

Offered For Sale Privately by "Iowa's Land Auctioneers"

# Farm For Sale

## 146 Acres - Clay County Section 27 - Herdland Township



**Location:** 3 mi west of Webb on B63 (480<sup>th</sup> St) then 1-1/2 mi south on 260<sup>th</sup> Ave.

**Legal:** part of Southeast Quarter (SE1/4), Section Twenty-seven (27), Township Ninety-four (94), Range Thirty-six (36) West of the 5th PM in Clay County, Iowa

**Land Description:** An improved gently rolling 146 acre farm. Improvements include an open front cattle shed and a pole barn for hay storage. Bordered on the south by gravel road 500<sup>th</sup> St. and on the east by gravel road M50 (260<sup>th</sup> Ave.)

### FSA Information

Crop acres	73.4
Corn base acres	23.7
Corn Direct / CC Yield	109 / 109
CRP acres	49.5
Payments \$121.06/acre – Contracts expire 9/30/2017	
Pasture acres (estimate)	73.0



**Possession:** at close

**RE Taxes:** \$ 1698.00 / annually

**Price:** \$ 518,300.00 - \$3550.00/acre

**Brokers Note:** Cattlemen and outdoor enthusiast, here is your opportunity to purchase a tract of land in the Webb / Sioux Rapids area with a blend of pasture, row crop and CRP acres. Nestled upland among the hills on the Loving farm is a secluded half acre pond stocked with fish.

**Daniel & Melissa Loving, owner**

**Broker: Jon Hjelm / The ACRE Co.**

**Spencer, Iowa**

**712-262-3529**

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