

Midwest Land Management

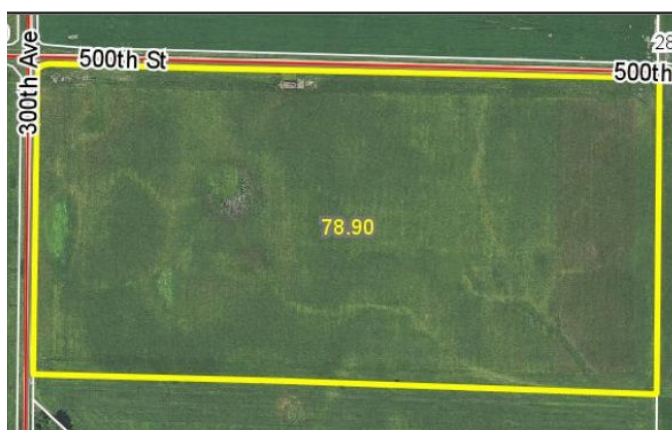
LAND

FOR SALE

Clay County, IA - Garfield Township, Sec. 33

80 ACRES More or Less

Property Location: 1 1/2 mile south of Webb, Iowa on M54 and 1 mile east on 500th Street.



FSA Information:

Cropland: 78.90 ac.

Corn Base: 69.61 ac.

PLC Yield: 143 bu.

Farm is enrolled in ARC County.

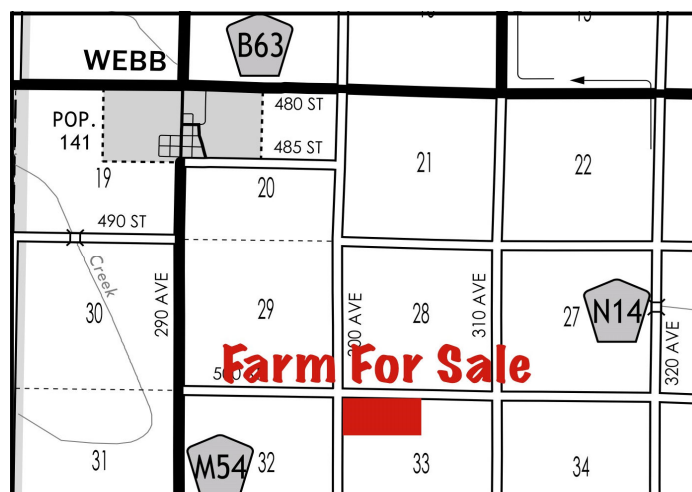
Legal Description: The North Half of the Northwest Quarter (N 1/2 NW 1/4) of Section Thirty-three (33), Township Ninety-Four (94) North, Range Thirty-five (35) West of the 5th P.M., Clay County, Iowa.

Soils: Canisteo, Nicollet, Clarion, Harps and Okoboji

Surety/AgriData Avg. CSR2: 84.4

Surety/AgriData Avg. CSRI: 73.6

Real Estate Taxes: \$2,170 Annually



Note: Attention land buyers, here is an excellent opportunity to purchase an attractive Clay County, IA farm in the Webb area. The farm has had extensive tile work in 2015; tile maps are available on our website or give us a call for a copy. The sellers would consider a contract sale. Don't miss your opportunity to purchase a hard to find 80.

Price: \$676,000 cash or contract for deed

Terms: Possession upon closing.

Furnald Corporation, Owner

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

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Spencer, IA 51301

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www.midwestlandmanagement.com

& 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".