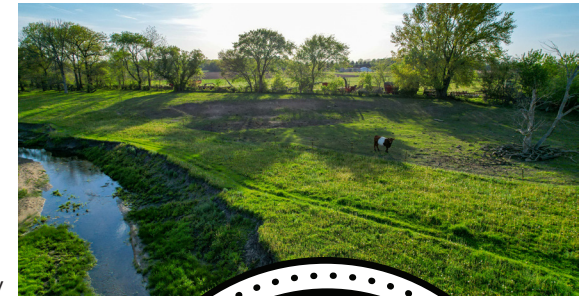
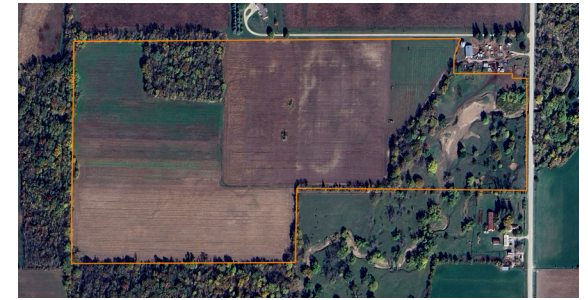


LAND FOR SALE

COMBINATION FARM WITH INCOME

PRICE: **\$545,000**
COUNTY: **BREMER**
STATE: **IOWA**
ACRES: **61**



PROPERTY FEATURES

- 48 +/- acres in tillable production
- 3 +/- acres of timber
- Balance in pasture and creek
- Hay ground that could be converted to a row crop
- Excellent turkey and deer population
- Multiple potential building sites
- Possibility to purchase contiguous acreage
- Electric available at the road
- Open for the 2026 growing season
- Weighted CSR2: 65
- 41.83 acres with CSR2 of 75 (Billet Sandy Loam, 0-2% slopes)
- Very flat, fertile land

For more information, contact:

KYLE STEINFELDT, Land Agent

319.243.3273 | KSteinfeldt@MidwestLandGroup.com

MidwestLandGroup.com



This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010. Licensed in AL, AR, IL, IN, IA, KS, KY, LA, MN, MS, MO, MT, NE, OH, OK, SD, TN, TX, WI, and WY.