

LAND AUCTION

80 Acres Clay County Section 35 Clay Township



Wednesday - November 9, 2022 - 10:00 am
Royal Community Center, Royal, Iowa

Legal: The North Half of the Southwest Quarter (N1/2 SW1/4) of Section Thirty-five (35), Township Ninety-five (95) North, Range Thirty-eight (38) West of the 5th PM, Clay County, Iowa. The farm will be surveyed by sale day.

Description: Selling will be an inside, nearly level, all tillable tract of reputation quality black farmland. The farm contains 79 crop acres (est) in one rectangular field. The farm is bordered only on the west by 140th Avenue.

Soils: Gillett Grove & McCreath **CSR2 95**

FSA Information*		Cropland acres	117
Corn Base acres	58.25	Soybean Base acres	58.25
Corn PLC Yield	175	Soybean PLC Yield	50

**Information combined with SE1/4 SW1/4*

RE Taxes: \$2288 annually. Taxes prorated to January 1, 2023.

Terms: 10 percent down sale day, balance due at close
December 15, 2022. Sellers will keep the 2022 rent.

Possession: At close, subject to balance of the 2022 lease.

Broker's Note: The ACRE Co. is pleased to be selling this Clay County farm at public auction. Land Buyers, take a drive and check out this inside 80. The Royal area is known for nearly level, black, top producing farms, and here is a prime example.

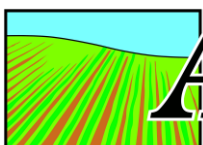
If you can find an inside, all tillable 80 like this one, buy it!

We look forward to seeing you in Royal on sale day!

Sellers:

**John Feldman, Mark Feldman, Sharon Rhode, and
Kristine Koehn**

Attorney: Chris Bjornstad, Cornwall, Avery, Bjornstad & Scott,
Spencer, IA

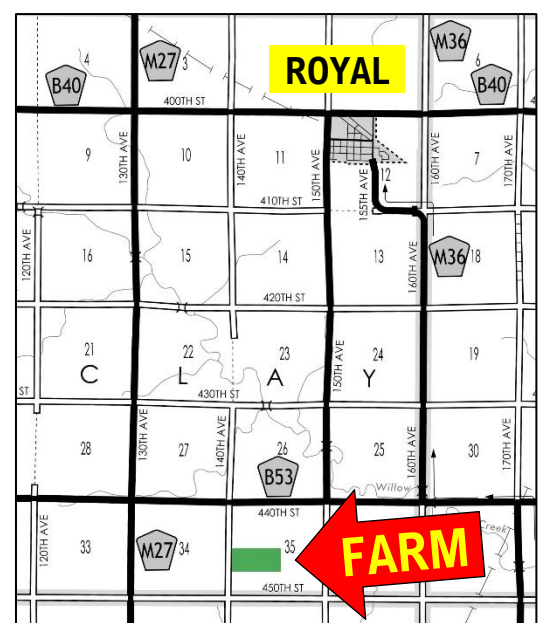
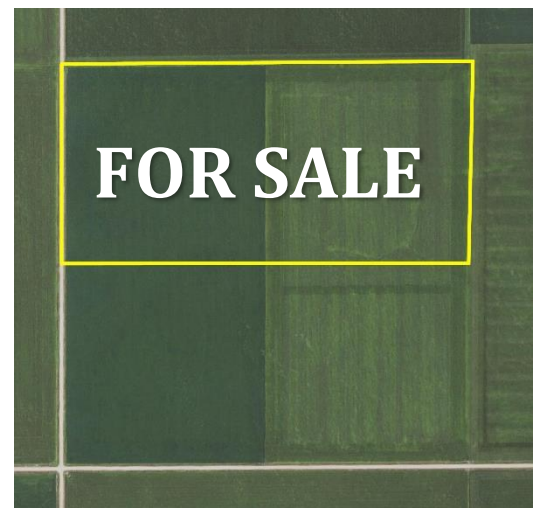


ACRE CO

Farm Real Estate

Spencer, Iowa 712-262-3529

theacresco.com



Jon Hjelm, ALC 712-240-3529

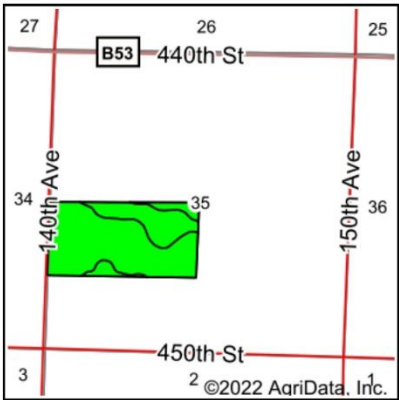
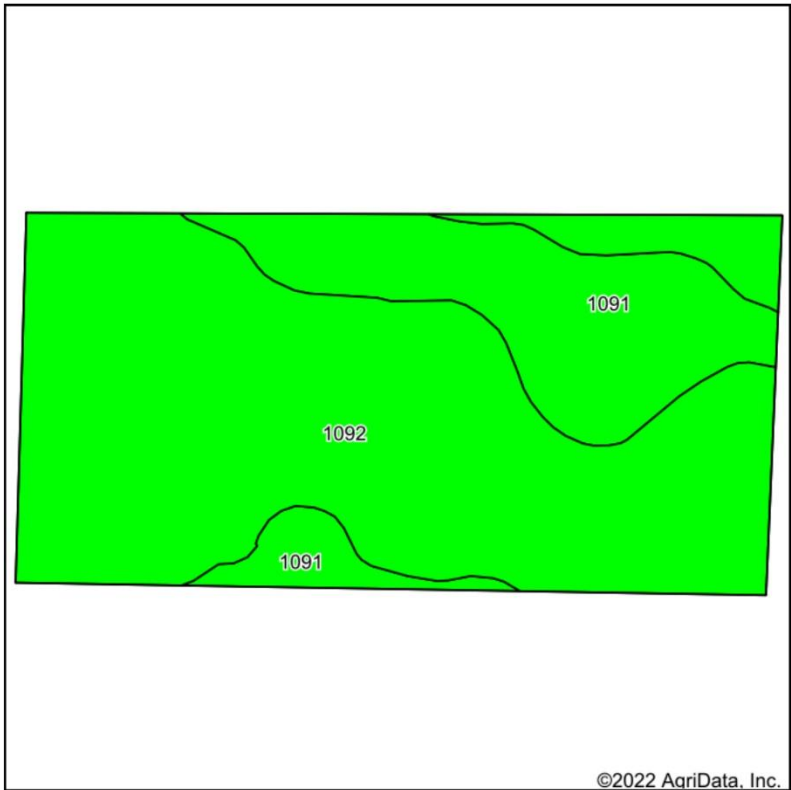
Chuck Sikora 712-260-2788

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: 35-95N-38W
Township: Clay
Acres: 79
Date: 8/18/2022



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	CSR
1092	Gillett Grove silty clay loam, 0 to 2 percent slopes	58.83	74.5%		llw	94
1091	McCreath silty clay loam, 0 to 2 percent slopes	20.17	25.5%		lw	98
Weighted Average					1.74	95

**IA has updated the CSR values for each county to CSR2.
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.



Selling Iowa's Best Farmland !



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