

LAND FOR SALE

154 Acres - Clay County Section 20 - Riverton Township



Location: 3 miles southwest of Spencer, Iowa

Legal: The Northeast Quarter (NE1/4) of Section Twenty (20), Township Ninety-Six (96) North, Range Thirty-Seven (37) West of the 5th PM, Clay County, Iowa, minus a 6 acre building site.

Land Description: A nearly level to very gently rolling tract of mostly tillable cropland. A waterway crosses the east half of the farm. The current owners have extensively tilled the farm. The farm contains 142+ crop acres in two fields. The farm is bordered on the north by 360th Street.

Soils: Everly, Wilmonton, Afton, Colo, Letri, Wadena, Cylinder, Ransom, McCreath **Ave CSR 69.6**

RE Taxes: \$ 2,882 annually

Price: \$9,500 per acre

Broker's Note: Land buyers – Here is a great quarter section of good looking heavy black soil. The west portion of the farm is as good as it gets. The owners have added a lot of tile and improvements to this farm. Here is your chance to purchase a Clay County farm that's all ready to go. Call us for more details on this outstanding mostly tillable productive land.



Jon Hjelm, ALC Broker
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