

Midwest Land Management

LAND

# FOR SALE

Clay County, IA - Garfield Township, Sec. 21

## 77 Acres m/l



**Property Location:** 1/2 mile east of Webb, Iowa on 485th Street, 1/2 mile south on 300th Avenue and 1/4 mile east on 490th Street.



**Legal Description:** The East Half of the Southwest Quarter (E $\frac{1}{2}$  SW $\frac{1}{4}$ ) of Section Twenty-one (21), Township Ninety-four (94) North, Range Thirty-five (35) West of the 5th PM., Clay County, IA excluding a 3.1 acre acreage.

**Surety/AgriData Avg. CSR2:** 85.6

**Surety/AgriData Avg. CSR1:** 74

**Soils:** Clarion, Webster, Nicollet, Okobojo and Canisteo.

**Real Estate Taxes:** \$2,386

**FSA information:**

Cropland Acres: 76.45 ac.

Corn Base: 38.20 ac.      PLC Yield: 167 bu.

Soybean Base: 38.20 ac.      PLC Yield: 44 bu.

**Broker's Note:** Land buyers here is a great opportunity to purchase a hard to find highly tillable farm in the Webb area. This farm has great soils and boasts an 85.6 CSR2 rating. The adjoining 149 acres to the east is also available for sale and would make for a very nice, large contiguous tract of highly productive farmland.

**Price:** \$689,150

**Mark and Brooke Timmerman, 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 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".