

Midwest Land Management

LAND

FOR SALE

Clay County, IA - Herdland Township, Sec. 19

**Acreage & 13 Acres Farmland
Selling in 2 Tracts**



Property Location: 3 miles north of Sioux Rapids, IA on Highway 71 & ½ mile east on 485th St.

Tract 1 - 3 Acre Acreage m/l

Property Address: 4880 227th Avenue, Sioux Rapids, IA

Acreage Features:

- 2,640 sq. ft. 2 Story Home
- 4 bedrooms, 1½ bathrooms
- Situated on 3 acres m/l
- Multiple outbuildings including 3 steel utility buildings and livestock barn

Estimated Real Estate Taxes: \$843



See Reverse Side For Information on Tract 2

Tract 1 Price: \$155,000

Scott Knudtson, Owner

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

Midwest Land Management and Real Estate, Inc.

2506 11th Avenue SW • PO Box 909

Spencer, IA 51301

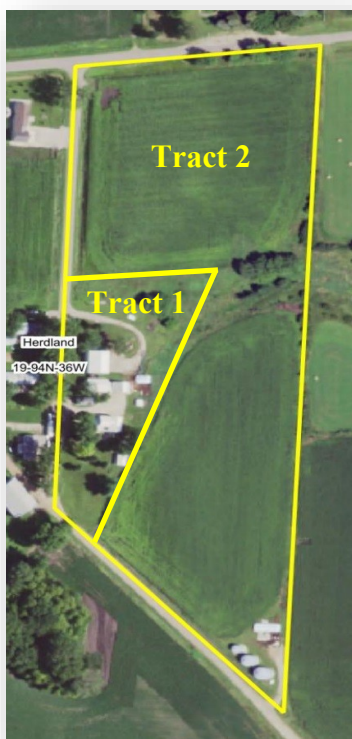
712-262-3110 • 800-952-2974

www.midwestlandmanagement.com

& 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".

4880 227th Avenue, Sioux Rapids, IA



Tract 2 - 13 Acres m/l

Legal Description: Fractional part of the Northwest Quarter of the Southeast Quarter (Fr. NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Nineteen (19), Township Ninety-four (94) North, Range Thirty-six (36) West of the 5th P.M., Clay County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 87.6

Surety/AgriData Avg. CSRI: 66.8

Primary Soils: Ransom, Everly, Moneta & Letri

Estimated Annual Real Estate Taxes: \$371

FSA Information combined with adjoining land:

Cropland Acres: 15.11 acres

Corn Base: 8.4 acres

Corn PLC Yield: 166 bu.

Soybean Base: 7.01 acres

Soybean PLC Yield: 50 bu.

Broker's Note: Calling all acreage and land buyers, don't miss this excellent opportunity to purchase a nice acreage with outbuildings and the opportunity to purchase adjoining farmland. If you have been in the market for a small hobby farm or acreage, this is your chance. Please give Ben a call today to schedule your private showing.

Tract 2 Price: \$110,000

Scott Knudtson, Owner

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