

Midwest Land Management

LAND

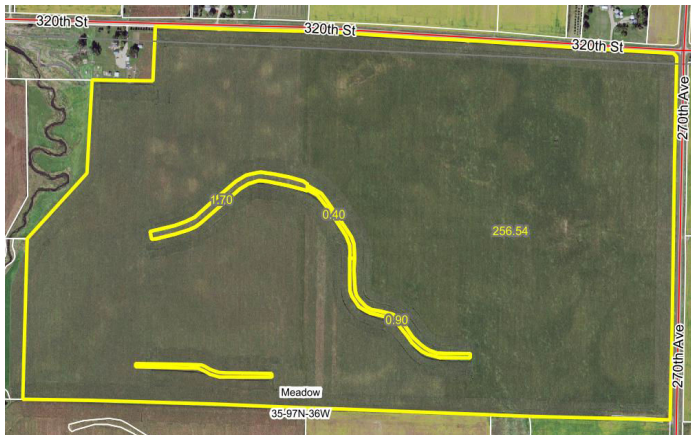
# FOR SALE

Clay County, IA - Meadow Township, Sec. 35

## 265 ACRES More or Less



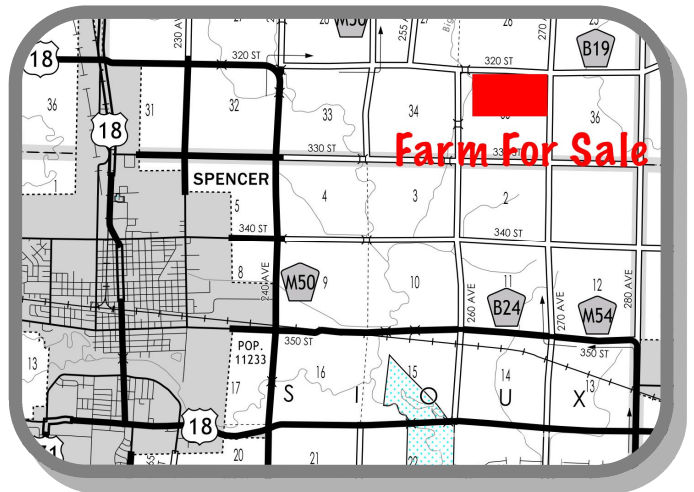
**Property Location:** 1 mile north of Spencer, Iowa on Highway 18 and 4¼ miles east on 320th Street



**Legal Description:** 265 Acres in the North Half (N½) of Section Thirty-five (35), Township Ninety-Seven (97) North, Range Thirty-six (36) West of the 5th P.M., Clay County Iowa.

**FSA Information:**

Cropland: 260.15 ac.  
Corn Base: 192.25ac.      PLC Yield: 154 bu.  
Soybean Base: 65.45 ac.      PLC Yield: 47 bu



**Surety/AgriData Avg. CSR2:** 82  
**Surety/AgriData Avg. CSRI:** 71.1  
**Real Estate Taxes:** \$7,440  
**Primary Soils:** Clarion, Webster, Nicollet, Clarion-Storden, Biscay, Wadena and Okoboji

**CRP Information:**

CRP Acres: .60 acres  
Annual CRP Payment: \$148  
Contract Expiration Date: 9/30/2022

**Note:** Attention land buyers don't miss your opportunity to purchase a large contiguous tract of Clay County Iowa farmland. The Pothast farm is a highly-tillable farm with excellent soils and yield history. The seller would prefer a sale leaseback.

**Price: \$2,358,500**

**Grant Pothast, Owner**

**For More Information Call Ben Hollesen at 712-253-5779.**

**Midwest Land Management and Real Estate, Inc.**

521 South Grand Avenue. • PO Box 909  
Spencer, IA 51301  
712-262-3110 • 800-952-2974

[www.midwestlandmanagement.com](http://www.midwestlandmanagement.com)



Property information provided was obtained from sources deemed reliable, but the Broker or Seller makes no guarantees as to its accuracy. Average CSR information was obtained from Surety/Agri Data. All prospective buyers are urged to fully inspect the property, its conditions and to rely on their own conclusions. All sketches, dimensions and acreage figures in this information are approximate or "more or less".