

# Farm For Sale

## 80 acres - Clay Co. Section 24 - Douglas Township



**Location:** 3-1/2 miles north of Sioux Rapids on Hwy 71

**Legal:** The South Half (S1/2) of the Southeast Quarter (SE1/4) of Section Twenty-four (24), Township Ninety-four (94) North, Range Thirty-seven (37) West of the 5<sup>th</sup> PM, Clay Co., Iowa.

**Description** – Level to nearly level mostly tillable rectangular 80 acre farm. A drainage ditch crosses the farm on the east side of the farm. Bordered by Hwy 71 on the west side.

**Soils:** McCreath, Sac, Ransom, Gillett Grove and Afton. **Ave. CSR 77.4**

### FSA Information

Cropland acres	74.1
Corn Base acres	35.4
Corn Direct / CC Yield	123 / 152
Soybean base acres	35.4
Soybean Direct / CC Yield	42 / 50



**Real Estate Taxes:** \$ 1812.00 annual

**Possession:** At closing, subject to lease

**Price:** \$750,000.00

**Brokers Note:** Land buyers here is your opportunity to purchase an attractive 80 acre farm located on Hwy 71 in southern Clay County. This farm has top producing soils with a 77.4 CSR. Excellent farmland investment or add on tract to your existing farming operation.

**Diane Haburn, owner**

**Jon Hjelm / The ACRE Co.**

**Chuck Sikora**

**Spencer, Iowa 712-262-3529 theacreco.com**

