

Midwest Land Management

LAND

# FOR SALE

Clay County, IA - Lake Township, Sec. 18

## 126 ACRES

More or Less



**Property Location:** 3 miles east of Langdon, Iowa on B17.

**Legal Description:** The Southeast Quarter (SE $\frac{1}{4}$ ) of Section Eighteen (18), Township Ninety-seven (97) North, Range Thirty-five (35) West of the 5th P.M., Clay County, Iowa.

**FSA Information:**

Cropland: 123.55 ac.

Corn Base: 121.6 ac.      PLC Yield: 159 bu.

**Soils:** Clarion, Canisteo, Nicollet, and Okoboji

**Surety/AgriData Avg. CSR2:** 83.9

**Surety/AgriData Avg CSR1:** 73.0

**Real Estate Taxes:** \$2,934 Annually

**Price:** \$1,112,000

**Terms:** Possession upon closing. Farm is available for 2016 crop season.

**Grant Pothast, Owner**

**For More Information Call Ben Hollesen at 712-253-5779**

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& REAL ESTATE, INC  
**MIDWEST LAND**  
MANAGEMENT

Property information provided was obtained from sources deemed reliable, but the Broker or Seller makes no guarantees as to its accuracy. Average CSR information was obtained from Surety/Agri Data. All prospective buyers are urged to fully inspect the property, its conditions and to rely on their own conclusions. All sketches, dimensions and acreage figures in this information are approximate or "more or less".