

Midwest Land Management

LAND

FOR SALE

Clay County, IA - Lake Township, Sec. 5

141.6 Surveyed Acres

Property Location: 3 miles south of Terril, Iowa on N14 and 1 mile west on 270th Street.

Legal Description: Part of the North Half (Pt. N $\frac{1}{2}$) and Part of the South Half (Pt. S $\frac{1}{2}$) of Section Five (5), Township Ninety-seven (97) North, Range Thirty-five (35) West of the Fifth P.M., Clay County, Iowa. More particularly described as Parcels A, B and C containing 141.6 surveyed acres.



Total Acres: 141.6

Primary Soils: Canisteo, Nicollet, Webster, Okoboji, Clarion, Ocheda, & Harps

Surety/AgriData Avg. CSR2: 81.0

Real Estate Taxes: \$3,254 Annually

Taxable Acres: 137.52

FSA Information:

Cropland: 136.91 ac.

Corn Base: 68.2 ac.

Soybean Base: 68.2 ac.

PLC Yield: 155 bu.

PLC Yield: 46 bu.

Note: Attention land buyers, here is an excellent opportunity to purchase a high quality Clay County farm. The Mifflin/Rottunda farm is a highly tillable farm with excellent soils in the Langdon/Terril area.

Price: \$1,232,000

Terms: Possession upon closing. Subject to terms of 2016 lease.

***Curtis D Rottunda Revocable Trust
& Linda Mifflin, Owners***

For More Information Call Ben Hollesen at 712-253-5779

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& REAL ESTATE, INC
MIDWEST LAND
MANAGEMENT

Property information provided was obtained from sources deemed reliable, but the Broker or Seller makes no guarantees as to its accuracy. Average CSR information was obtained from Surety/Agri Data. 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".