

# Land For Sale

## Recreation & 4-Wheeling

### 30 Acres - Clay County Section 24 - Garfield Township



**Location:** 5 miles east of Webb on County road B63 on the Clay - Palo Alto County line.

**Legal:** East 30 acres of the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4), Section Twenty-four (24), Township Ninety-four (94), Range Thirty-five (35) West of the 5th PM in Clay Co., Iowa.

**Land Description:** An unimproved tract with 12.4 acres former gravel pit with trees and trails. The 15.7 acres HEL cropland surrounding the gravel area is nearly level to gently rolling land currently in grass, hay, and CRP. Well on site and rural water is available. Bordered on the north by County road B63 and on the east by gravel road 340<sup>th</sup> Ave.

<b>FSA Information:</b>	Cropland acres	15.7	DCP Cropland acres	6.9
	CRP acres	8.8	3.8 acres @ 79.00/acre til 2020	5 acres @ 71.00/acre til 2015

**Soils:** Hawick, Sparta, Terril, Clarion, Pits  
**Ave CSR 25.7**

**RE Taxes:** \$ 174.00 annual

**Possession:** At close.

**Price:** \$ 62,500.00

**Brokers Note:** The Acre Co is excited to be selling Lindgren's unique small farm offering big time outdoor fun. Located on hard road this 30 acres is a great place to do some 4 wheeling, ride a dirt bike or practice your shooting sports. Great private family and friends recreation area.

Call Jon Hjelm for more information  
cell 712-240-3529

**Doug & Jody Lindgren, owner**

**Jon Hjelm / The ACRE Co.  
Spencer, Iowa 712-262-3529**



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