Land For Sale

237.18 GROSS ACRES m/l

CLAY COUNTY, IOWA

WATERFORD TOWNSHIP
Clay County Farm

LEGAL DESCRIPTION – The NW ¼ & N ½ of the SW ¼ of Section 9-97-38 in Clay County, IA

LAND FOR SALE -

FSA Tillable Acres: 233.18 · Township: Waterford
Annual Real Estate Taxes: $6,444
Primary Soils: Loam
CSR2: 87.9

DETAILS:

Cotton Grave Farm Management is pleased to be offering this large, all-tillable tract in NW Clay County. The Morgan Farm Co. LLC Farm is a flat, highly productive, tract that is mostly all tillable. The farm contains 237.18 surveyed acres with predominately loam soil types. The Morgan Farm has been surveyed into three 80-acre parcels. The farm has an 87.9 CSR2 with a very productive cropping record and a long history of conservation practices lending to high organic matter and soil structure. The north 80 also has a Morton Building 75' x 48' pole shed built in 1991. The farm is bordered on the west by 120th Avenue and on the north by 280th St.

COTTON GRAVE

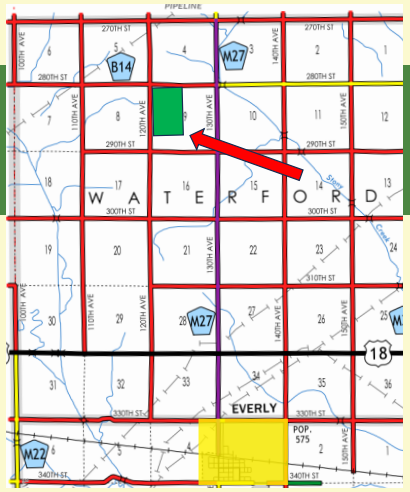
Trusted Since 1960
Farm Management, Land Realty, & Appraisal
517 N. Grand Ave. · Spencer, IA 51301

COTTONGRAVE.COM

Brent Swart
Agent

Call today to learn more about the opportunities on this farm for your next investment.

712.262-6425 office
574.780-2184 cell



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Investing in Iowa Agland... **Call us Today!**

FACEBOOK @CottonGraveFarm