

Midwest Land Management

LAND

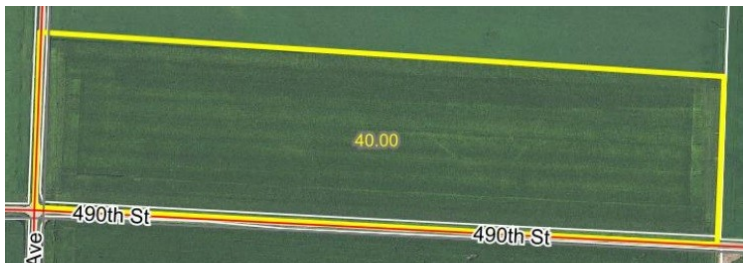
FOR SALE

Clay County, IA - Douglas Township, Sec. 21



Property Location: 5½ miles east of Peterson, IA on Highway 10 & 1 mile north on 180th Ave.

Legal Description: The South Half of the South Half of the Southwest Quarter (S½ S½ SW¼) of Section Twenty-one (21), Township Ninety-four (94) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa.



FSA Information:

Cropland: 38 ac.

Corn Base: 28.50 ac. PLC Yield: 165 bu.

Soybean Base: 9.50 ac. PLC Yield: 48 bu.

Surety/AgriData Avg. CSR2: 96.7

Surety/AgriData Avg. CSRI: 81.4

Soils: McCreath and Gillett Grove

Real Estate Taxes: \$1,260



Note: Land buyers, here is your opportunity to purchase an all tillable 40 acre tract with excellent soils and a 96.7 CSR. This farm has been farmed by the Maurer family for several years & is in an excellent state of production. This is a rare opportunity to purchase 40 acres with half mile rows in Douglas Township.

Price: \$490,000

Jeff and Lori Maurer, Owners

For More Information Call Ben Hollesen at 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. 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".