

Farm For Sale

111.8 m/ acres - Clay Co. Section 20 - Peterson Township



Location: 1-1/2 miles north of Peterson on blacktop M27 then 1 mile west on 490th St.

Legal: A tract in the Southwest Quarter (SW1/4) of Section Twenty (20), Township Ninety-four (94) North, Range Thirty-eight (38) West of the 5th PM, Clay Co., Iowa. Tract contains 111.8 acres more or less.

Description – Nearly level to gently rolling productive mostly all tillable farm. Bordered by a gravel road on the east and north, 110th Ave.

FSA Information

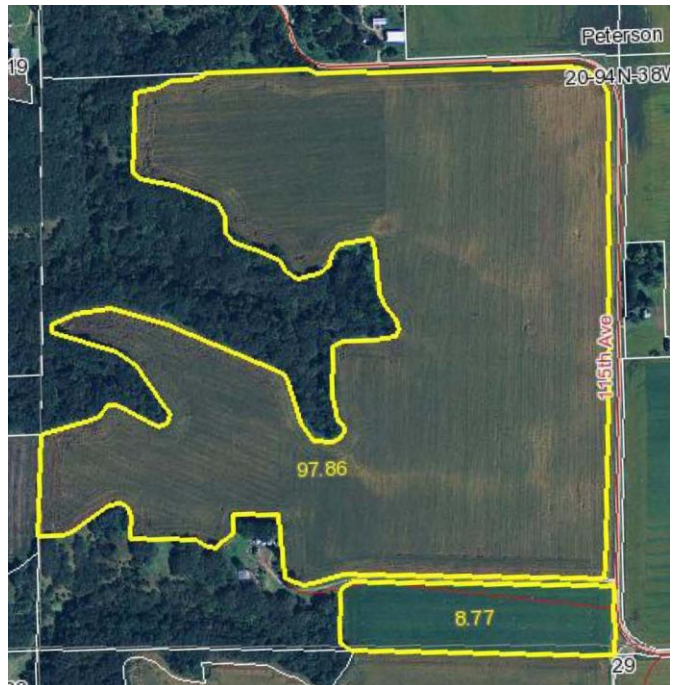
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|---------------------------|-----------|
| Cropland acres | 106.6 |
| Corn Base acres | 57.2 |
| Corn Direct / CC Yield | 123 / 153 |
| Soybean base acres | 39.0 |
| Soybean Direct / CC Yield | 39 / 47 |

Soils: McCreath, Annieville, Sac, Gillett
Grove and Moneta **Ave. CSR 77.6**

Real Estate Taxes: \$ 2400.00 annual (est.)

Possession: At closing, subject to lease

Price: \$1,025,000.00



Brokers Note: Land buyers here is your opportunity to purchase an attractive 111.8 acres just northwest of Peterson, Iowa. This farm is nearly all tillable with a CSR of 77.6. Excellent farmland investment or add on tract to your existing farming operation.

Bay Breeze, LLC, owner

Jon Hjelm / The ACRE Co.

Chuck Sikora

Spencer, Iowa 712-262-3529 theacreco.com