

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

# Farm For Sale

**77 Ac m/l – Clay Co.  
Sec. 34 - Waterford Township**



**Location.** 2 mi north and 1/2 mile east of Everly, Iowa on Highway 18

**Legal:** part of the North Half (N1/2) of the Northeast Quarter (NE1/4), Section Thirty-four (34), Township Ninety-seven (97), Range Thirty-eight (38) West of the 5th PM, Clay Co. IA

**Land Description:** An unimproved, nearly level all tillable farm. Small grass waterway on the southwest corner of the farm. Farm is bordered by Hwy 18 on the north and gravel road, 140<sup>th</sup> Ave on the east.

#### FSA Information:

Cropland acres	73.0
Corn Base acres	54.1
Corn Direct / CC Yield	117 / 117
Soybean Base acres	16.3
Soybean Direct / CC Yield	40 / 40

**Soils:** Biscay, Talcot, Cylinder and Wadena.

**Ave. CSR 65.3**

**Possession:** at close

**RE Taxes:** \$ 1,456.00 annual estimate.

**Price:** \$ 361,000.00 - \$4675.00/acre

**Brokers Note:** Hard to find, all tillable Clay County farm on a hard surface road. Excellent return on your investment or addition to your farming operation.



**Matt and Angie Mayer, owners**

**Jon Hjelm / The ACRE Co.**

**712-262-3529**

**[theacreco.com](http://theacreco.com)**

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