

Midwest Land Management

LAND

# FOR SALE

Clay County, IA - Freeman Township, Sec. 17

## 184 ACRES More or Less

**Property Location:** East edge of Dickens, Iowa on 290th Avenue.



**Legal Description:** Part of the West Half (W $\frac{1}{2}$ ) of Section Seventeen (17), Township Ninety-six (96) North, Range Thirty-five (35) West of the 5th P.M., Clay County, Iowa. (Exact legal to be taken from abstract.)

**FSA Information:**

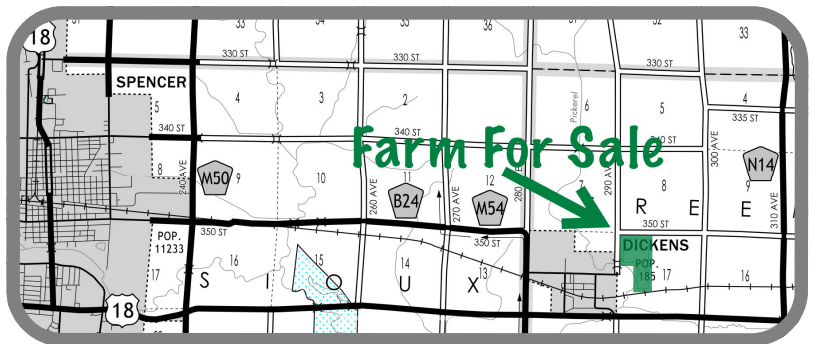
Cropland:	172.77 ac.		
Corn Base:	94.60 ac.	PLC Yield:	123 bu.
Soybean Base:	50.4 ac.	PLC Yield:	35 bu.

**Surety/AgriData Avg. CSR2:** 62.5

**Surety/AgriData Avg. CSR1:** 56.4

**Real Estate Taxes:** \$3,750

**Primary Soils:** Wadena, Clarion, Nicollet & Biscay



**Note:** Land buyers, here is an excellent opportunity to purchase a large contiguous tract of farmland in Clay County. The Long farm is leased for the 2018 crop season with an excellent tenant that has done a very good job of farming the land. The farm is drained with a 34" county tile in the northeast and two 6" tiles on the north and northwest. There are two 20 inch, 125 foot deep wells located on the farm that could be extremely useful for future irrigation needs. For more information on this tract of land, please contact Ben Hollesen at 712-253-5779.

**Price:** \$1,407,600

### Daryl H. and Dorothy M. Long, Owners

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

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

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**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".