**LAND FOR SALE**

31 Acres Clay County  
Section 26 Garfield Township

*Good looking all tillable farm*

From Webb – 4 miles east on B63 (480th Street), then 2 miles south on 300th Avenue

**Legal:** Lot Three (3) in Section Twenty-six (26), Township Ninety-four (94) North, Range Thirty-five (35) West of the 5th PM, Clay County, Iowa

**Description:** The Andersen farm is a nearly level, all tillable farm. The farm contains 30.84 FSA crop acres all in one field. The farm is bordered by two gravel roads, 330th Avenue on the east and 500th Street on the south.

**Soils:** Okoboji, Estherville, Harps, Canisteo, Biscay, Clarion, Knoke, Talcot, Estherville-Hawick

Ave CSR 54 Ave CSR2 57.4

**RE Taxes:** $504 annually

**FSA Information (combined)**

<table>
<thead>
<tr>
<th>Type</th>
<th>Acres</th>
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</thead>
<tbody>
<tr>
<td>Cropland acres</td>
<td>256.07</td>
</tr>
<tr>
<td>Corn Base acres</td>
<td>142.4</td>
</tr>
<tr>
<td>Corn Direct / CC Yield</td>
<td>123 / 123</td>
</tr>
<tr>
<td>Soybean Base acres</td>
<td>109.1</td>
</tr>
<tr>
<td>Soybean Direct / CC Yield</td>
<td>35 / 35</td>
</tr>
</tbody>
</table>

**Price:** $186,000.00  
($6000 per acre)

**Broker’s Note:** Land Buyers, here is an attractive, small, all tillable, productive farm. Located in Southeast Clay County adjacent to Dry Mud Lake State land, this small farm would be a great land investment or affordable addition to your family farming operation. Call today for more details.

**Acreco**

Farm Real Estate  
Spencer, Iowa  712-262-3529  
theacreco.com

Jon Hjelm, ALC  712-240-3529  
Chuck Sikora  712-260-2788

*Call us to sell your farm!*

Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.
State: Iowa  
County: Clay  
Location: 26-84N-35W  
Township: Garfield  
Acres: 30.84  
Date: 3/18/2015

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