

Midwest Land Management

LAND

# FOR SALE

Clay County, IA - Peterson Township, Section 19

## 89 Acres More or Less

**Property Location:** From Peterson, Iowa, go 2½ miles north on M27, 2 miles west on 480th Street and ½ mile south on 105th Avenue.

**Legal Description:** Part of the Southwest Quarter (SW¼) of Section Nineteen (19), Township Ninety-four (94) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, Iowa. Exact legal to be taken from the abstract.



**Total Acres:** 89 ac. m/l  
**Soils:** Annieville, Sac and McCreath  
**Avg. CSR:** 73.3 (tillable acres)  
**Taxable Acres:** 50.65 ac.  
**Real Estate Taxes:** \$1254 Annually



### FSA Information:

Cropland	50.34 acres
Corn Base	24.90 acres
DD/CC Yield	123/145 bu.
Soybean Base	24.90 acres
DD/CC Yield	39/47 bu.

**Note:** What an excellent opportunity to purchase this outstanding combination farm in the Peterson area. This Clay County farm offers the best of both worlds, tillable acres with highly productive soils and upland timber. The timber portion of the farm offers an abundance of deer and turkey hunting opportunities. If you are in the market for a combination farm you won't want to miss this opportunity.

**Price: \$620,000**

**Terms: Possession upon closing. Subject to a lease for 2014.**

**Excel Partners, 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".