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*Land For Sale*

***120 ACRES***  
***DICKINSON COUNTY, IOWA***



# ***Land For Sale***

***120 ACRES*** m/l  
***DICKINSON COUNTY, IOWA***



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# Land For Sale

Cotton Grave Farm Management is pleased to be offering this nice 120-acre tract of land nestled in between the Iowa Great Lakes and Spencer on a well-maintained hard surface road. The Winter Farm is a nice looking inside tract offering 90+ acres of tillable ground plus a beautiful view of the Little Sioux River Valley. This tract would make a great investment for an avid outdoorsman and would offer a great opportunity to build a house or hunting cabin.

## For more info Contact



**BRENT SWART**

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@CottonGraveFarm

## LAND/FARM DETAILS:



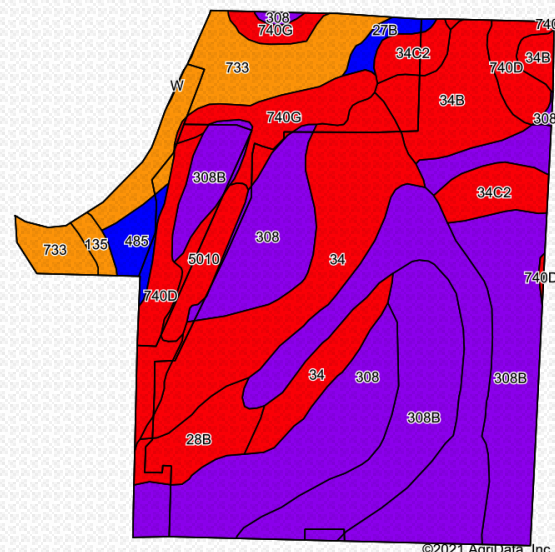
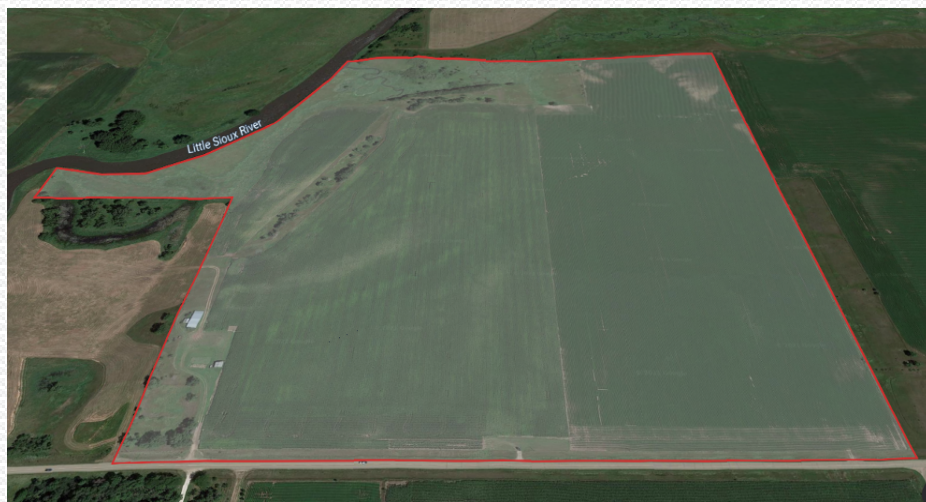
The Winter farm is an inside, improved, predominantly tillable farm. The farm contains 91.88 FSA crop acres in two fields. There are two small outbuildings in the SW corner as well as a grass hay mixture that leads to a terrace and wetland area to the North. The Little Sioux River borders the farm on the Northwest and the Judd Wildlife area borders the farm to the North. To the south, the farm is bordered by County Road A43.

<b>Legal Desc.</b>	The N $\frac{1}{2}$ of the SE $\frac{1}{4}$ except that NW of the Little Sioux River, the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ , the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ , all in Section 27-98-37 in Dickinson County, IA
<b>Owners</b>	Stella Winter
<b>Listing Price</b>	\$780,000
<b>Price/Acre</b>	\$6,500
<b>Real Estate Taxes</b>	\$1284 annually
<b>CSR2</b>	44.0

# 120 ACRES

## DICKINSON COUNTY, IOWA

### SOILS MAP



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Code	Soil Description	Acres	Percent of Field	Legend	CSR2**
308	Wadena loam, 0 to 2 percent slopes	32.61	27.5%		56
308B	Wadena loam, 2 to 6 percent slopes	26.00	21.9%		52
34	Estherville sandy loam, 0 to 2 percent slopes	16.74	14.1%		29
733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	10.35	8.7%		78
34B	Estherville sandy loam, 2 to 6 percent slopes	7.12	6.0%		27
740D	Hawick gravelly sandy loam, 12 to 20 percent slopes	6.22	5.2%		5
740G	Hawick loamy sand, 20 to 40 percent slopes	5.16	4.4%		5
34C2	Estherville sandy loam, 5 to 9 percent slopes, moderately eroded	4.42	3.7%		27
28B	Dickman sandy loam, 2 to 6 percent slopes	3.81	3.2%		20
5010	Pits, sand and gravel	2.63	2.2%		0
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	1.80	1.5%		88
27B	Terril loam, 2 to 6 percent slopes	0.97	0.8%		87
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.72	0.6%		76

\*\* IA has updated the CSR values for each county to CSR2.