

Offered For Sale Privately by "Iowa's Land Auctioneers"

Farm For Sale

146 Acres - Clay County Section 27 - Herdland Township



Location: 3 mi west of Webb on B63 (480th St) then 1-1/2 mi south on 260th Ave.

Legal: part of Southeast Quarter (SE1/4), Section Twenty-seven (27), Township Ninety-four (94), Range Thirty-six (36) West of the 5th PM in Clay County, Iowa

Land Description: An improved gently rolling 146 acre farm. Improvements include an open front cattle shed and a pole barn for hay storage. Bordered on the south by gravel road 500th St. and on the east by gravel road M50 (260th Ave.)

FSA Information

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| Crop acres | 73.4 |
| Corn base acres | 23.7 |
| Corn Direct / CC Yield | 109 / 109 |
| CRP acres | 49.5 |
| Payments \$121.06/acre – Contracts expire 9/30/2017 | |
| Pasture acres (estimate) | 73.0 |



Possession: at close

RE Taxes: \$ 1698.00 / annually

Price: \$ 518,300.00 - \$3550.00/acre

Brokers Note: Cattlemen and outdoor enthusiast, here is your opportunity to purchase a tract of land in the Webb / Sioux Rapids area with a blend of pasture, row crop and CRP acres. Nestled upland among the hills on the Loving farm is a secluded half acre pond stocked with fish.

Daniel & Melissa Loving, owner

Broker: Jon Hjelm / The ACRE Co.

Spencer, Iowa

712-262-3529

theacrecoco.com



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