

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

# Farm For Sale

## 160 Acres – Clay County Section 17 - Logan Township



**Location:** 2 mi east of Gillett Grove on 440<sup>th</sup> St then 2 mi north on 300<sup>th</sup> Ave.

**Legal:** Southeast Quarter (SE1/4), Section Seventeen (17), Township Ninety-five (95), Range Thirty-five (35) West of the 5th PM in Clay County, Iowa

**Land Description:** An unimproved inside farm with 129 acres of pasture plus 26.8 acres of cropland. The pasture is in one large field of mostly bottomland crossed by Elk Creek. The pasture includes steeper areas in the NW and SE corners of the farm. One field of 26.8 acres of row crop is located in the SW corner of the farm. The King farm is bordered on the south by gravel road 420<sup>th</sup> St.

**Soils:** Wadena, Cylinder, Sparta and Terril.  
Ave. CSR 52.8 (tillable acres)

### FSA Information

Crop acres	26.7
Corn base acres	13.0
Corn Direct / CC Yield	122 / 129
Soybean base acres	12.9
Soybean Direct / CC Yield	36 / 43

**Possession:** at close

**RE Taxes:** \$ 2480.00 / annually

**Price:** \$ 520,000.00 - \$3250.00/acre



**Brokers Note:** Land buyers here is a great Clay County pasture or hunting farm in the Gillett Grove/Spencer/ Webb area. Along with the Elk Creek grassland the King farm has a small field of tillable land located along 300<sup>th</sup> Avenue. Great location for recreation and hunting adjoining state owned hunting land to the West.

**Dennis King, owner**

**Broker: Jon Hjelm / The ACRE Co.**

**Spencer, Iowa**

**712-262-3529**

**theacreco.com**



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