

Midwest Land Management

LAND

FOR SALE

Clay County, IA - Logan Township, Sec. 20

80 Acres m/l Pasture



Property Location: 1 mile north of Gillett Grove, Iowa on M54 and 1 mile east on 420th Street.

Legal Description: The West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Twenty (20), Township Ninety-five (95) North, Range Thirty-five (35) West of the 5th PM, Clay County, Iowa.

Surety/AgriData Avg. CSR2: 67.1

Primary Soils: Calco, Terril, Moneta, Klossner, & Wadena

Real Estate Taxes: \$1,330

Equipment Included:

- Wooden corral
- High tensile fence on the west, north & east side of the farm
- Metal gates



Broker's Note: Attention Cattlemen, here is a prime opportunity to purchase hard-to-find pastureland in Clay County. The Binder pasture has very good soils and a CSR2 rating of 67.1, an outstanding soils rating for pasture. Give Ben a call today to learn more about this opportunity.

Price: \$280,000

Adam Binder, Owner

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

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".