

Midwest Land Management

LAND FOR SALE

Herdland Township • Clay County, IA

140.91 Surveyed Acres Pasture, CRP, Cropland & Outbuildings



Property Location: 3 miles west of Webb, Iowa on B63 and 1½ miles south on 260th Avenue.

Key Features: This hunter's paradise features a 50' x 60' hay quonset building, 3 sided cattle shed & working facilities, rotational grazing paddocks, pond & great shade trees with cedar trees cleared to maximize pasture vegetation. The farm is sprayed yearly and fertilized bi-annually and has a stocking rate of 2 acres per cow/calf pair.

Legal Description: Parcel B located in the Northeast Quarter (NE¼) of Section Twenty-seven (27), Township Ninety-four (94) North, Range Thirty-six (36) West of the 5th P.M., Clay County, IA containing 140.918 surveyed ac.

Cropland Avg. CSR2: 65.5

Cropland Avg. CSRI: 50.8

Primary soils for cropland: Omsrud-Storden, Coland-Terril, Clarion, Terril & Belview

Real Estate Taxes: \$2,654

FSA Information

Cropland Acres: 66.45 acres
Corn Base: 31.9 Acres PLC Yield: 121
CRP Acres: 73.53
Annual CRP Payment: \$2,647 (\$36/acre)
Contract Expiration: 9/30/2032



For more information contact Ben Hollesen • 712-253-5779.

Price: \$840,000

Midwest Land Management and Real Estate, Inc.

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MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC

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