

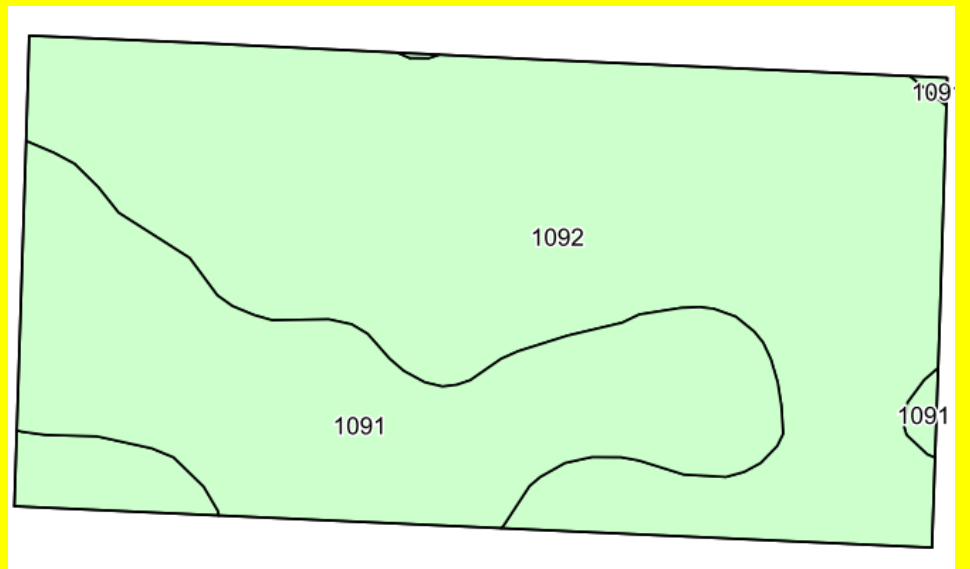
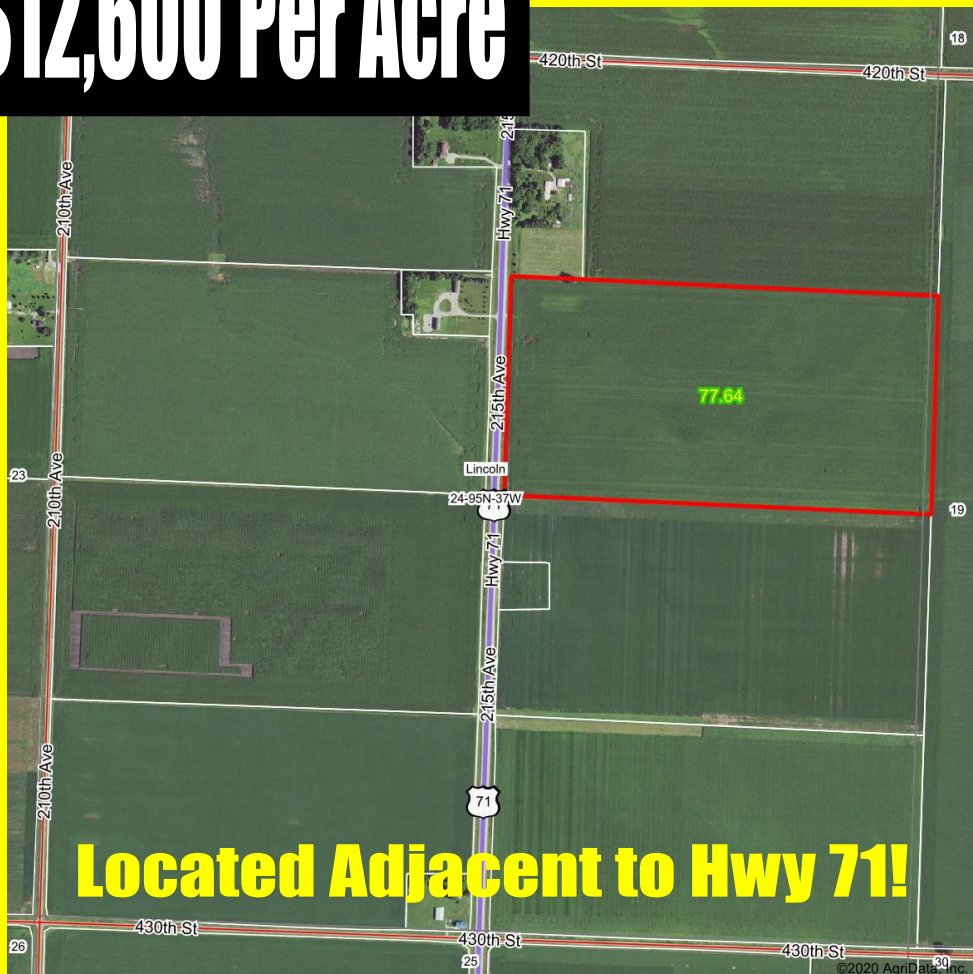
# Farmland For Sale!

## EXCELLENT 78 +/- Acres in

# Lincoln Township, Clay County, IA

**Location: From Greenville, IA go 3/4 mile west on 435th St and 1 mile north on Hwy 71. Or from Spencer, IA at the Menards 4-way Stop Corner on Hwy 71 go 6 1/4 miles south. Signs Posted!**

**\$12,600 Per Acre**



**Located Adjacent to Hwy 71!**

**General Description:** Selling will be an excellent 78 +/- acres of farmland in Lincoln Township, Clay County, IA. There are 77.64 +/- tillable acres with the balance consisting of road and ditch. The farm is an inside tract and is level to gently sloped. The main soil types consist of the Gillett Grove and McCreath series. There is an excellent CSR 1 of 79.6 and CSR 2 of 95.3. This farm is in an excellent state of productivity.

**Brief Legal Description:** The S 1/2 NE 1/4 in Section 24-95-37, Lincoln Township, Clay County, Iowa. Property contains 78 +/- acres.

**Terms:** 10% down is due with offer and the balance at closing.

**Real Estate Taxes:** Sellers will pay all real estate taxes which would become delinquent if not paid by October 1, 2021, as well as all prior taxes. Estimated net taxes are \$2268 per year.

**Possession:** **IMMEDIATE** at time of closing!

**More Info:** Here is a great opportunity to purchase an excellent farm near Greenville, Rossie or Spencer area. Call Todd today for more info! 712-348-0111

**Note:** This property is being sold "as is." All info was gathered from sources deemed to be reliable, but it is not guaranteed by sellers or sellers' agents. Real estate company acts as agent for the seller.

# Seas of Green, LLC

**View our web site at [www.vw72.com](http://www.vw72.com)**

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