

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

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:

Cropland acres	73.0
Corn Base acres	54.1
Corn Direct / CC Yield	117 / 117
Soybean Base acres	16.3
Soybean Direct / CC Yield	40 / 40

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