

Another ACRE Co. Land Auction

LAND AUCTION

79 Acres Clay County Section 35 Meadow Township



All tillable productive farm available for the 2014 crop season

Thursday - November 21, 2013 - 10:00 am

Dickens Community Center, Dickens, Iowa

Location: From Spencer – 3 miles east on B24, then 2 miles north on 270th Avenue
From Dickens – 2 mile north on 280th Avenue, then 1 mile west on 330th Street

Legal: The East Half of the Southeast Quarter (E1/2 SE1/4) of Section Thirty-five (35), Township Ninety-seven (97) North, Range Thirty-six (36) West of the 5th PM, Clay County, Iowa.

Description: The Merryman farm is an attractive, nearly level to gently rolling, all tillable tract of farmland. Currently the farm has 72.46 acres in row crop and 2.41 acres in grass. The farm is bordered by two gravel roads, 270th Avenue on the east and 330th Street on the south.

Soils: Clarion, Webster, Okoboji, Nicollet **Ave CSR 67.4**



FSA Information		Cropland acres	72.46
Corn Base acres	35.6	Corn Direct / CC Yield	117 / 117
Soybean Base acres	27.4	Soybean Direct / CC Yield	37 / 37

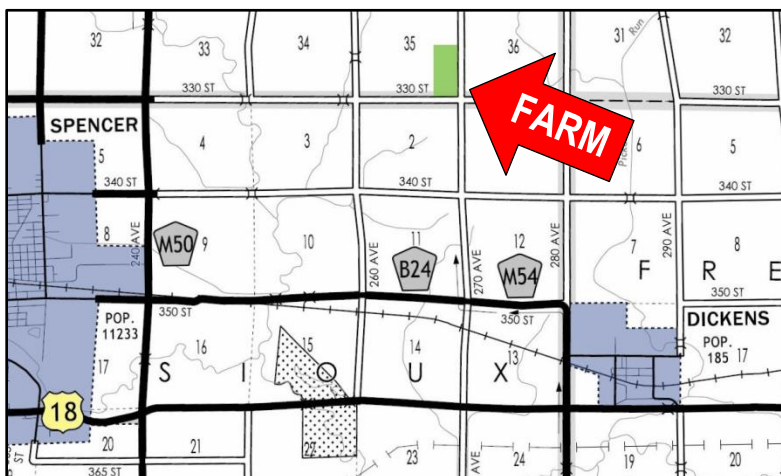
Taxes: \$1910 annually. Taxes prorated to January 1, 2014.

Terms: 10 percent down sale day. Balance due at close 12-20-2013

Possession: At close, subject to the current lease. Farm is available for the 2014 crop season

Broker's Note: The ACRE Co. is pleased to be offering the Merryman farm at public auction. Land Buyers, here is an excellent opportunity to pick up a quality 80 near grain markets in the Spencer/Dickens/Langdon area. Contact Chuck Sikora 712-260-2788 for more information. See you sale day!

**Dan Merryman, Steve Merryman,
Gail Eppler, & Terry Noel – owners**



**Farm Real Estate
Spencer, Iowa 712-262-3529**

theacresco.com

No. 1 ranked farmland website on Google

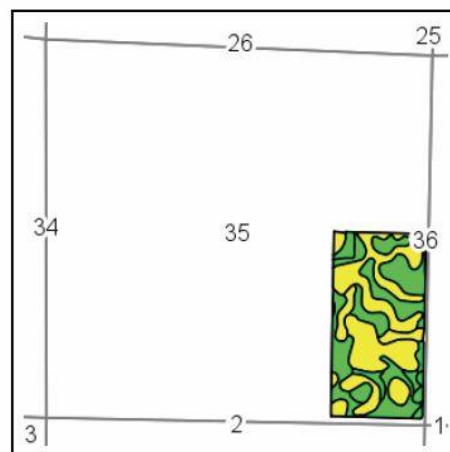
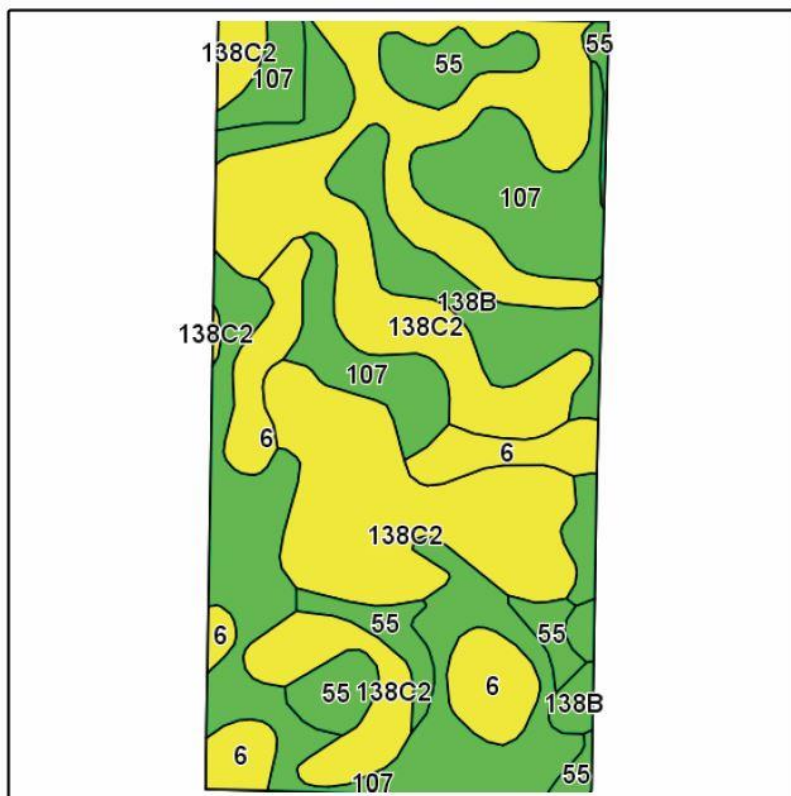
Attorney: Mike Gabor, Algona, IA
Buchanan, Bibler, Gabor, & Meis

Auctioneers:

Jon Hjelm, ALC & Chuck Sikora
712-240-3529 712-260-2788

The Owner reserves the right to reject any and all bids. Jon Hjelm / 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 gathered herein is gathered from sources deemed reliable but cannot be guaranteed by Jon Hjelm / The ACRE Co.

Soils Map-CSR(as of 1/21/12)



State: **Iowa**
 County: **Clay**
 Location: **35-97N-36W**
 Township: **Meadow**
 Acres: **74.87**
 Date: **10/29/2013**



Maps provided by:



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Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*	Corn	Soybeans
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	31.51	42.1%		Ille	59	165	39
107	Webster silty clay loam, 0 to 2 percent slopes	23.84	31.8%		Ilw	77	189	42
6	Okoboji silty clay loam, depressional, 0 to 1 percent slopes	7.51	10.0%		Illw	55	159	35
55	Nicollet loam, 1 to 3 percent slopes	6.04	8.1%		I	82	196	45
138B	Clarion loam, 2 to 5 percent slopes	5.97	8.0%		Ile	74	185	42
Weighted Average						67.4	176.1	40.3

**IA is currently updating the CSR values for each county to CSR2. Note: ALL soils information on this page is dated 1/21/2012
*CSR ratings will be available for a limited time to aid in the transition to CSR2.



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