

Midwest Land Management

LAND

FOR SALE

Clay County, IA - Waterford Twp. Section 1

69 ACRES More or Less

Property Location: 6 miles west of Fostoria, Iowa on B14 and 1/2 mile north on M36.

Legal Description: The South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$) of Section One (1), Township Ninety-seven (97) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, Iowa, excluding acreage.

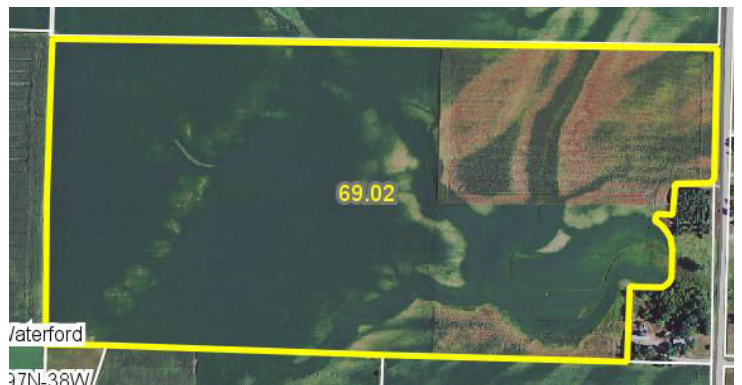
Total Acres: 69 ac. m/l

Soils: Wadena, Biscay, Everly, Terril, May City, Cylinder, and Galva

Avg. CSR: 54.1

Taxable Acres: 68.2 ac.

Real Estate Taxes: \$1248 Annually



Available for 2014

Note: Midwest Land Management is pleased to be selling this Clay County farm at private treaty. This Waterford Township farm is ideally located 1/2 mile north of a hard-surfaced road in the Everly & Fostoria area. This gently rolling to nearly level, all-tillable farm is available for the 2014 crop season.

Price: \$458,850

Terms: Possession at close. Open Lease for 2014.

Harlan Peterson, Owner

For More Information Call Ben Hollesen 712-253-5779

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MIDWEST LAND
MANAGEMENT

Property information provided was obtained from sources deemed reliable, but the 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".