

# Farm For Sale

## 40 acres - Clay Co. Section 21 - Douglas Township



**Location:** 3-1/2 miles west of Hwy 71 on Hwy 10 then 1 mile north on 180<sup>th</sup> Ave.

**Legal:** The South Half (S1/2) of the South Half (S1/2) of the Southwest Quarter (SW1/4) of Section Twenty-one (21), Township Ninety-four (94) North, Range Thirty-seven (37) West of the 5<sup>th</sup> PM, Clay Co., Iowa.

**Description** – Level to nearly level all tillable rectangular 40 acre tract. A county tile provides outlet on the east side of the farm. Bordered by gravel roads on the west (180<sup>th</sup> Ave.) and on the south (490<sup>th</sup> St.).

### FSA Information

Cropland acres	38.0
Corn Base acres	21.1
Corn Direct / CC Yield	124 / 124
Soybean base acres	16.9
Soybean Direct / CC Yield	45 / 45

**Soils:** McCreath, Gillett Grove, Ransom  
**Ave. CSR 81.4**

**Real Estate Taxes:** \$ 910 .00 annually

**Possession:** At closing, subject to lease

**Price:** \$430,000.00



**Brokers Note:** Land buyers here is your opportunity to purchase an all tillable 40 acre tract with excellent soils and an 81.4 CSR. This farm has been farmed by the Bruce Geisinger family for several years and is in an excellent state of production. This is a rare opportunity to purchase 40 acres with half mile rows in Douglas Township.

**Bruce and Heather Geisinger, owners**

**Jon Hjelm / The ACRE Co.**

**Chuck Sikora**

**Spencer, Iowa**

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