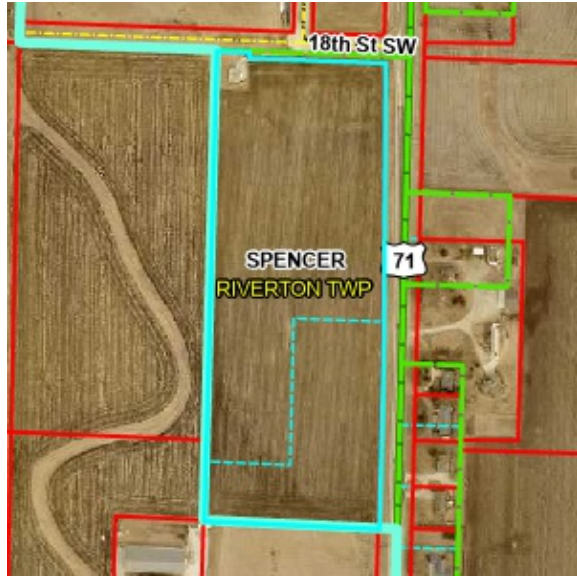


Green & Yellow LLC

Parcel J in the Southwest Quarter of Section Twenty-four, Township Ninety-six, North Range Thirty-seven West of the 5th PM., Clay County, Iowa | Spencer, IA | US | Clay County
Available Acres: 24.31 | Sale Price: \$729,300



Property and Area Description

Parcel J located in the Southwest Quarter of Section 24, Township 96 North, Range 37 West of the Fifth Principal Meridian, Clay County, Iowa

Population



14,829

10 Mile Radius

37,104

20 Mile Radius

196,524

50 Mile Radius

Source: ESRI®, 2025

Households



6,540

10 Mile Radius

16,622

20 Mile Radius

80,042

50 Mile Radius

Source: ESRI®, 2025

Transportation

Nearest Highway: U.S. Highway 71 (0 mi.)

Nearest Interstate: Interstate 90 (35 mi.)

Nearest Airport: Spencer Regional Airport (3 miles mi.)

Nearest Commercial Airport: Sioux Falls Regional Airport - Joe Foss Field Airport (110 miles mi.)

Rail Served: No

Rail Served By: Unknown

Rail Accessible: No

Rail Infrastructure in Place: No

Utilities

Natural Gas: Black Hills Energy

Water: City of Spencer

Sewer: City of Spencer

Telecommunications: Spencer Municipal Utilities

Zoning:	Commercial
Adjacent Available Acres:	21.66
Within City Limits:	Yes
Site Dimensions:	945,502.8
Sale Price:	\$729,300
Sale Price Note:	\$30,000 per acre
Lease Rate Note:	NA
Last Updated:	May 31, 2023

Economic Development Contact

Iowa Lakes Corridor Development Corporation
520 2nd Avenue East Suite 2
Spencer, Iowa N/A
(712) 264-3474 | info@lakescorridor.com

Realtor/Owner Contact

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