

# LAND FOR SALE

## 26.7 Acres - Clay County Section 17 - Sioux Township



*Transitional land on the edge of Spencer*

**Location:** In east Spencer, on the corner of East 4<sup>th</sup> Street (County Road B24) and 10<sup>th</sup> Avenue East

**Legal Description:** A tract in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4, Section Seventeen (17), Township Ninety-Six (96) North, Range Thirty-Six (36) West of the 5<sup>th</sup> PM, Clay County, Iowa, containing 26.693 acres more or less

**Land Description:** An unimproved, nearly level tract of all tillable farmground. Includes a great potential corner commercial site. The land wraps around the Spencer baseball fields. The crop acres are all located in one large field. The farm is bordered on the north by East 4<sup>th</sup> Street and on the west by 10<sup>th</sup> Avenue East.

**Soils:** Wadena, Cylinder **Ave CSR 54.1**

**RE Taxes:** \$ 462.00 annually

**Price:** \$180,000.00

**Broker's Note:** Land Buyers – Here is a great tract located near Spencer's new Green Industrial Park and the new Pioneer Seed Distribution Center. One of the owners of the property is Jon Hjelm, a licensed real estate broker in Iowa. Call us for more information on this property.



Jon Hjelm, ALC Broker  
*Accredited Land Consultant*



Spencer, Iowa

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