

Midwest Land Management

LAND

FOR SALE

Clay County, IA - Meadow Twp. Section 28

151 ACRES More or Less

Property Location: 1 mile north of Spencer on Hwy. 71 and 2½ miles east on 310th St. or 1 mile south of Langdon on 250th Ave.

Legal Description: The Northeast Quarter (NE¼) of Section Twenty-eight (28), Township Ninety-seven (97) North, Range Thirty-six (36) West of the 5th P.M., Clay County, IA. (excluding acreage in the NW¼ NE¼).



Total Acres: 151 ac. m/l

Avg. CSR: 75.2

Avg. CSR(2): 70.7

Taxable Acres: 147.5

Real Estate Taxes: \$3,796 Annually

FSA Information:

| | |
|--------------|-------------|
| Cropland | 147.6 acres |
| Corn Base | 73.9 acres |
| DD/CC Yield | 120/134 bu. |
| Soybean Base | 71.7 acres |
| DD/CC Yield | 36/40 bu. |

Note: Midwest Land Management is pleased to be selling this all-tillable farm at private treaty. This farm has been very well tiled in the past 6 years. Tile maps are available that show county and private tile on the farm. Please give Ben Hollesen a call today to discuss purchasing this Clay County farm.

Terms:

Price: \$1,434,500 / \$9,500 per acre

Possession at close. Subject to lease for 2012.

P & P Farms and Grant Pothast, Owners

For More Information Call Ben Hollesen 712-253-5779

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& REAL ESTATE, INC
MIDWEST LAND
MANAGEMENT

Property information provided was obtained from sources deemed reliable, but the Broker or Seller makes no guarantees as to its accuracy. 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".