

Midwest Land Management

LAND

FOR SALE

Clay County, IA - Douglas Twp., Section 26

39 ACRES More or Less

Property Location: 2 miles north of Sioux Rapids, Iowa on Highway 71
and $\frac{3}{4}$ mile west on Highway 10.

Legal Description: The West Half of the East Half of the Southeast Quarter ($W\frac{1}{2}$ $E\frac{1}{2}$ $SE\frac{1}{4}$) of Section Twenty-six (26), Township Ninety-four (94) North, Range Thirty-seven (37) West of the 5th P.M, Clay County, Iowa, excluding the west 16.5 feet.

Total Acres: 39 ac. m/l

Soils: Gillett Grove and McCreath

Surety/AgriData Avg. CSR2: 91.5

Surety/AgriData Avg. CSRI: 75.1

Taxable Acres: 37.5 ac.

Real Estate Taxes: \$956

FSA Information:

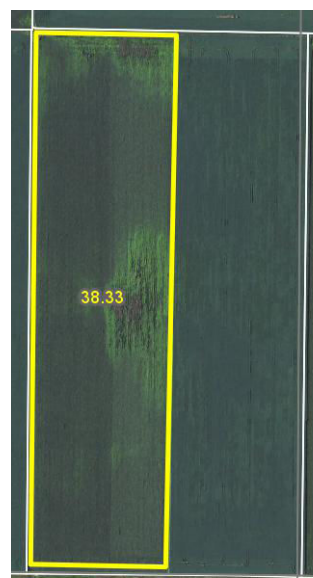
Cropland 38.3 acres

Corn Base 21.6 acres

Soybean Base 17.7 acres

DD/CC Yield 125/125 bu.

DD/CC Yield 42/42 bu.



Note: Farmers and Investors, here is an excellent opportunity to purchase an all tillable Clay County farm. The Johnson farm has excellent soils and is ideally located on Highway 10. Give Ben Hollesen a call today to purchase this high quality farm.

Price: \$505,050

Terms: Possession upon closing. Subject to a cash lease.

Mark Johnson, Owner

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".