Farm For Sale

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

Location: 1-1/2 miles north of Peterson on blacktop M27 then 1 mile west on 490th 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 5th 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, 110th 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

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Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by Jon Hjelm/The ACRE Co.