

Midwest Land Management

LAND

FOR SALE

Clay County, IA - Garfield Township, Sec. 27

80 ACRES More or Less

Property Location: 1 1/2 miles east of Webb, Iowa on B63 and 1 mile south on 310th Avenue.



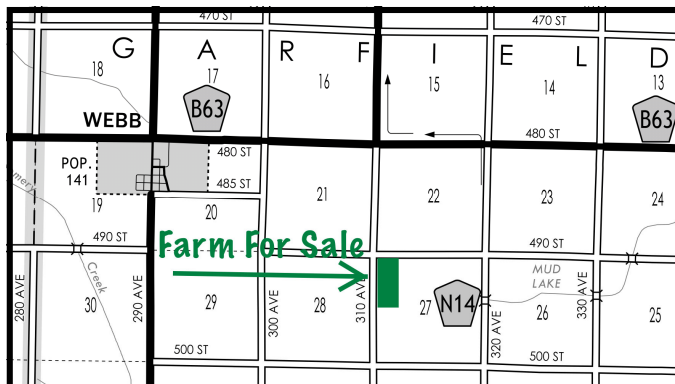
Legal Description: The West Half of the Northwest Quarter (W¹/₂ NW¹/₄) of Section Twenty-seven (27), Township Ninety-Four (94) North, Range Thirty-five (35) West of the 5th P.M., Clay County, Iowa.

Soils: Okoboji, Canisteo, Clarion, Nicollet, Harps and Webster

Surety/AgriData Avg. CSR2: 74.0

Surety/AgriData Avg. CSRI: 65.4

Real Estate Taxes: \$1,712 Annually



Note: Land buyers, here is an opportunity to purchase an attractive, all-tillable farm in the Webb area with an open lease for 2017. Ten inch and twelve inch county tile provides drainage for the farm. Tile maps available upon request.

Price: \$676,000

Terms: Possession upon closing.

Matt and Angie Mayer, Owners

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

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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. 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".