

Midwest Land Management

LAND

# FOR SALE

Clay County, IA - Lonetree Township, Section 13

**80 ACRES** More or Less

**Property Location:** 4 miles north of Royal, Iowa on 160th Avenue.

**Legal Description:** The South Half of the Southeast Quarter (S $\frac{1}{2}$  SE $\frac{1}{4}$ ) Section Thirteen (13), Township Ninety-Six (96) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, Iowa.

**FSA Information:**

Cropland 76.64 ac.

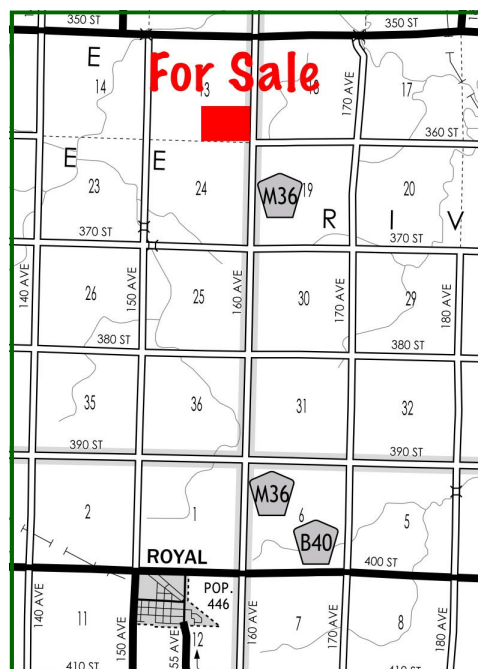
Corn Base 42.9 ac. PLC Yield 186 bu.

Soybean Base 31.8 ac. PLC Yield 56 bu.

**Soils:** Gillett Grove, Ransom, McCreath, Rushmore, Afton, Ocheyedan and Roine

**Surety/AgriData Avg. CSR2:** 93.2

**Real Estate Taxes:** \$1,954 Annually



**Note:** Land buyers, here is an excellent opportunity to purchase an all-tillable, highly productive farm in the Royal area. The farm has been pattern tiled and is in a high state of production. Don't miss your opportunity to purchase this high quality farm. Give Ben a call today for more information.

**Price: \$990,000**

**Terms:** Possession upon closing. Farm is available for 2016 crop season.

**Grant Pothast, Owner**

**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".