

LAND

Midwest Land Management

FOR SALE

Clay County, IA - Garfield Township, Section 36

91 Acres m/l

Property Location: 1½ miles south of Webb, IA on M54 and 4¾ miles east on 500th Street.

Legal Description: The East Half of the Northeast Quarter (E½ NE¼) and the North Half of the Northeast Quarter of the Southeast Quarter (N½ NE¼ SE¼) of Section Thirty-six (36), Township Ninety-four (94) North, Range, Thirty-five (35) West of the 5th P.M., Clay County, IA excluding 10 acre acreage. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 86.7

Surety/AgriData Avg. CSRI: 75.1

Primary Soils: Webster, Clarion, Nicollet & Okoboji

Real Estate Taxes: \$2,278 est.

FSA Information

Cropland Acres: 88.06

Corn Base: 51.19 ac. PLC Yield: 165

Soybean Base: 36.57 ac. PLC Yield: 46



Broker's Note: Attention land buyers, what an excellent opportunity to purchase a hard to find highly tillable tract of productive farmland in south east Clay County. The Newgard farm has been in the family for generations and has been very well farmed and managed. The farm has been extensively manured and is in a high state of fertility and productivity. The seller prefers a leaseback. Give Ben a call today to learn more about this farmland investment.

Price: \$1,387,750

John Newgard, Owner

For More Information Contact Ben Hollesen • 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".