

Midwest Land Management

# LAND FOR SALE

Peterson Township • Clay County, IA

114 Acres m/l



**Property Location:** 1 mile east of Peterson, Iowa on Highway 10.

**Legal Description:** 114 Acres m/l in the Northeast Quarter (NE $\frac{1}{4}$ ) 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. CSRI:** 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**

**Midwest Land Management and Real Estate, Inc.**

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**MIDWEST LAND**  
MANAGEMENT & REAL ESTATE, INC

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