

Midwest Land Management

LAND

# FOR SALE

Clay County, IA - Gillett Grove Township, Sec. 22

## 53.35 Surveyed Acres



**Property Location:** ½ mile west of Gillett Grove, Iowa on B53, ½ mile north on 270th Avenue and 2 miles west on 430th Street.



**Legal Description:** Parcel A located in the Southwest Quarter (SW¼) of Section Twenty-two (22), Township Ninety-five (95) North, Range Thirty-six (36) West of the 5th P.M, Clay County, Iowa containing 53.35 surveyed acres.

**FSA Information (combined with adjoining land):**

Cropland: 153.57

Corn Base: 73.83 ac. PLC Yield: 182 bu.

Soybean Base: 79.74 ac. PLC Yield: 55 bu.

**Surety/AgriData Avg. CSR2:** 94.8

**Surety/AgriData Avg. CSRI:** 80.6

**Real Estate Taxes:** \$1,766 est.

**Primary Soils:** Ransom, McCreath, Rushmore, Afton, Gillett Grove and Sac

**Note:** Attention land buyers, here is an excellent opportunity to purchase a smaller tract of high-quality, highly-tillable farmland in Clay County. This farm has excellent soils, and two county tiles provide outlets for current and future field tile. Don't miss your chance to purchase this attractive farm!

**Price: \$615,000**

**Terms:** Possession upon closing.

**Thomas Gross, Owner**

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

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

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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".