

# Farm For Sale

## 111.8 m/ acres - Clay Co. Section 20 - Peterson Township



**Location:** 1-1/2 miles north of Peterson on blacktop M27 then 1 mile west on 490<sup>th</sup> St.

**Legal:** A tract in the Southwest Quarter (SW1/4) of Section Twenty (20), Township Ninety-four (94) North, Range Thirty-eight (38) West of the 5<sup>th</sup> PM, Clay Co., Iowa. Tract contains 111.8 acres more or less.

**Description** – Nearly level to gently rolling productive mostly all tillable farm. Bordered by a gravel road on the east and north, 110<sup>th</sup> Ave.

### FSA Information

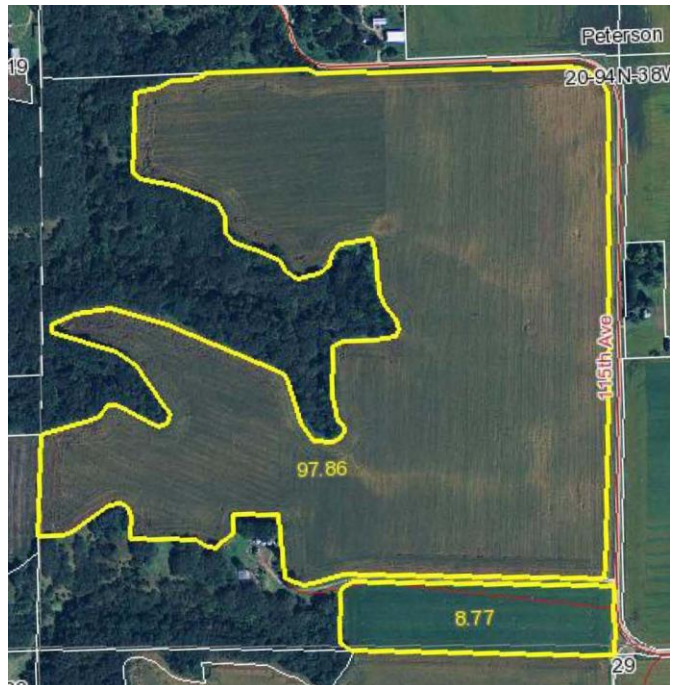
Cropland acres	106.6
Corn Base acres	57.2
Corn Direct / CC Yield	123 / 153
Soybean base acres	39.0
Soybean Direct / CC Yield	39 / 47

**Soils:** McCreath, Annieville, Sac, Gillett  
Grove and Moneta **Ave. CSR 77.6**

**Real Estate Taxes:** \$ 2400.00 annual (est.)

**Possession:** At closing, subject to lease

**Price:** \$1,025,000.00



**Brokers Note:** Land buyers here is your opportunity to purchase an attractive 111.8 acres just northwest of Peterson, Iowa. This farm is nearly all tillable with a CSR of 77.6. Excellent farmland investment or add on tract to your existing farming operation.

**Bay Breeze, LLC, owner**

**Jon Hjelm / The ACRE Co.**

Chuck Sikora

Spencer, Iowa 712-262-3529 theacreco.com