

Midwest Land Management

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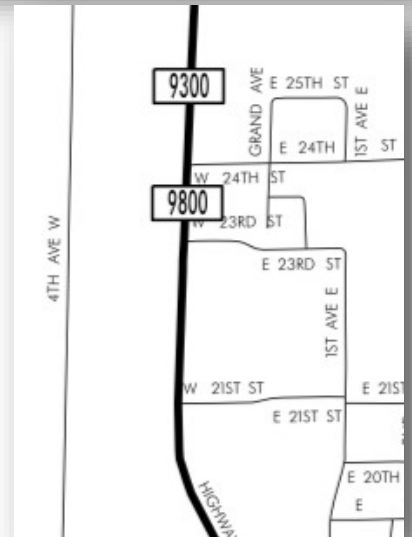
FOR SALE

5.29 Acre Commercial Lot



Legal Description: Parcel B in the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) lying west of the right-of-way of the former Chicago, Milwaukee & St. Paul Railway in Section Six (6), Township Ninety-six (96) North, Range Thirty-six (36) West of the 5th PM., Clay County, Iowa.

- ◆ Prime location along Highways 71 & 18
- ◆ 5.29 Surveyed Acres
- ◆ 2015 Iowa DOT Annual Average Daily traffic count: 9800 vehicles per day
- ◆ Zoning: C-2 Highway Commercial
- ◆ Annual Real Estate Taxes: \$3,080



Traffic Counts, Iowa DOT 2015

Note: Don't miss this rare opportunity to purchase 407 feet of Highway 71 frontage in north Spencer that you can develop to suit your needs. This is a great location for multiple uses with excellent visibility and traffic counts of 9,800 vehicles per day!

Price: \$250,000

Foresight Ag LLC, Owner

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

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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".