

# Calhoun County Farm For Sale

**222.91 +/- Acres for Sale in Calhoun County, Iowa**  
**Asking price: \$3,098,449.00 or \$13,900 per acre**

Total Acres: 222.91 +/-  
Cropland Acres: 217.63  
Cropland CSR2  
Rating: 85.6  
Soil Types:  
Canisteo, Webster,  
Nicollet, Clarion &  
Okoboji

PLC Yield:  
Corn - 150.0 bpa  
Soybeans - 39.0 bpa  
Estimated Base Acres:  
114.8 Corn  
100.20 Soybeans  
Annual Taxes:  
\$ 7,560

A highly productive farm with this much access to county tile lines does not come up too often in Calhoun County, Iowa. This farm's solid production history makes it a strong investment for future corn and soybean production.



Legal Description: Portion of E 1/2 of the NW 1/4, S of Railroad ROW and SW 1/4 of Sec. 9, T87N, R33W of 5th P.M. Calhoun Co.

Terms: 10% down payment required with balance due at closing



Chuck White, Broker  
712-363-4535  
agrilandinc@gmail.com  
agrilandinc.com



This information gathered is from deemed reliable but cannot be guaranteed by Agriland Inc. All acres are considered more or less.