

Midwest Land Management

LAND

FOR SALE

Clay County, IA - Sioux Township, Sec. 33

80 ACRES More or Less

Property Location: 2 miles south of Spencer, Iowa on Highway 71 and 2 miles east on B40.

Legal Description: The South Half of the Southeast Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Thirty-three (33), Township Ninety-six (96) North, Range Thirty-six (36) West of the 5th P.M., Clay County, Iowa.



Surety/AgriData Avg. CSR2: 89.8
Surety/AgriData Avg CSRI: 71.9
Soils: Wilmonton, Everly, Letri and Afton
Tillable Acres: 72.1 (est.)
Grove Acres: 3.15 (est.)
Real Estate Taxes: \$2,300

Attention Investors, this is a great opportunity to own a high-quality tract of Clay County Iowa farmland with a CSR2 of 89.8. This farm has a proven track record of high yields and high fertility with access to swine manure near the farm. The owners of this farm are looking for a lease back opportunity for 2018 and beyond.

Price: \$760,000

Terms: Possession upon closing.

For More Information Call Shane Brant at 712-301-4664

Midwest Land Management and Real Estate, Inc.

2506 11th Avenue SW. • PO Box 909

Spencer, IA 51301

712-262-3110 • 800-952-2974

www.midwestlandmanagement.com

& 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. 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".