

Midwest Land Management

LAND

# FOR SALE

Clay County & Buena Vista County

*70.62 Surveyed Acres  
Timber and Cropland*

**Property Location:** 1½ miles east of Peterson, IA on State Highway 10 and ¾ mile south on 145th Avenue.



**Legal Description:** Parcel C in the Southwest Quarter of the Southeast Quarter (SW¼ SE¼) of Section Thirty-five (35), Township Ninety-four (94) North, Range Thirty-eight (38) West of the 5th PM, Clay County, IA AND Lot J in the Northwest Quarter of the Northeast Quarter (NW¼ NE¼) and the Northeast Quarter of the Northeast Quarter (NE¼ NE¼) of Section Two (2), Township Ninety-three (93) North, Range Thirty-eight (38) West of the 5th PM, Buena Vista County, Iowa.

**Tillable Acres:** 18 acres

**Surety/AgriData Avg. CSR2:** 79

**Soils:** Sac, Belview, Moneta

**Est. Real Estate Taxes:** \$685

**Land Description:** Outdoor Enthusiasts, don't let this great opportunity pass you by. If you have been looking for an exceptional tract of hunting land, this is your chance to purchase one of the best. The Anderson farm boasts an ample herd of whitetail deer and flocks of wild turkeys. The farm features several mature hardwood and cedar trees along with high quality farmland for income and a food source for the wildlife. Come see all that this property has to offer.



**Price:** \$351,000

**Anderson Family Living Trust, Owner**

**For More Information Call Ben Hollesen 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".