

Midwest Land Management

LAND

FOR SALE

Clay County, IA - Summit Township, Sec. 35

117 ACRES

More or Less



Property Location: 1/2 mile east of Spencer Airport on 330th Street.



Legal Description: The East 100 acres of the Southwest Quarter in Section Thirty-five (35), Township Ninety-Seven (97) North, Range Thirty-seven (37) West AND the Northwest Quarter of the Southeast Quarter (NW¹/₄ SE¹/₄) in Section Thirty-five (35), Township Ninety-seven (97) North, Range Thirty-seven (37) West of the 5th P.M., Clay County Iowa EXCEPT a tract of land in the Northwest Quarter of the Southeast Quarter.

FSA Information:

Cropland: 114.90 ac.
Corn Base: 57.45 ac. PLC Yield: 159 bu.
Soybean Base: 57.45 ac. PLC Yield: 41 bu.

Soils: Wadena, Cylinder, Talcot and Dickinson

Surety/AgriData Avg. CSR2: 55

Surety/AgriData Avg. CSRI: 56

Real Estate Taxes: \$2,348

Note: Attention Land Buyers, here is an excellent opportunity to own a well-cared for highly-tillable tract of land on the edge of Spencer. Seller would prefer to lease the property back, providing the new buyer with a nice rate of return. If you have been looking to purchase a highly-tillable farm with a great return, don't miss this opportunity.



Price: \$649,000

Terms: Possession upon closing. Subject to 2017 Lease.

Bruce and Marline Johnson, Owners

For More Information Call Travis Johnson at 712-330-5345.

Midwest Land Management and Real Estate, Inc.

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& REAL ESTATE, INC
MIDWEST LAND
MANAGEMENT

Property information provided was obtained from sources deemed reliable, but the Broker or Seller makes no guarantees as to its accuracy. Average CSR information was obtained from Surety/Agri Data. 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".