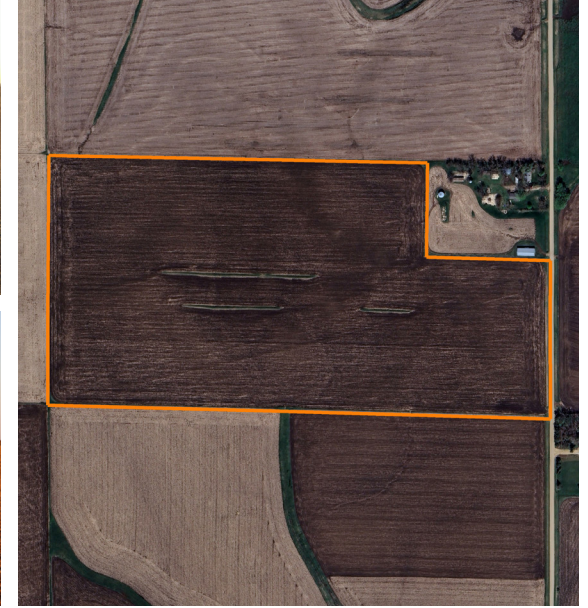


LAND FOR SALE

EXCEPTIONAL PRODUCTION FARM

PRICE: **\$1,109,000**
COUNTY: **CHEROKEE**
STATE: **IOWA**
ACRES: **72.5**



PROPERTY FEATURES

- Exceptional soils with a CSR2 average of 94.4
- Nearly 100% tillable, offering maximum productivity
- Tile in place for optimal drainage
- Includes 3 small grass buffer strips for soil and water quality conservation
- Excellent soil fertility and proven yield history
- Very well-maintained inside tract with consistent stewardship
- Leased for the 2026 crop season, providing immediate rental income (\$21,600)
- Under 1.5 miles from the local co-op and just 11.5 miles from the ethanol plant
- Highly productive, well-drained, and conveniently located—a top-tier Cherokee County farm

For more information, contact:

JORDAN PETERSEN, Land Agent

712.522.2761 | JPetersen@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.