

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

Farms For Sale

42 acres – Clay County Logan Township - Sec. 30



Location: 1 mile north of Gillett Grove on county road B53

Tract One: 42 acres m/l in the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Thirty (30) Township Ninety-five (95) North, Range Thirty-five (35), West of the 5th PM, Clay Co., Iowa

Land Description: A mostly tillable, unimproved farm of nearly level cropland. The farm is bordered by county road B53 (430th St.) on the north.

Soils: The majority of the soils are McCreath, Ransom, Sac, Moneta and Gillett Grove **Ave CSR 77.8**

Price: \$ 375,900.00 or \$ 8,950/acre



FSA Information: combined with another tract

Farmland acres	240.0	Cropland acres	121.2
Corn Base acres	61.8	Corn Direct / CC Yield	117 / 128
Soybean Base acres	59.4	Soybean Direct / CC Yield	37 / 45

Brokers Note: Land buyers, here is an excellent opportunity to purchase a top quality Clay County farm with reputation soils. The farm is well drained through the recent tile improvements.

Jon Hjelm / The ACRE Co. 712-262-3529

theacreco.com

Professional Farm Real Estate Sales/Exchanges/Auctions