

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

Farm For Sale

54 Acres – Clay Co. Sec. 9 - Douglas Township



Location. 7 miles south of Royal on M36 and then 1-1/2 miles east on 470th St.

Legal: part of the Southwest Quarter (SW1/4), Section Nine (9), Township Ninety-four (94), Range Thirty-seven (37) West of the 5th PM in Clay County, Iowa containing 54 acres more or less.

Land Description: An unimproved, gently rolling tract with a grass waterway across the middle of the farm. The farm is bordered by gravel road, 470th St. on the south.

FSA Information:

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|---------------------------|-----------|
| Cropland acres | 49.4 |
| Corn Base acres | 22.3 |
| Corn Direct / CC Yield | 124 / 148 |
| Soybean Base acres | 22.2 |
| Soybean Direct / CC Yield | 43 / 51 |



Soils: Sac, McCreath, Annieville and Colo **Ave. CSR 71.6**

Possession: at close **RE Taxes:** \$ 1052 .00 annually

Price: \$ 325,000.00 - \$ 6020/acre

Brokers Note: Land buyers – here is your opportunity to purchase a hard to find, smaller Clay County farm with top soils and a great long-term tenant. This farm would make an excellent first time investment or an addition to your current farmland holdings.

Adam and Kristine Binder, owners

Jon Hjelm / The ACRE Co.

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theacreco.com

Professional Farm Real Estate Sales / Exchanges / Auctions