

# Farm For Sale

## 60 Acres – Clay Co. Sec. 23 – Sioux Township Level Cropland and CRP



**Location:** 3 miles east of Spencer on Hwy 18

**Legal:** a tract in the Northeast Quarter (NE1/4), Section Twenty-three (23), Township Ninety-six (96), Range Thirty-six (36) West of the 5th PM in Clay Co., Iowa.

**Land Description:** An unimproved nearly level rectangular farm. The cropland is divided by a drainage waterway providing outlet. CRP filter strips are located on both sides of the waterway. The row crop land is in two fields, 23.7 acres and 14 acres. The balance of the cropland is in two additional fields of CRP of 5.4 acres and 5.2 acres. The Adams farm is bordered on the north by Hwy 18 and on the east by gravel road 270<sup>th</sup> Ave. The three improved adjoining acreages are not included in this sale.

### FSA Information:

Cropland acres	61.3
Corn Base acres	31.2
Corn Direct / CC Yield	111 / 111
CRP acres	23.6

**Soils:** Biscay, Cylinder, Wadena and Aquolls.  
**Ave CSR 55.8**

**RE Taxes:** \$ 848.00 annual

**Possession:** at close

**Price:** \$ 270,000 or \$4500 .00 / acre

**Brokers Note:** Land buyers and sportmen, here is the best of both worlds, farming and pheasants. Small affordable land investment plus an excellent CRP wild bird habitat located in the Little Sioux River area. Excellent farmland rent with additional CRP income to support your hunting habits. Call Jon Hjelm for more information.



**Jon Hjelm / The ACRE Co.      Spencer, Iowa**  
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