

LAND FOR SALE

17.13 Acres Clay County 1 mile west of Spencer on M38



Ponds and Riverbottom Recreation

Great outdoor sportsman's tract next to public land
along the Ocheyedan River

Unique big rustic property just west of Spencer, a short drive to
waterfowl, turkeys, deer, fishing, upland birds, and 4-wheeling

Check this out this one-of-a-kind recreational destination !

Annual RE Taxes: \$ 394

Price: \$ 110,000.00

For more information contact

Jon Hjelm ALC 712-240-3529

The ACRE Co. 712-262-3529

theacreco.com

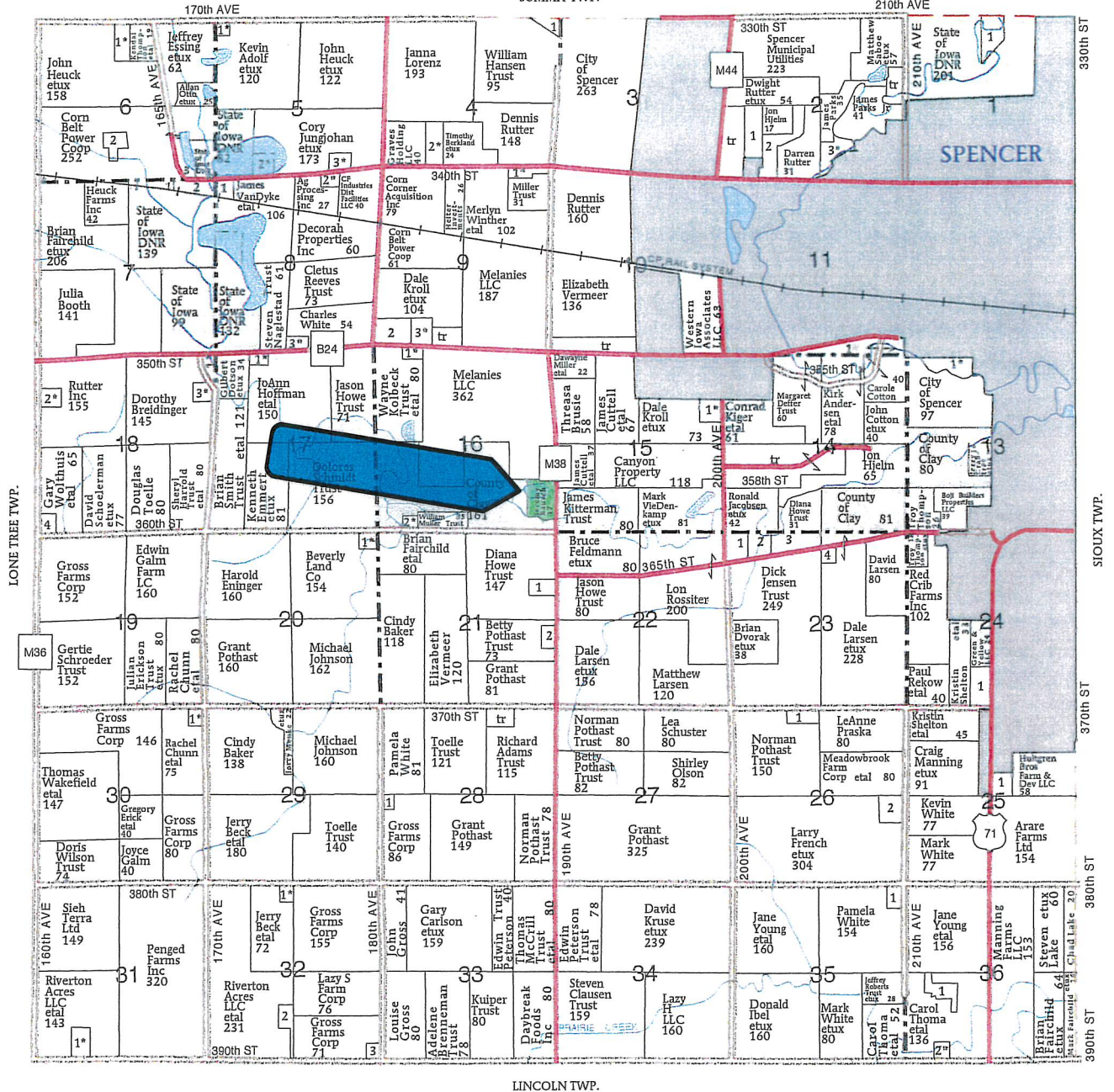
T-96-N

RIVERTON PLAT

R-37-W

(Landowners)

SUMMIT TWP.



LINCOLN TWP.

Jon Hjelm
 "Iowa's Land Auctioneer"



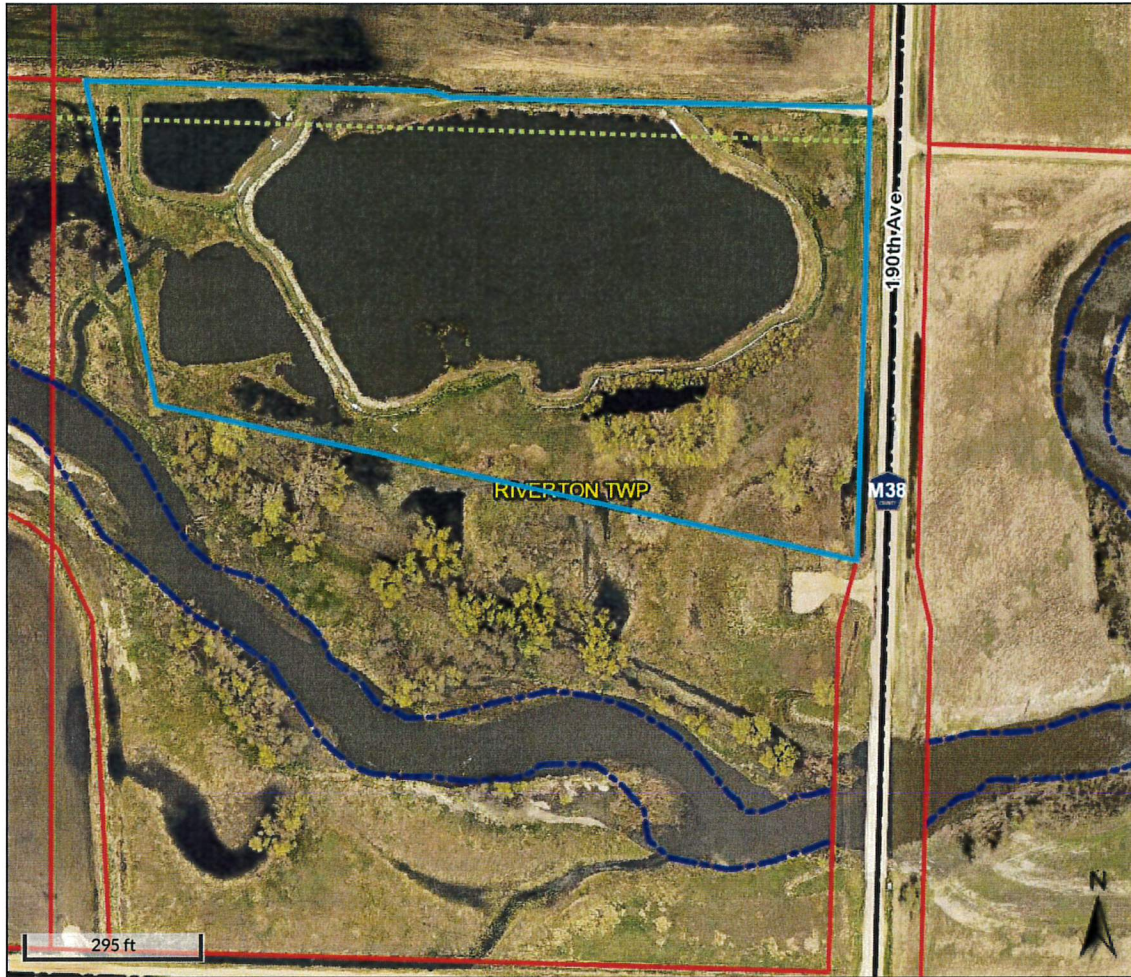
The ACRE Co.

Broker/Owner/Land Auctioneer
 theacresco

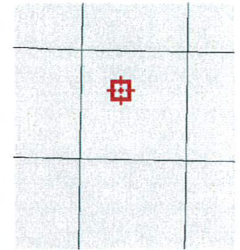
Gateway North Mall, Suite E 15
 PO Box 833
 Spencer, IA 51301
 E-mail: acreco@yahoo.com

Office: 712-262-3529
 Cell: 712-240-3529

Professional Farm Real Estate Sales / Exchanges / Auctions



Overview



Legend

- Corporation
- Cadastral Lines**
- <all other values>
- Lot Line
- Misc Line
- Page Match Line
- Parcel Line
- Pol Corp Line
- Pol Twp Line
- Railroad Centerline
- Road Centerline
- Road ROW
- Section Line
- Sub Line 100
- Sub Line 400
- Unknown Linear
- Water Line
- Parcels
- Townships
- Roads**
- US
- SH
- CR
- None
- FLOOD INSURANCE RATE MAP**
- 1%, BASE FLOOD 100, HIGH POPULATION RISK
- 1%, BASE FLOOD 100, MEDIUM RISK
- 0.2%, 500, MODERATE RISK
- 0.2%, REDUCED FLOOD RISK DUE TO LEVEE
- AREA OF MINIMAL/NO FLOOD HAZARD

Aerial Map



©2022 AgriData, Inc.



Map Center: 43° 7' 44.88, -95° 12' 48.36



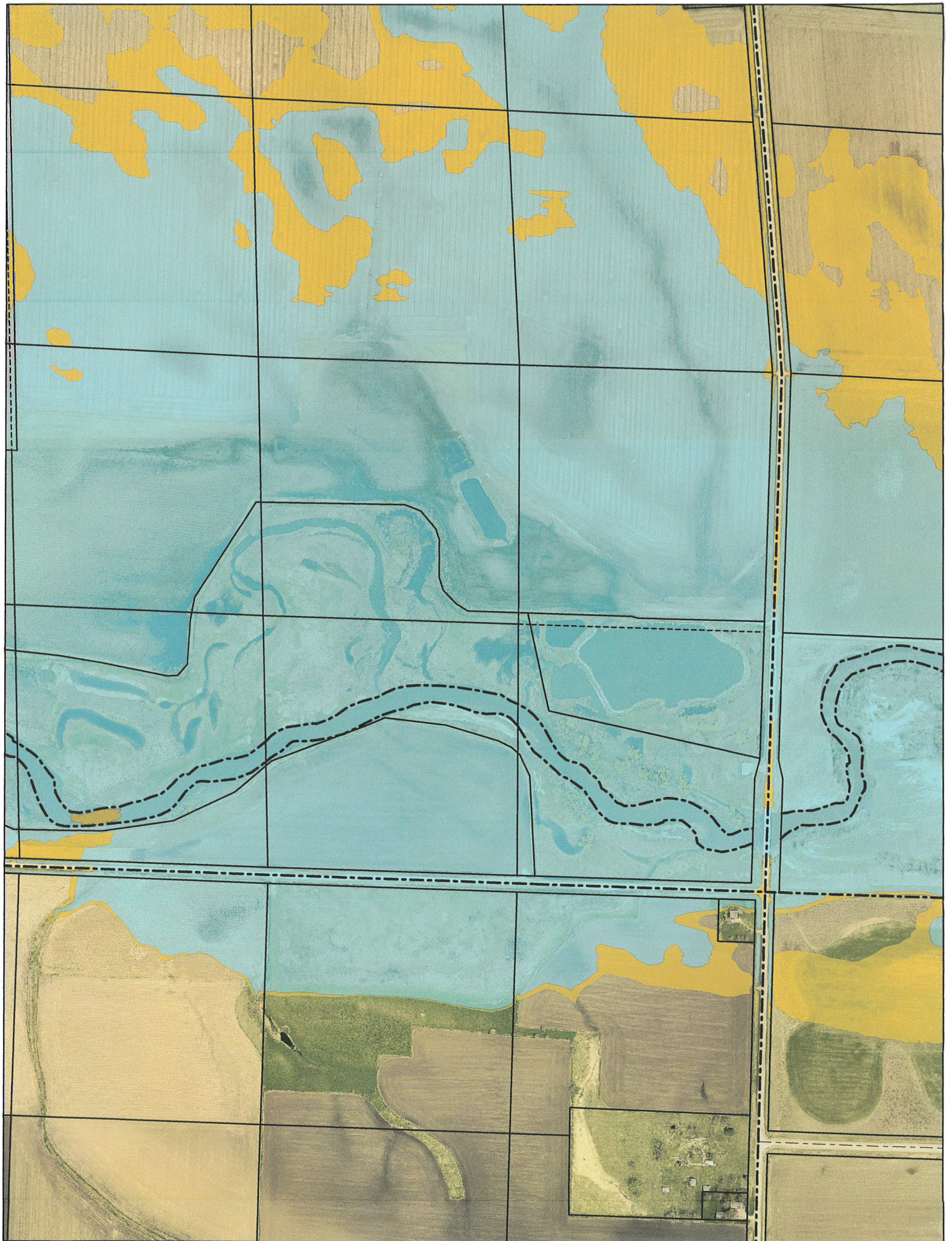
16-96N-37W
Clay County
Iowa



1/10/2022

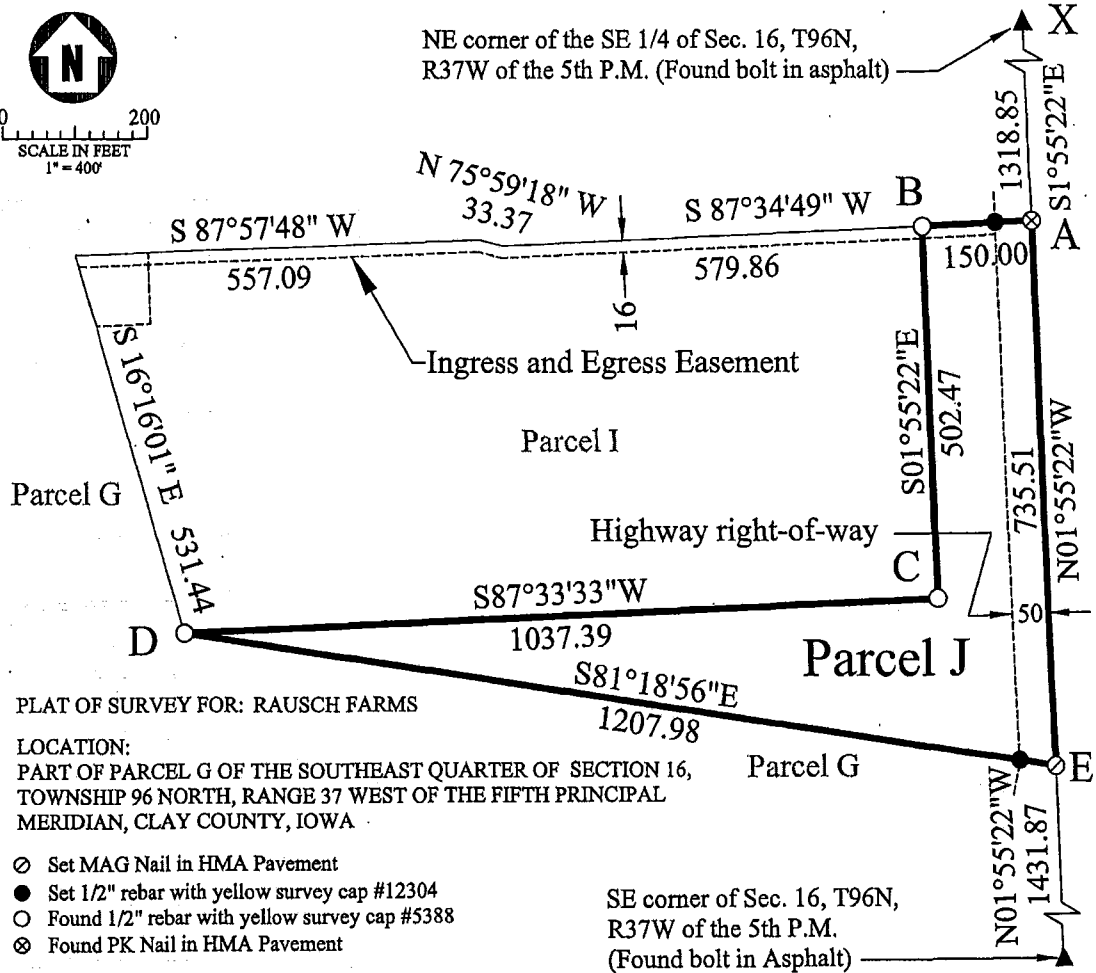
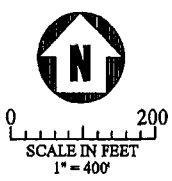


© AgriData, Inc. 2021 www.AgrDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008.



SHIRLEY GOYETTE, RECORDER
 CLAY COUNTY IOWA

PREPARED BY: James E Thiesse, KRUSE, CATE & NELSON, P.C., 1801 HIGHWAY BLVD., SPENCER, IOWA. 1-(712)-262-3468



PLAT OF SURVEY FOR: RAUSCH FARMS

LOCATION:
 PART OF PARCEL G OF THE SOUTHEAST QUARTER OF SECTION 16,
 TOWNSHIP 96 NORTH, RANGE 37 WEST OF THE FIFTH PRINCIPAL
 MERIDIAN, CLAY COUNTY, IOWA

- ⊙ Set MAG Nail in HMA Pavement
- Set 1/2" rebar with yellow survey cap #12304
- Found 1/2" rebar with yellow survey cap #5388
- ⊗ Found PK Nail in HMA Pavement

SE corner of Sec. 16, T96N,
 R37W of the 5th P.M.
 (Found bolt in Asphalt)

DESCRIPTION (A, B, C, D, E, A)(Parcel J):
 That part of Parcel G (as recorded on Book 2005, page 658 of the Clay County, Iowa Recorder's Office) located in the Southeast Quarter of Section 16, Township 96 North, Range 37 West of the Fifth Principal Meridian, Clay County, Iowa, described as follows to wit: Commencing at the northeast corner of the Southeast Quarter of Section 16, Township 96 North, Range 37 West of the Fifth Principal Meridian, Clay County, Iowa and running from this point south 1° 55' 22" east (south 1 degree 55 minutes 22 seconds east) along the east line of the Southeast Quarter of said Section 16 a distance of 1,318.85 feet to the point of beginning and running from this point of beginning south 87° 34' 49" west a distance of 150.00 feet to the northeast corner of Parcel I as recorded on Book 2005, page 658 of the Clay County, Iowa Recorder's Office; thence south 01° 55' 22" east along the east line of said Parcel I a distance of 502.47 feet; thence south 87° 33' 33" west along the south line of said Parcel I a distance of 1,037.39 feet to the southwest corner of said Parcel I; thence south 81° 18' 56" east a distance of 1207.98 feet to the east line of the Southeast Quarter of said Section 16; thence north 01° 55' 22" west along the east line of Southeast Quarter of said Section 16 a distance of 735.51 feet to the point of beginning to the point of beginning. All bearings stated in this description are based on the assumption that the east line of the Southeast Quarter of said Section 16 has a bearing of north 01° 55' 22" west. The area of the above parcel of land is 4.902 acres, which includes 0.839 acres of highway right-of-way, 50 feet in width, along the east line of the above described parcel of land.

	CERTIFICATE:
	I hereby certify that this land surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.
	 James E Thiesse, L.S. No. 12304 My license renewal date is December 31, 2005 Pages covered by this seal: 1
	DATE 12/6/05

PREPARED BY:
 KRUSE, CATE & NELSON, P.C.
 SPENCER, IOWA
 DECEMBER 6, 2005
 DRAWING NO. 1770.33-X1
 Page 1 of 1