

Midwest Land Management

LAND

# FOR SALE

Clay County, IA - Freeman Twp., Section 20

**37 ACRES** More or Less



**Property Location:** Farm is located 1/2 mile east and 3/4 mile south of Dickens, IA. Farm is bordered by gravel road 290th Avenue on the west.

**Legal Description:** The Northwest Quarter of the Southwest Quarter (NW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub>) of Section Twenty (20), Township Ninety-six (96) North, Range Thirty-five (35) West of the 5th P.M., Clay County, Iowa (excluding a 3 acre acreage).



**Total Acres:** 37 ac. m/l  
**Avg. CSR:** 39.7  
**Real Estate Taxes:**  
\$1,120 Annually



**FSA Information:**

Cropland: 22.5 acres which includes  
9.6 acres of CRP  
Annual CRP Payment: \$1,500  
CRP Contracts: Expire in 2015 and 2020

**Note:** Hobby farmers, outdoor enthusiasts, cattlemen and horsemen, here's an excellent opportunity to own a small tract of land and building site. The Gustin property features a blend of row crop acres, CRP acres, pastureland and building site. The older 2 story home would make a great project for the do-it-yourself handyman or the location would be ideal for a new home overlooking the pasture and CRP acres. Give Ben Hollesen a call today to discuss owning this unique Clay County acreage.

**Price: \$160,000**

**Terms: Possession upon closing.**

**Steve and Pam Gustin, Owners**

**For More Information Call Ben Hollesen 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. 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".