

Midwest Land Management

LAND FOR SALE

Douglas & Herdland Twp • Clay County, IA



Tract 1 • 72.23 Surveyed Acres • Douglas Township

Location: 1.5 miles north of Sioux Rapids, Iowa on Highway 71.

Legal Description: Parcel B containing 72.237 surveyed acres in Section Thirty-six (36), Township Ninety-four (94) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, IA. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 96.5

Surety/AgriData Avg. CSRI: 81.8

Soils: McCreath, Ransom, Everly, Gillett Grove

Real Estate Taxes: \$2,402

Tract 2 • 31.19 Surveyed Acres • Herdland Township

Location: 2 miles north of Sioux Rapids, Iowa on Highway 71, 1/2 mile east on 500th Street and 1/2 mile south on 220th Avenue.

Legal Description: Parcel D containing 31.193 surveyed acres in Section Thirty-one (31), Township Ninety-four (94) North, Range Thirty-six (36) West of the 5th P.M., Clay County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 94.3

Surety/AgriData Avg. CSRI: 78.4

Soils: Gillett Grove & McCreath

Real Estate Taxes: \$1,095 est.

**FSA Information for Tracts 1 & 2
is combined with adjoining tract.**

Cropland Acres: 198.67

Corn Base: 98.7 acres / PLC Yield: 164

Soybean Base: 98.6 acres / PLC Yield: 46

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

Tract 1 Price: \$1,196,673 • Tract 2 Price: \$514,684

Midwest Land Management and Real Estate, Inc.

Ben Hollesen ~ 712-253-5779 • Travis Johnson ~ 712-330-5345

Shane Brant ~ 712-301-4664 • Zach Anderson ~ 712-298-1606

Jerod Olson ~ 712-240-2800 • Jason Collins ~ 712-301-3858

Glenn Baker ~ 712-212-4417

www.midwestlandmanagement.com

MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC

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.