FOR SALE
Clay County, IA - Herdland Township, Sec. 19

Acreage & 13 Acres Farmland
Selling in 2 Tracts

Property Location: 3 miles north of Sioux Rapids, IA on Highway 71 & ½ mile east on 485th St.

Tract 1 - 3 Acre Acreage m/l

Property Address: 4880 227th Avenue, Sioux Rapids, IA

Acreage Features:
- 2,640 sq. ft. 2 Story Home
- 4 bedrooms, 1½ bathrooms
- Situated on 3 acres m/l
- Multiple outbuildings including 3 steel utility buildings and livestock barn

Estimated Real Estate Taxes: $843

See Reverse Side For Information on Tract 2

Tract 1 Price: $155,000

Scott Knudtson, Owner
For More Information Call Ben Hollesen at 712-253-5779.
FSA Information combined with adjoining land:

- **Cropland Acres:** 15.11 acres
- **Corn Base:** 8.4 acres, **Corn PLC Yield:** 166 bu.
- **Soybean Base:** 7.01 acres, **Soybean PLC Yield:** 50 bu.

**Legal Description:** Fractional part of the Northwest Quarter of the Southeast Quarter (Fr. NW¼ SE¼) of Section Nineteen (19), Township Ninety-four (94) North, Range Thirty-six (36) West of the 5th P.M., Clay County, Iowa. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 87.6  
**Surety/AgriData Avg. CSR1:** 66.8

**Primary Soils:** Ransom, Everly, Moneta & Letri

**Estimated Annual Real Estate Taxes:** $371

---

**Tract 2 - 13 Acres m/l**

**Tract 2 Price:** $110,000

**Broker’s Note:** Calling all acreage and land buyers, don’t miss this excellent opportunity to purchase a nice acreage with outbuildings and the opportunity to purchase adjoining farmland. If you have been in the market for a small hobby farm or acreage, this is your chance. Please give Ben a call today to schedule your private showing.

**Scott Knudtson, Owner**  
For More Information Call Ben Hollesen at 712-253-5779.

---

**FSA Information combined with adjoining land:**

- **Cropland Acres:** 15.11 acres
- **Corn Base:** 8.4 acres, **Corn PLC Yield:** 166 bu.
- **Soybean Base:** 7.01 acres, **Soybean PLC Yield:** 50 bu.