Farm For Sale

77 Ac m/l – Clay Co.
Sec. 34 - Waterford Township

Location: 2 mi north and 1/2 mile east of Everly, Iowa on Highway 18

Legal: part of the North Half (N1/2) of the Northeast Quarter (NE1/4), Section Thirty-four (34), Township Ninety-seven (97), Range Thirty-eight (38) West of the 5th PM, Clay Co. IA

Land Description: An unimproved, nearly level all tillable farm. Small grass waterway on the southwest corner of the farm. Farm is bordered by Hwy 18 on the north and gravel road, 140th Ave on the east.

FSA Information:

<table>
<thead>
<tr>
<th>Description</th>
<th>Acres</th>
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<tbody>
<tr>
<td>Cropland acres</td>
<td>73.0</td>
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<tr>
<td>Corn Base acres</td>
<td>54.1</td>
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<tr>
<td>Corn Direct / CC Yield</td>
<td>117 / 117</td>
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<tr>
<td>Soybean Base acres</td>
<td>16.3</td>
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<tr>
<td>Soybean Direct / CC Yield</td>
<td>40 / 40</td>
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Soils: Biscay, Talcot, Cylinder and Wadena.

Ave. CSR 65.3

Possession: at close

RE Taxes: $ 1,456.00 annual estimate.

Price: $ 361,000.00 - $4675.00/acre

Brokers Note: Hard to find, all tillable Clay County farm on a hard surface road. Excellent return on your investment or addition to your farming operation.

Matt and Angie Mayer, owners

Jon Hjelm / The ACRE Co.

712-262-3529 theacreco.com

Professional Farm Real Estate Sales / Exchanges / Auctions