

Midwest Land Management

# LAND FOR SALE

Clay County , IA - Peterson Twp., Sec. 18

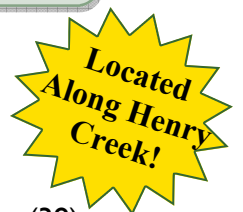


## 80 Acres m/l Timber, Cropland, CRP & Acreage Offered in 2 Tracts

**Property Address:** 4750 105th Avenue, Peterson, Iowa

**Property Location:** 2 miles north of Peterson, Iowa on M27, 2 miles west on 480th Street, then ½ mile north on 150th Avenue.

**Legal Description (Tracts 1 & 2 Combined):** The East Half of the Northwest Quarter (E½ NW¼) of Section Eighteen (18), Township Ninety-four (94) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, IA.



**Tract 1 - 16.5 Acres m/l:** This tract features a blend of wooded side hills, CRP acres, a 1456 sq. ft. home and a 30' x 60' steel utility shed. See reverse for photos & more information!

**Tract 2 - 63.5 Acres m/l:** This tract features a blend of wooded side hills, CRP Acres and Cropland. The Jolley property has been maintained and strategically managed to produce trophy whitetail deer. The open grass meadow on the lower-lying portion of the property provides an excellent area for food plots or recreational enjoyment.



### FSA Information:

Cropland: 42.27 ac.

Corn Base: 14.1 ac. PLC Yield: 119 bu.

**Surety/AgriData Avg. CSR2:** 78.9

**Total CRP Acres:** 21.5

**CRP Contract:** \$100/ac. expiring 9/30/2020

**Dane & Donna Jolley, Owners**

**For More Information Call Ben Hollesen 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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## Tract 1 Features:

- 1,456 Sq. Ft Home Built in 2013
- 2 Bedrooms, main floor laundry
- Whirlpool Bath
- 30' x 60' Steel Utility Shed
- Man-cave in the basement

*Enjoy the expansive deck overlooking the rolling hillside and Henry Creek!*



**Tract 1 Price: \$395,000      Tract 2 Price: \$360,000**  
**Possession Upon Closing**

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Property information provided was obtained from sources deemed reliable, but the 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".