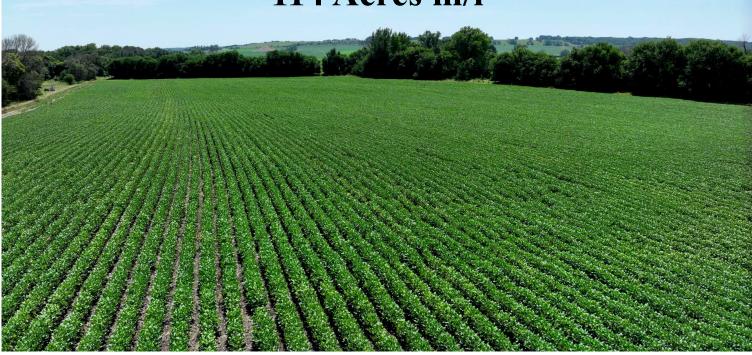
Midwest Land Management

FOR SALE

Peterson Township • Clay County, IA

114 Acres m/l



Property Location: I mile east of Peterson, Iowa on Highway 10.

Legal Description: 114 Acres m/l in the Northeast Quarter (NE¹/₄) in Section Thirty-four (34) South of Highway 10, Township Ninety-four (94) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, Iowa. Exact legal to be taken from abstract.

Surety/AgriData Avg. CSR2: 77.1 Surety/AgriData Avg. CSR1: 73.4 Soils: Colo, Spillville and Terril

Real Estate Taxes: \$2,994



FSA Information

Cropland Acres: 97.16 Acres including 9.51 CRP Acres

Corn Base: 43.90 Acres / Corn PLC Yield: 163 Soybean Base: 34.20 Acres / Soybean PLC Yield: 48

CRP Contract 1: 5 Acres

Annual Payment: \$769 (\$153.84/Acre) Contract Expiration Date: 9/30/2035

CRP Contract 2: 4.51 Acres

Annual Payment: \$1,353 (\$300/Acre) Contract Expiration Date: 9/30/2033 Total Annual CRP Payment: \$2,122

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

Price: \$1,083,000

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Property information provided was obtained from sources deemed reliable, but the Auctioneer, 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". Average CSR information was obtained from Surety/Agri Data. Any announcements made the day of the sale shall supersede any previous information or oral statements. Midwest Land Management and Real Estate, Inc., affiliated licensees and the Auctioneer represent the Sellers exclusively.