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

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<tr>
<th></th>
<th>Cropland acres</th>
<th>Corn Direct / CC Yield</th>
<th>Soybean Direct / CC Yield</th>
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</thead>
<tbody>
<tr>
<td>Farmland acres</td>
<td>240.0</td>
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<tr>
<td>Corn Base acres</td>
<td>61.8</td>
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<tr>
<td>Soybean Base acres</td>
<td>59.4</td>
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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