

LAND FOR SALE

40 Acres Clay County

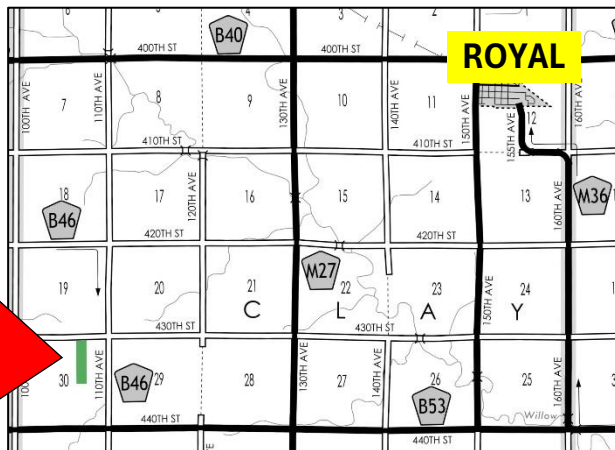
Section 30 Clay Township

Black Jewel with 96.2 CSR2

- Prime level inside all tillable farm
- 39.21 FSA crop acres
- McCreath and Gillett Grove soils 96.2 CSR2
- RE Taxes: \$1162 annually

Price: \$790,000.00 \$19,750/acre

For more information call Jon Hjelm 712-240-3529



ACRE CO

Farm Real Estate

Spencer, IA 712-262-3529

Selling Iowa's Best

Jon Hjelm, ALC 712-240-3529

Chuck Sikora 712-260-2788

Joe Laubenthal 515-368-3815

theacreco.com

Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.

R-38-W

LONE TREE TWP





United States
Department of
Agriculture

Clay County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 39.21 acres

2025 Program Year

Map Created April 05, 2025

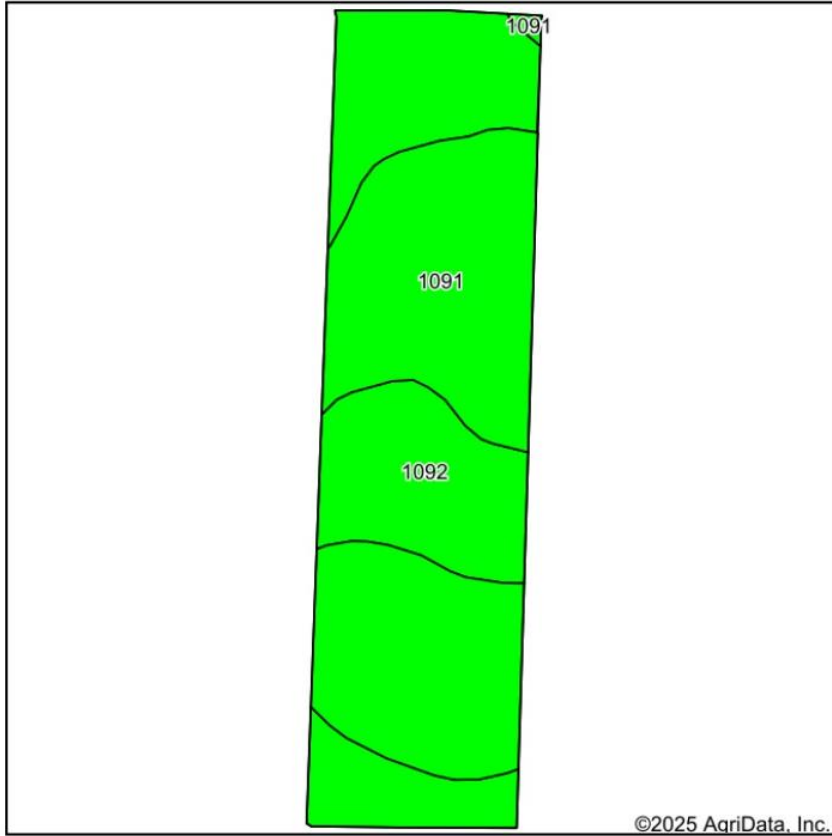
Farm 6860

Tract 121

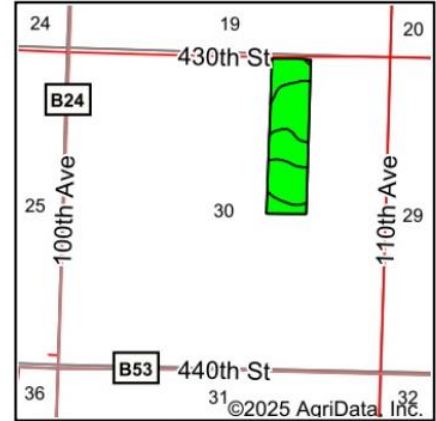
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USDA is an equal opportunity provider, employer, and lender.

Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Clay
Location: 30-95N-38W
Township: Clay
Acres: 39.21
Date: 7/23/2025



Maps Provided By:



Area Symbol: IA041, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
1091	McCreath silty clay loam, 0 to 2 percent slopes	21.96	56.0%		Iw	98	83
1092	Gillett Grove silty clay loam, 0 to 2 percent slopes	17.25	44.0%		IIw	94	78
Weighted Average					1.44	96.2	80.8

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

IOWA

CLAY

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6860

Prepared : 7/22/25 10:16 AM CST

Crop Year : 2025

Operator Name :
CRP Contract Number(s) : None
Recon ID : 19-041-2024-63
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
39.21	39.21	39.21	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	39.21	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	31.90	0.00	175	
Soybeans	7.30	0.00	47	
TOTAL	39.20	0.00		

