

Midwest Land Management

LAND FOR SALE

Freeman Township • Clay County, IA



Property Location: 1/2 mile west of Dickens, IA on Highway 18 & 1 mile north on 280th Ave.

Legal Description: The Southwest Quarter (SW $\frac{1}{4}$) of Section Seven (7), Township Ninety-six (96) North, Range Thirty-five (35) West of the 5th P.M., Clay County, Iowa.

Surety/AgriData Avg. CSR2: 77.7

Surety/AgriData Avg. CSR1: 63.5

Primary Soils: Clarion, Clarion-Storden, Colo, Coland-Terril, Nicollet, Webster & Wadona

Real Estate Taxes: \$4,448



FSA Information

Cropland Acres: 140.04 Ac. including 137.84 CRP Ac.

CRP Contract 1: 129.04 Acres

Annual Payment: \$39,657 (\$307.32/Acre)

Contract Expiration Date: 9/30/2027

CRP Contract 2: 8.8 Acres

Annual Payment: \$2,640 (\$300/Acre)

Contract Expiration Date: 9/30/2034

Total Annual CRP Payment: \$42,297

For more information contact Ben Hollesen • 712-253-5779.

Price: \$1,290,500

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 Auctioneer, 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". Average CSR information was obtained from Surety/Agri Data. Any announcements made the day of the sale shall supersede any previous information or oral statements. Midwest Land Management and Real Estate, Inc., affiliated licensees and the Auctioneer represent the Sellers exclusively.