

Midwest Land Management

LAND

FOR SALE

Clay County, IA - Douglas Township, Section 33

6.5 Acre Horse Facility/Home

Property Address: 1880 510th Street, Linn Grove, Iowa

Property Location: 3½ miles west of Sioux Rapids on 510th Street (North River Road)

Legal Description: Parcels A, G & H located in the Southeast Quarter (SE ¼) of Section Thirty-three (33), Township Ninety-four (94) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa.

Total Acres: 6.5 Surveyed Acres

Utilities: Iowa Lakes Electric and private well. Rural water runs in front of the property.

School District: Sioux Central

Annual Taxes: \$1922



Note: The Somers property features a 70' x 100 indoor horse arena with an attached 63' x 67' horse boarding facility with 14 horse stalls. The home has 1,428 sq. feet of living area with 3 bedrooms and 1 bath. This property would make an excellent weekend retreat for horse enthusiasts. There are several opportunities to make this acreage your own. Come take a look today to explore the opportunities.



Price: \$165,000

Terms: Possession upon closing.

Jeff Somers, Owner

Contact Ben Hollesen for a private showing -712-253-5779

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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".