

Midwest Land Management

FOR SALE

Clay County, IA - Garfield Twp. Section 23

320 ACRES

More or Less

Property Location: 3 miles east of Webb, Iowa on B63.

Farm is bordered by B63 on the north, 320th Ave. on the west and 490th St. on the south.

Legal Description: The West Half (W¹/₂) of Section Twenty-three (23), Township Ninety-four (94) North, Range Thirty-five (35) West of the 5th P.M., Clay County, IA.

Total Acres: 320 ac. m/l

Soils: Wadena, Talcot, Cylinder, Biscay

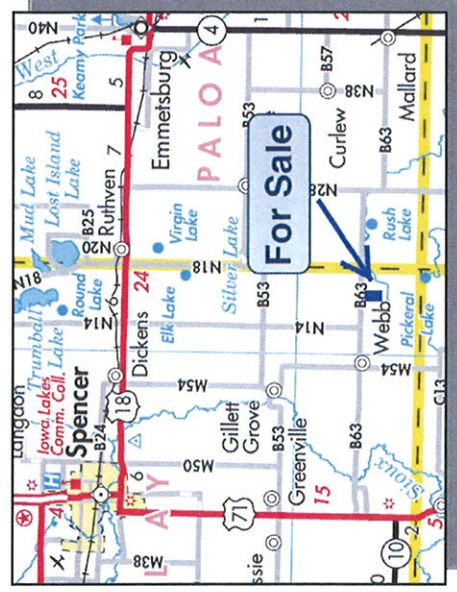
Avg. CSR: 57.4

Taxable Acres: 311 ac.

Real Estate Taxes: \$5894 Annually

FSA Information:

Cropland	311.7 acres
Corn Base	168.9 acres
DD/CC Yield	120/120 bu.
Soybean Base	138.5 acres
DD/CC Yield	29/29 bu.



Note: Midwest Land Management is pleased to be selling this Webb area farm for Kent Kiburz. This all-tillable farm has good tile outlet by means of a large county tile which runs through the property. There has also been major private tile improvements in the past 2 years; maps are available for these improvements. The buyer has the option of taking over the existing lease or farming the farm themselves for 2013. This is an excellent opportunity to buy a large contiguous tract of land in Clay County.

Price: \$2,400,000.00 or \$7,500 per acre

Terms: Possession at close. Subject to bushel lease for 2013.

Kent Kiburz, Owner

For More Information Call Ben Hollesen 712-253-5779

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MIDWEST LAND
MANAGEMENT
& REAL ESTATE, INC

Property information provided was obtained from sources deemed reliable, but the Broker or Seller makes no guarantees as to its accuracy. 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".