

# FARM LAND FOR SALE

LINES DO NOT REPRESENT ACTUAL SURVEY

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155 acres +/-  
152.39 crop acres +/-



\$15,400/acre



Section 17, Lake Township,  
Pocahontas County, Iowa  
10 miles SE of Pocahontas



CSR 2: 86  
Corn Base/PLC Yield: 76.2/176  
Soybean Base/PLC Yield: 75.8/48



No CRP  
No HEL  
Annual Taxes: \$5114.00



*Donna Hudson*

BROKER ASSOCIATE,  
CRS, GRI, REALTOR  
dhudson@ncn.net | 712.358.0633  
Licensed in Iowa

This productive Iowa farm consists of 155 +/- acres. This land is located 10 miles southeast of Pocahontas, Iowa, or 6 miles southwest of Gilmore City and is situated in Section 17 of Lake Township. The farm is level to gently sloping and within Pocahontas Co. Drainage District #77. Now is your opportunity as a local farmer, to expand your current farming operation or as an investor to purchase prime farmland acres.

Sitting above the county average with CSR2 weighted average of 86 the soil consists of Webster, Nicollet, Clarion, and Canisteo making up the majority of the farm. Enjoy your pick of crop outlets in Pocahontas, Palmer, and Gilmore City. The farm lease has been terminated. Buyer will have full possession March 1, 2024.

See additional documents for details.

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*Katie Halligan*

BROKER/OWNER  
REALTOR  
Licensed in Iowa

**Terms:** Private Treaty, Cash, 155 acres+/-, 10% down, contact listing agent for any additional details. Buyer will have full possession March 1, 2024.

Information provided was obtained from sources deemed reliable, but neither the Broker, nor the Seller make any guarantees or warranties as to its accuracy. Buyer inspection is requested. All dimensions, acreage figures, and sketches are approximate.

**About Us:** Founded in 2022, **Beam Real Estate** is a new brokerage, however Katie Halligan [Broker/Owner] has held a Real Estate license since 2014, and Donna Hudson [Broker Associate] since 1981. Both born and raised in the Pocahontas County area, we put our education, real world knowledge, and expertise to work to deliver exceptional real estate services to both buyers and sellers in Pocahontas, Calhoun, Palo Alto and Buena Vista Counties in Iowa.