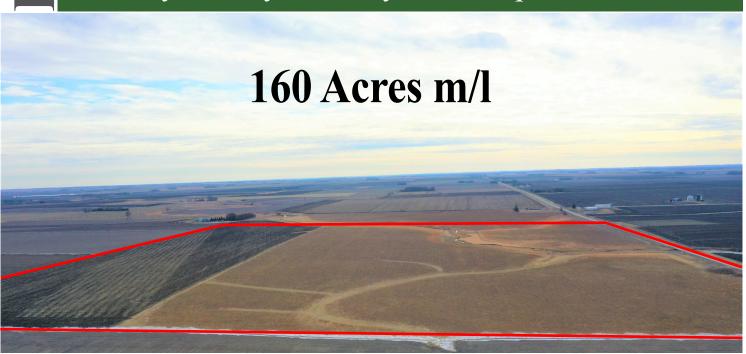
Midwest Land Management

FOR SALE

Clay County, IA-Clay Township, Section 15



Property Location: 2 miles west of Royal, lowa on B40 and 11/4 miles south on M27.

Legal Description: The South Half of the Northwest Quarter ($S^{1/2}$ NW $^{1/4}$) AND the North Half of the Southwest Quarter ($N^{1/2}$ SW $^{1/4}$) of Section Fifteen (15), Township Ninety-five (95) North, Range

Thirty-eight (38) West of the 5th. P.M., Clay County, Iowa.

Surety/AgriData Avg. CSR2: 91.3 Surety/AgriData Avg. CSR1: 72.4

Primary Soils: McCreath, Gillett Grove, Everly, Annieville, Colo

Real Estate Taxes: \$4,212

FSA Information:

Cropland Acres: 146.91 including 98.21 CRP acres

Corn Base: 48.7 PLC Yield: 183

CRP Contract 1: 91.41 acres

Annual CRP Payment: \$29,377 / \$321.38 per acre

CRP Contract Expiration: 9/30/2027

CRP Contract 2: 6.80 acres

Annual CRP Payment: \$2,601 / \$382.44 per acre

CRP Contract Expiration: 9/30/2027





Price: \$2,440,000

Loueen Huberg Estate, Owner

For More Information Contact Ben Hollesen 712-253-5779

Midwest Land Management and Real Estate, Inc.
2506 11th Avenue SW. • PO Box 909
Spencer, IA 51301
712-262-3110 • 800-952-2974
www.midwestlandmanagement.com



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".