

Midwest Land Management

# LAND FOR SALE

Clay County , IA - Peterson Twp., Sec. 18



**80 Acres m/l  
Timber, Cropland, CRP and Acreage**

**Property Address:** 4750 105th Avenue, Peterson, Iowa

**Property Location:** 2 miles north of Peterson, Iowa on M27, 2 miles west on 480th Street, then ½ mile north on 150th Avenue.

**Legal Description:** The East Half of the Northwest Quarter (E½ NW¼) of Section Eighteen (18), Township Ninety-four (94) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, IA.



**Land Description:** This property features a blend of wooded side hills, cropland and CRP acres. The Jolley property has been maintained and strategically managed to produce trophy whitetail deer. The open grass meadow on the lower-lying portion of the property provides an excellent area for food plots, recreational enjoyment or wildlife viewing from the deck or dining area.



**FSA Information:**

Cropland: 42.27 ac.

Corn Base: 14.1 ac. PLC Yield: 119 bu.

**Surety/AgriData Avg. CSR2: 78.9**

**Total CRP Acres: 21.5**

**CRP Contract: \$100/ac. expiring 9/30/2020**

**Real Estate Taxes: \$3,024**

See reverse for information on acreage!

**Dane & Donna Jolley, Owners**

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

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

521 South Grand Avenue. • PO Box 909

Spencer, IA 51301

712-262-3110 • 800-952-2974

[www.midwestlandmanagement.com](http://www.midwestlandmanagement.com)

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**MIDWEST LAND**  
MANAGEMENT

Property information provided was obtained from sources deemed reliable, but the 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".





### Acreage Features:

- 1,456 Sq. Ft Home Built in 2013
- 2 Bedrooms, main floor laundry
- Whirlpool Bath
- 30' x 60' Steel Utility Shed
- Man-cave in the basement

*Enjoy the expansive deck overlooking the rolling hillside and Henry Creek!*



**Price: \$795,000**  
**Possession Upon Closing**

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