

Midwest Land Management

LAND

FOR SALE

Clay County, IA - Sioux Township, Sec. 14

64.8 Surveyed Acres



Property Location: 3 miles east of Spencer, Iowa on Highway 18.

Legal Description: 64.8 surveyed acres in the South Half of the Southeast Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Fourteen (14), Township Ninety-six (96) North, Range Thirty-six (36) West of the 5th PM, Clay County, IA.

Surety/AgriData Avg. CSR2: 52.8

Soils: Wadena, Cylinder, Biscay, Aquolls & Everly-Moneta

Real Estate Taxes: \$664

FSA information:

Cropland Acres: 32.12 acres

Corn Base: 15.90 ac. PLC Yield: 151 bu.

Soybean Base: 9.60 ac. PLC Yield: 38 bu.

CRP Acres: 6.5 acres

Annual CRP Contract Payment: \$1,532 (\$235.69/acre)

Contract Expiration Date: 9-30-2023



Broker's Note: Land Buyers, here is an excellent opportunity to purchase an affordable farm that offers a blend of tillable and recreational land. Located between Dickens and Spencer, this farm is adjacent to DNR ground and offers exceptional pheasant hunting. Call Ben for more information on this unique farm!

Price: \$291,600

Matt and Angie Mayer, Owners

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

Midwest Land Management and Real Estate, Inc.

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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".