

Midwest Land Management

LAND

FOR SALE

Clay County, IA - Lake Township, Sec. 32

206.73 Surveyed Acres



Property Location: 2 miles north of Dickens, Iowa on 290th Avenue

Legal Description: The Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-two (32), Township Ninety-seven (97) North, Range Thirty-five (35) West of the 5th P.M., Clay County, Iowa.

FSA Information:

Cropland: 200.85 ac.

Corn Base: 99.7 ac. PLC Yield: 163 bu.

Soybean Base: 99.6 ac. PLC Yield: 46 bu.

Soils: Clarion, Okoboji, Webster, Canisteo, Wacousta, Harps & Nicollet

Surety/AgriData Avg. CSR2: 77.4

Surety/AgriData Avg CSR1: 68.2

Real Estate Taxes: \$4,262 Annually

Price: \$1,680,000

Terms: Possession upon closing. Farm is available for 2016 crop season.

Grant Pothast, Owner

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

Midwest Land Management and Real Estate, Inc.

521 South Grand Avenue. • PO Box 909

Spencer, IA 51301

712-262-3110 • 800-952-2974

www.midwestlandmanagement.com

& 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".