

LAND AUCTION

80 Acres Clay County Section 29 Summit Township



Friday - November 4, 2022 - 10:00 am
Clay County Regional Events Center, Spencer, Iowa

Legal: The West Half of the Northeast Quarter (W1/2 NE1/4) of Section Twenty-nine (29), Township Ninety-seven (97) North, Range Thirty-seven (37) West of the 5th PM, Clay County, Iowa.

Description: The Brusie Estate farm is a good looking, inside, all tillable farm. The farm contains 78.89 FSA crop acres in one rectangular field. The farm contains nearly level, well-drained, loam soils. The farm is bordered on the north by 310th St.

Soils: Talcot, Wadena, Biscay, Cylinder **CSR2 51.9**

FSA Information		Cropland acres	78.89
Corn Base acres	78.7	Soybean Base acres	143

RE Taxes: \$1424 annually. Taxes prorated to January 1, 2023.

Terms: 10 percent down sale day, balance due at close December 20, 2022. Sellers will keep the 2022 rent.

Possession: At close, subject to balance of the 2022 lease.
The Brusie Estate farm is available for the 2023 season.

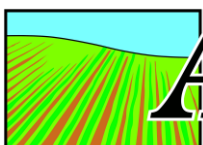
Broker's Note: The ACRE Co. is pleased to be selling the Brusie Estate farm at public auction. Land Buyers, here is your chance to buy an all tillable, inside tract with a strong corn base. That together with the high percentage of tillable acres makes farm farm a top choice for your farmland investment or addition to your farming operation. Take a drive northwest of Spencer and check out the Brusie Estate farm.

We look forward to seeing you on sale day !

Seller: Threasa Brusie Estate

Attorney: Michael Bovee

Montgomery, Barry, Bovee & Davis, Spencer, IA

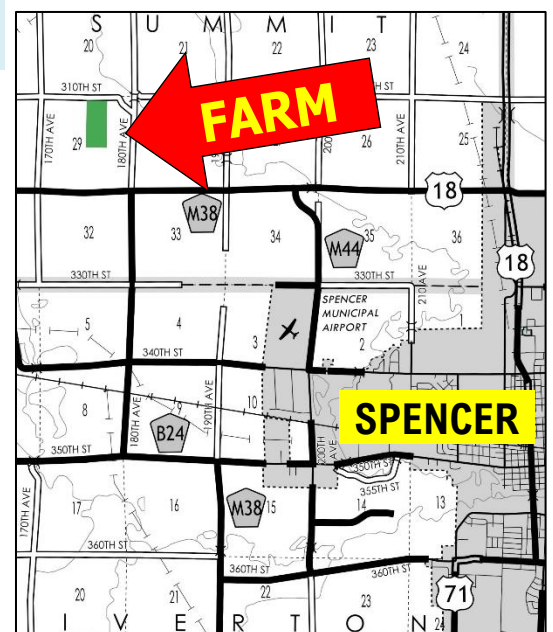


ACRE CO

Farm Real Estate

Spencer, Iowa 712-262-3529

theacreco.com



Jon Hjelm, ALC 712-240-3529

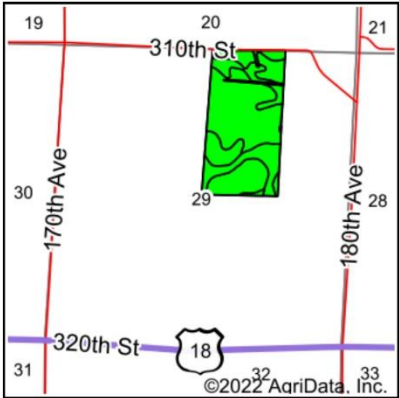
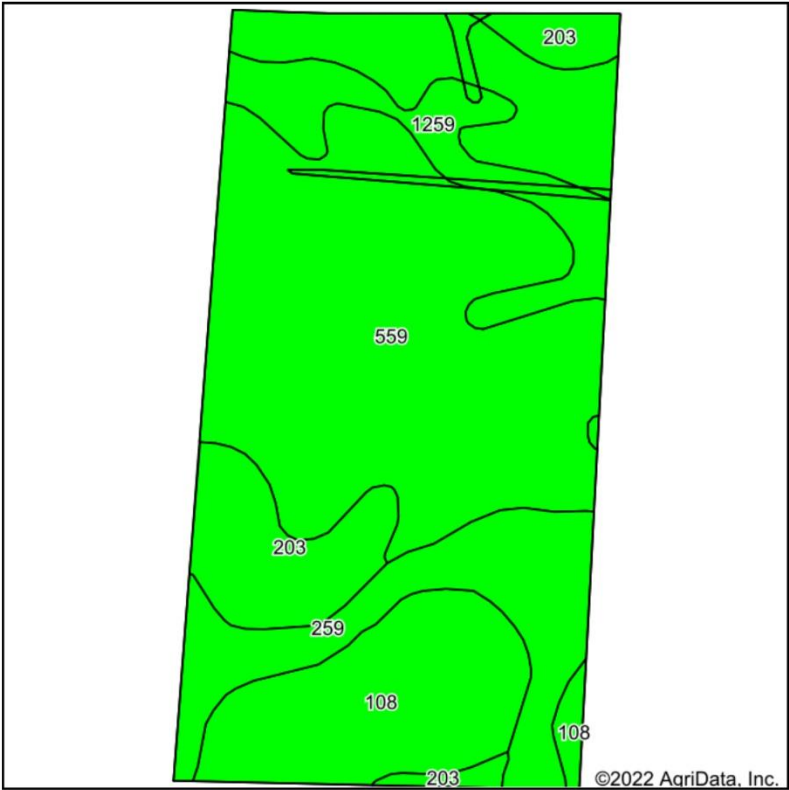
Chuck Sikora 712-260-2788

Austin Peterson 712-260-3678

Selling Iowa's Best !

The Owner reserves the right to reject any and all bids. The ACRE Co. represents the Sellers at this auction. This sale is subject to the approval of the sellers the day of the auction. Any announcements made sale day will supersede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.

Soils Map



State: Iowa
County: Clay
Location: 29-97N-37W
Township: Summit
Acres: 78.89
Date: 9/26/2022

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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA041, Soil Area Version: 31							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
559	Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	41.88	53.1%		Ilw	52	65
108	Wadena loam, 0 to 2 percent slopes	12.03	15.2%		IlS	56	52
259	Biscay clay loam, 0 to 2 percent slopes	10.06	12.8%		Ilw	52	70
203	Cylinder loam, 0 to 2 percent slopes	8.16	10.3%		IlS	58	
1259	Biscay clay loam, depressional, 0 to 1 percent slopes	6.76	8.6%		Illw	36	49
Weighted Average					2.09	51.9	*-

**IA has updated the CSR values for each county to CSR2.
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.



Selling Iowa's
Best Farmland



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