

Midwest Land Management

LAND

FOR SALE

Clay County, IA-Clay Township, Section 15

160 Acres m/l



Property Location: 2 miles west of Royal, Iowa on B40 and 1 1/4 miles south on M27.

Legal Description: The South Half of the Northwest Quarter (S 1/2 NW 1/4) AND the North Half of the Southwest Quarter (N 1/2 SW 1/4) of Section Fifteen (15), Township Ninety-five (95) North, Range Thirty-eight (38) West of the 5th. P.M., Clay County, Iowa.

Surety/AgriData Avg. CSR2: 91.3

Surety/AgriData Avg. CSRI: 72.4

Primary Soils: McCreath, Gillett Grove, Everly & Colo

Real Estate Taxes: \$4,212

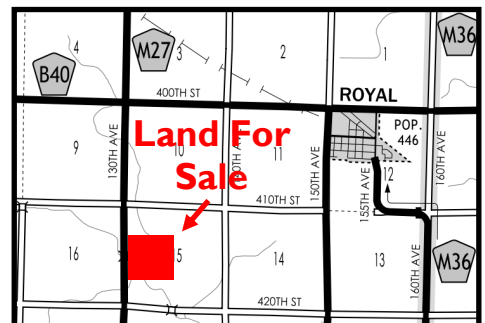


FSA Information:

Cropland Acres: 146.91 including 98.21 CRP acres
Corn Base: 48.7 PLC Yield: 183

CRP Contract 1: 91.41 acres
Annual CRP Payment: \$29,377 / \$321.38 per acre
CRP Contract Expiration: 9/30/2027

CRP Contract 2: 6.80 acres
Annual CRP Payment: \$2,601 / \$382.44 per acre
CRP Contract Expiration: 9/30/2027



Price: \$2,440,000

Loueen Huberg Estate, Owner

For More Information Contact Ben Hollesen 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".