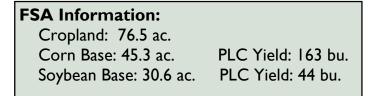


Property Location: $1\frac{1}{2}$ miles east of Fostoria, IA on B14.





Legal Description: The North Half of the Northeast Quarter $(N^{1}/_{2} NE^{1}/_{4})$ of Section Eight (8), Township Ninety-Seven (97) North, Range Thirty-six (36) West of the 5th P.M., Clay County, Iowa.

Soils: Everly, Wilmonton, and Letri Surety/AgriData Avg. CSR2: 87.9 Surety/AgriData Avg. CSR1: 66.8 Real Estate Taxes: \$1738 Annually



Note: Attention land buyers, here is an excellent opportunity to purchase an attractive, quality Clay County 80. The Peterson farm has been well farmed and managed; the sellers would prefer a lease-back with the new owners. Investors, this is a great opportunity to invest in quality lowa farmland.

Price: \$696,000 Terms: Possession upon closing.

Steven and Corinne Peterson, Owners

For More Information Call Ben Hollesen at 712-253-5779

Midwest Land Management and Real Estate, Inc. 521 South Grand Avenue. • PO Box 909 Spencer, IA 51301 712-262-3110 • 800-952-2974 www.midwestlandmanagement.com



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".