

Midwest Land Management

# LAND FOR SALE

Summit Township • Clay County, IA

112.2 Acres m/l

Improved  
Price!

**Property Location:** 5 miles west of the intersection of Highways 71 & 18 in North Spencer and 1/4 mile north on 170th Avenue.

**Legal Description:** The Northeast Quarter of the Southeast Quarter (NE<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub>) and the East Half of the Northeast Quarter (E<sup>1</sup>/<sub>2</sub> NE<sup>1</sup>/<sub>4</sub>) excluding a 7.8 acre acreage, all in Section Thirty (30) of Township Ninety-seven (97) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa.

**Open lease for 2026 crop year!**

**Cropland Acres:** 108.66

**30' x 30' heated Morton building built in 2004 features:**

- 13' high side walls, concrete floor
- 12' high x 14' wide sliding garage door
- Interior electrical wiring
- Interior Modine hanging heater with propane tank
- 14' x 14' exterior cement pad

**Real Estate Taxes:** \$1,076



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

**Price: \$840,000**

**Midwest Land Management and Real Estate, Inc.**

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**MIDWEST LAND**  
MANAGEMENT  
& REAL ESTATE, INC

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