

Midwest Land Management

LAND FOR SALE

Riverton Township • Clay County, IA

114.23 Surveyed Acres



Property Location: 2½ miles south of Spencer, Iowa on Highway 71.

Legal Description: Part of the Southwest Quarter (Pt. SW¼) of Section Thirty-six (36) and Part of the East Half of the Southeast Quarter (Pt E½ SE¼) of Section Thirty-five (35), all in Township Ninety-six (96) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa also described as Parcel G. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 85.5

Surety/AgriData Avg. CSRI: 67.1

Primary Soils: Everly, Letri, Colo, Wilmonton, McCreath

Real Estate Taxes: \$3,306

FSA Information

Cropland Acres: 114.12 acres

Corn Base: 66.95 acres Corn PLC Yield: 142

Soybean Base: 31.99 acres Soybean PLC Yield: 43



Broker's Note: Land buyers, here is a unique opportunity to purchase an all tillable high profile farm located just south of Spencer on Highway 71. The Kolbeck farm offers reputation soils with a strong lease in place for 2023.

For more information contact Travis Johnson • 712-330-5345.

Price: \$1,700,000

Wayne F. Kolbeck 2013 Trust, Owner

Midwest Land Management and Real Estate, Inc.

Ben Hollesen ~ 712-253-5779 • Travis Johnson ~ 712-330-5345

Shane Brant ~ 712-301-4664 • Zach Anderson ~ 712-298-1606

Jerod Olson ~ 712-240-2800 • Chris Clark ~ 712-369-1531

www.midwestlandmanagement.com

& REAL ESTATE, INC
MIDWEST LAND
MANAGEMENT

Property information provided was obtained from sources deemed reliable, but the Auctioneer, 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". Average CSR information was obtained from Surety/Agri Data. Any announcements made the day of the sale shall supersede any previous information or oral statements. Midwest Land Management and Real Estate,