

Farm For Sale

80 acres - Clay Co. Section 24 - Douglas Township



Location: 3-1/2 miles north of Sioux Rapids on Hwy 71

Legal: The South Half (S1/2) of the Southeast Quarter (SE1/4) of Section Twenty-four (24), Township Ninety-four (94) North, Range Thirty-seven (37) West of the 5th PM, Clay Co., Iowa.

Description – Level to nearly level mostly tillable rectangular 80 acre farm. A drainage ditch crosses the farm on the east side of the farm. Bordered by Hwy 71 on the west side.

Soils: McCreath, Sac, Ransom, Gillett Grove and Afton. **Ave. CSR 77.4**

FSA Information

Cropland acres	74.1
Corn Base acres	35.4
Corn Direct / CC Yield	123 / 152
Soybean base acres	35.4
Soybean Direct / CC Yield	42 / 50



Real Estate Taxes: \$ 1812.00 annual

Possession: At closing, subject to lease

Price: \$750,000.00

Brokers Note: Land buyers here is your opportunity to purchase an attractive 80 acre farm located on Hwy 71 in southern Clay County. This farm has top producing soils with a 77.4 CSR. Excellent farmland investment or add on tract to your existing farming operation.

Diane Haburn, owner

Jon Hjelm / The ACRE Co.

Chuck Sikora

Spencer, Iowa

712-262-3529

theacreco.com

