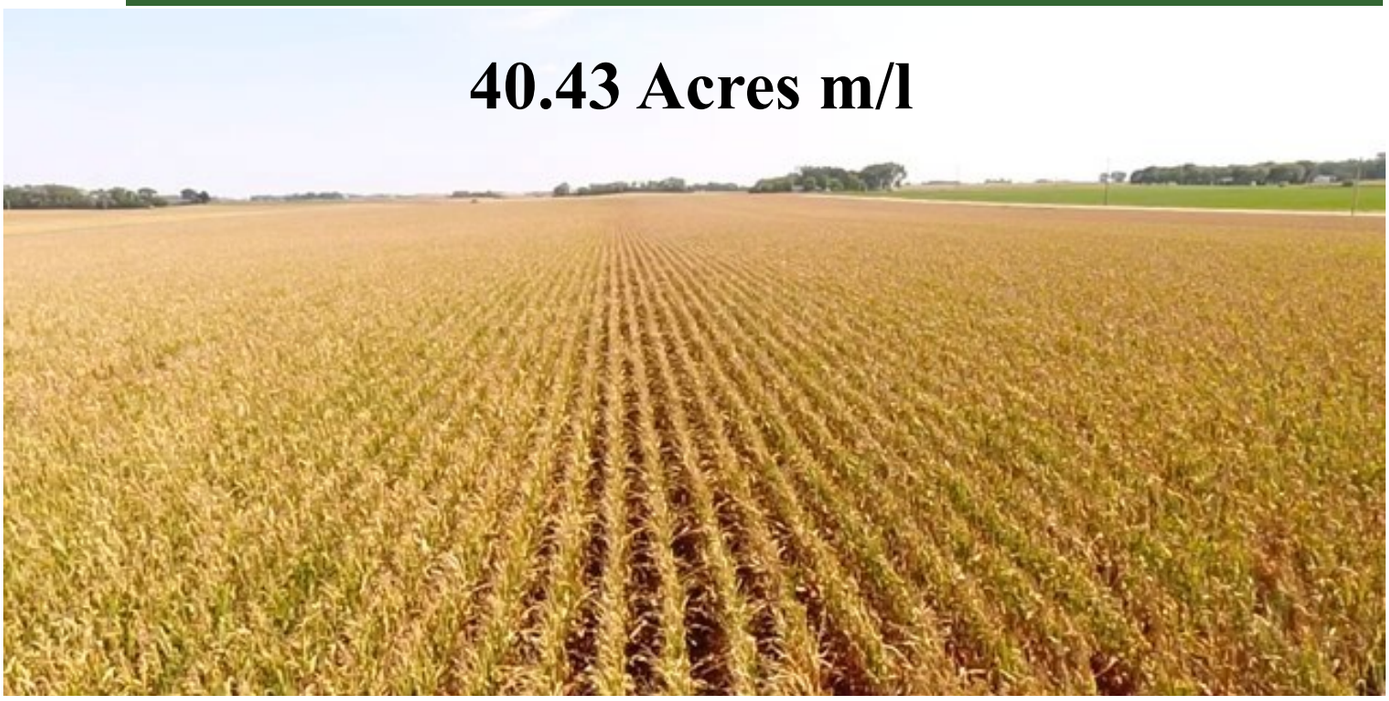
Midwest Land Management

LAND FOR SALE

Meadow Township • Clay County, IA

40.43 Acres m/l



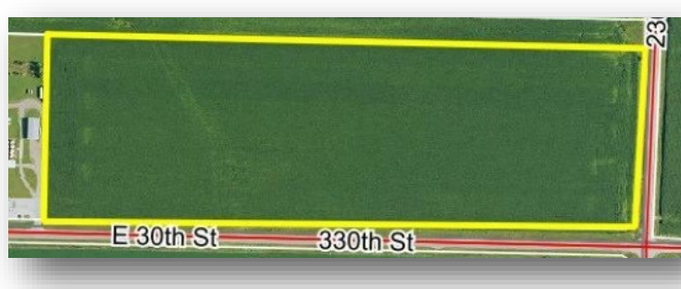
Property Location: 1/2 mile east of Highways 71 & 18 in North Spencer on 330th Street.

Legal Description: A tract of land in the Southeast Quarter (SE¼) of Section Thirty-one (31), Township Ninety-seven (97) North, Range Thirty-six (36) West of the 5th P.M., Clay County, Iowa.

Surety/AgriData Avg. CSR2: 76.4
Surety/AgriData Avg. CSR1: 61.6
Soils: Fostoria, Dickinson & Ocheyedan
Real Estate Taxes: $1,020

FSA Information

Cropland Acres: 37.35 acres
Corn Base: 24.61 acres / PLC Yield: 195
Soybean Base: 12.74 acres / PLC Yield: 57



What a great opportunity to own a parcel of land that has multiple future possibilities. You can continue to farm this very high yielding land or look to turn it into a future development site. This property is located just outside of city limits on the north end of Spencer, IA. It offers paved roads on both the south and east side of it for excellent access as well as a fuel station on the west side. The possibilities with this site are endless.

For more information contact Shane Brant • 712-301-4664.

Price: $810,000

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MIDWEST LAND & REAL ESTATE, INC 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.