

Midwest Land Management

LAND

# FOR SALE

Clay County, IA - Meadow Township, Sec. 8

**80 ACRES** More or Less

**Property Location:** 1 1/2 miles east of Fostoria, IA on B14.



**FSA Information:**

Cropland: 76.5 ac.  
Corn Base: 45.3 ac. PLC Yield: 163 bu.  
Soybean Base: 30.6 ac. PLC Yield: 44 bu.

**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. CSRI:** 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 Iowa 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.**

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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".