

Midwest Land Management

LAND

# FOR SALE

Clay County, IA - Sioux Township, Sec. 33

## 80 ACRES m/l

**Property Location:** 2 miles south of Spencer, Iowa on Highway 71 and 3 miles east on B40.

**Legal Description:** The South Half of the Southeast Quarter (S $\frac{1}{2}$  SE $\frac{1}{4}$ ) of Section Thirty-three (33), Township Ninety-six (96) North, Range Thirty-six (36) West of the 5th P.M., Clay County, Ia.

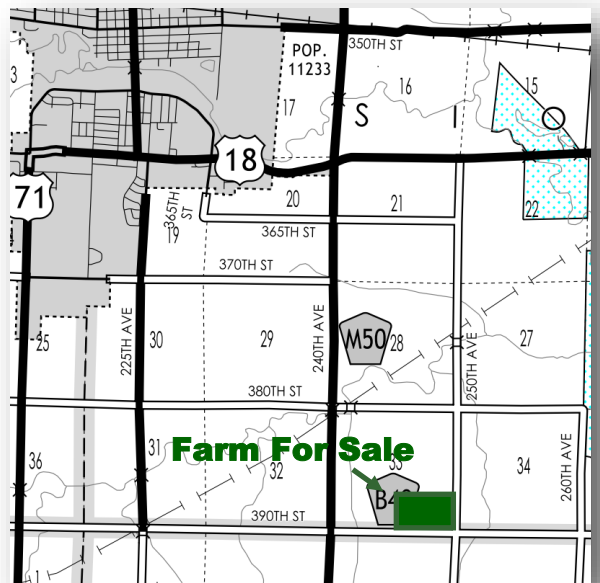
**Surety/AgriData Avg. CSR2:** 89.8

**Surety/AgriData Avg CSR1:** 71.9

**Soils:** Wilmonton, Everly, Letri & Afton

**Tillable Acres:** 74 (est.)

**Real Estate Taxes:** \$2,362



**Broker's Note:** Attention Farmers & Investors, this is a great opportunity to own a high-quality tract of Clay County Iowa farmland with a CSR2 of 89.8. This farm has a proven track record of high yields and high fertility with a history of swine manure being applied.

**Price: \$950,000**

**Marlin & Nancy Friedrich Living Trust, Owners**

**For More Information Call Travis Johnson 712-301-4664.**

**Midwest Land Management and Real Estate, Inc.**

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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".