood don't come along every day. Located in the heart of O'Brien County, this farm is sure to fit any operation or investment portfolio. The Waggoner farm boasts an excellent CSR with good natural drainage. It's sure to be an excellent producer for generations to come. Don't hesitate, give us a call!

## Farm Data

FSA Cropland Acres: 35.99  
Cropland CSR: 93.1  
Corn Base Acres: 16.36 acres PLC Yield: 169 bu/acre  
Soybean Base Acres: 16.36 acres PLC Yield: 50 bu/acre  
Real Estate Taxes: \$1,032

## Terms



List Price: \$758,000

10% down payment upon Seller's acceptance. Balance due at settlement.



Settlement date negotiable. Possession at closing subject to lease expiring 2/28/2024



AgCentric Farm Agency, LLC is Agent for the seller, James Waggoner Revocable Living Trust, in this transaction. The property is being offered for sale "as-is, where-is" with no guarantees either expressed or implied. All data on this advertising was obtained from sources believed to be accurate and reliable. Seller and Agent assume no liability for data provided by third parties.

### CONTACT INFORMATION

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