

Midwest Land Management

LAND

# FOR SALE

Clay County, IA - Clay Township, Sec. 29

157.22 Acres m/l



**Property Location:** 2½ miles south of Royal, Iowa on 150th Ave. & 3 miles west on 430th St.

**Legal Description:** The Northeast Quarter (NE¼) of Section Twenty-nine (29), Township Ninety-five (95) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, Iowa excluding the 4.45 acre building site in the Northeast Quarter of the Northeast Quarter (NE¼ NE¼).



**Surety/AgriData Avg. CSR2:** 93.9  
**Surety/AgriData Avg. CSRI:** 78  
**Primary Soils:** Gillett Grove and McCreath  
**Real Estate Taxes:** \$4,289 (estimated)

**Excellent  
Soils!**

**FSA information:**

Cropland Acres: 157.22 ac.  
Corn Base: 77.6 ac.      PLC Yield: 182 bu.  
Soybean Base: 77.6 ac.      PLC Yield: 49 bu.

**Seller's Note:** This is a great opportunity to invest in farmland in Northwest Iowa. This farm has been well cared for by the current owner and tenant and presents a great lease back opportunity for someone wanting to invest.

**Price:** \$1,882,000

**For More Information Call Shane Brant at 712-301-4664.**

**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".