LAND FOR SALE

83 Acres Clay County
Section 25 Garfield Township

Good looking gently rolling farm

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

Legal: Lots Five (5), Six (6), and Seven (7) in Section Twenty-five (25), Township Ninety-four (94) North, Range Thirty-five (35) West of the 5th PM, Clay County, Iowa, containing 83 acres m/l.

Description: The Andersen farm is a gently rolling, mostly tillable farm. The farm contains 76.23 FSA crop acres all in one field. A narrow grass strip of 6.75 acres is located between the cropland and Dry Mud Lake. The farm is bordered by two gravel roads, 330th Ave. on the west and 500th St. on the south.

Soils: Clarion, Clarion-Storden, Canisteo, Webster, Wadena, Estherville, Okoboji, Terril

RE Taxes: $1732 annually

FSA Information (combined)
- Cropland acres: 256.07
- Corn Base acres: 142.4
- Corn Direct / CC Yield: 123 / 123
- Soybean Base acres: 109.1
- Soybean Direct / CC Yield: 35 / 35

Price: $581,000.00
($7000 per acre)

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

Jon Hjelm, ALC  712-240-3529
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Call us to sell your farm!
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