

Midwest Land Management

LAND

FOR SALE

Clay County, IA - Lone Tree Twp.
Sections 5, 8 and 9

324 ACRES More or Less



Property Location: 1/2 mile West of Everly on 340th St.

Legal Description: The Northeast Quarter (NE1/4) of Section Eight (8), the Northwest Quarter (NW1/4) of Section Nine (9), and Pt. of the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section Five (5), Township Ninety-six (96) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, Iowa.

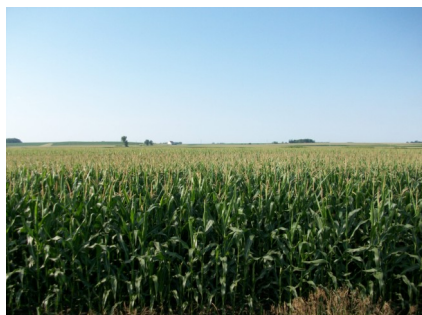
Total Acres: 324 more/less

Avg. CSR: 68.7

Soils – Coland Loam, Cylinder Loam, Biscay Loam

Taxable Acres: 313.68

Real Estate Taxes: \$6404 Annually



FSA Information:

Tillable Cropland Ac.: 257.2

Corn Base: 208.7 ac. D/CC Yield 123/123

Soybean Base: 29.6 ac. D/CC Yield 35/35

Note: Land buyers and outdoor enthusiast's, here is an excellent opportunity to purchase a large nearly level tract of Clay County farmland with the added benefit of upland bird & deer hunting. The Kiburz farm has been well farmed and is in a good state of production. The tillable acres are in 3 fields: 147 ac., 90 ac., and 20 ac.. The recreational acres run adjacent to the Ocheyedon River and provides great wildlife habitat.

Terms:

Price: \$2,268,000 / \$7,000 per acre

Possession: At close, subject to a custom lease for 2012.

Kent Kiburz, Owner

For More Information Call Ben Hollesen 712-253-5779

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MANAGEMENT

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Property information provided was obtained from sources deemed reliable, but the Broker or Seller makes no guarantees as to its accuracy. 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".