

Midwest Land Management

LAND

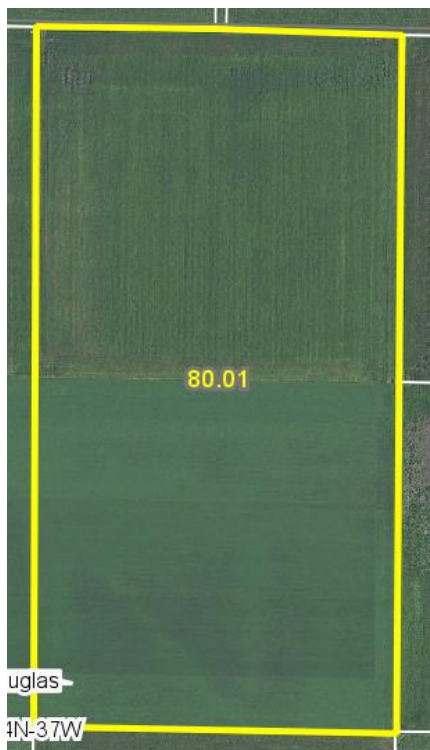
# FOR SALE

Clay County, IA - Douglas Township, Sec. 26

## 80 ACRES

More or Less

**Property Location:** 2 miles north of Sioux Rapids, Iowa on Highway 71 and  $\frac{3}{4}$  mile west on Highway 10.



**Legal Description:** The West Half of the Northeast Quarter (W $\frac{1}{2}$  NE $\frac{1}{4}$ ) of Section Twenty-six (26), Township Ninety-four (94) North, Range Thirty-seven (37) West of the 5th PM, Clay County, Iowa.

**Soils:** McCreath, Gillett Grove

**Surety/AgriData Avg. CSR2:** 96.4

**Surety/AgriData Avg. CSRI:** 81.0

**Real Estate Taxes:** \$2,602 Annually

**FSA Information:**

Cropland: 80.01 ac.

Corn Base: 40.0 ac. PLC Yield: 163 bu.

Soybean Base: 40 ac. PLC Yield: 47 bu.



**Note:** Land Buyers, here is a great opportunity to purchase a highly-productive, premium quality farm with reputation soils. The King farm is an all tillable farm with a 16 $\frac{1}{2}$  foot deeded access from Highway 10. Don't miss this opportunity to purchase quality Iowa farmland.

**Price:** \$860,000

**Terms:** Possession upon closing. Subject to share crop lease for 2017.

**David King, Owner**

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

**Midwest Land Management and Real Estate, Inc.**

521 South Grand Avenue. • PO Box 909

Spencer, IA 51301

712-262-3110 • 800-952-2974

[www.midwestlandmanagement.com](http://www.midwestlandmanagement.com)

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**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".