

Iowa Land for Sale

160 Acres Clay County Section -13 Herdland Township



Location: 1 mi west of Webb IA on B63

Legal: The Southeast Quarter of Section 13 – T94 – R36 Herdland Clay Co. IA

Land Description: An unimproved nearly level mostly tillable rectangular quarter section of Clay County farmland. The 145.3 FSA crop acres are in two fields of 109.3 and 36.02 acres. The fields are divided by an abandoned railway. The old rail right of way contains 6.99 acres, when leveled will add to the crop acres. The farm is bordered on the south by blacktop B63 and on the east by a gravel road 280th Ave.



Soils: Nicollet, Webster, Clarion, Canisteo, Okoboji **Ave. CSR 77**

RE Taxes: \$ 2898.00

Possession: At close subject to a formal lease back to Sellers

Price: \$ 880,000.00 \$ 5500 per acre

FSA Information:

Cropland acres	145.3
Corn Base acres	88.3
Corn Direct/CC Yield	122
Soybean Base acres	21.9
Soybean Direct/CC Yeild	37

Brokers note: Outstanding opportunity to purchase a Webb area Clay County farm with great soils. This mostly tillable farm can be improved and upgraded with the leveling of the old tracks. You will have an attractive nearly all tillable farm on a hard road close to great drainage outlet.

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