

Midwest Land Management

LAND FOR SALE

Freeman Township • Clay County, IA

178 Acres m/l

Property Location: 1/2 mile west of Dickens, IA on Highway 18 & 1 mile north on 280th Ave.

Legal Description: The Southwest Quarter (SW¼) of Section Seven (7), Township Ninety-six (96) North, Range Thirty-five (35) West of the 5th P.M., Clay County, Iowa.

Surety/AgriData Avg. CSR2: 77.7

Surety/AgriData Avg. CSRI: 63.5

Primary Soils: Clarion, Clarion-Storden, Colo, Coland-Terril, Nicollet, Webster & Wadena

Real Estate Taxes: \$4,448



FSA Information

Cropland Acres: 140.04 Ac. including 137.84 CRP Ac.

CRP Contract 1: 129.04 Acres

Annual Payment: \$39,657 (\$307.32/Acre)

Contract Expiration Date: 9/30/2027

CRP Contract 2: 8.8 Acres

Annual Payment: \$2,640 (\$300/Acre)

Contract Expiration Date: 9/30/2034

Total Annual CRP Payment: \$42,297

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

Price: \$1,513,000

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MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC.

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