

Midwest Land Management

LAND

FOR SALE

Clay County, IA - Garfield Township, Sec. 21

149 Acres m/l

Property Location: 1 1/2 miles east of Webb, Iowa on B63 and 1/2 mile south on 310th Avenue.



Legal Description: The Southeast Quarter (SE1/4) of Section Twenty-one (21), Township Ninety-four (94) North, Range Thirty-five (35) West of the 5th PM., Clay County, IA excluding Parcel B.

Surety/AgriData Avg. CSR2: 80.6

Surety/AgriData Avg. CSRI: 72.7

Primary Soils: Webster, Clarion, Nicollet, Waldorf and Biscay

Real Estate Taxes: \$4,314



FSA information:

Cropland Acres: 146.84 ac.

Corn Base: 99.30 ac. PLC Yield: 139 bu.

Soybean Base: 47.50 ac. PLC Yield: 41 bu.

Broker's Note: Attention Land Buyers - don't miss this excellent opportunity to purchase a productive Webb area farm that has been extensively tiled. The Pothast farm is in a high state of productivity and is ready for the new owner. The adjoining 77 acres is also for sale and would make an excellent, large contiguous tract of farmland. Give Ben a call today to learn more about this opportunity.

Price: \$1,333,550

Betty Pothast Family Trust, Owner

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".