

LAND AUCTION

170 Acres Clay County Section 31 Lake Township

74.8 CSR

Good looking nearly all tillable farm edged with a tree lined creek

Thursday - October 2, 2014 - 10:00 am

Dickens Community Center, Dickens, Iowa

Farm Location: 2 miles north of Dickens on 290th Avenue

Legal: A tract of land in the East Half (1/2) of Section Thirty-one (31), Township Ninety-seven (97) North, Range Thirty-five (35) West of the 5th PM, Clay County, Iowa

Description: The Nattress farm is an inside nearly rectangular very gently rolling tract of productive farmland. The farm contains 157.5 FSA crop acres all in one large field, plus 11.8 acres of wooded creek bank along Pickerell Run. The farm has excellent reputation soils. Pickerell Run offers great access for drainage tile outlet. The farm is bordered on the east by 290th Avenue and on the west by Pickerell Run.

Soils: Clarion, Canisteo, Nicollet, Webster, Okoboji, Biscay
Ave CSR 74.8 Ave CSR2 84.9

Taxes: \$3910 annually. Taxes prorated to January 1, 2015.

Terms: 10 percent down sale day, balance due at close.

Possession: At close March 3, 2015



FSA Information

Cropland acres	157.5
Corn Base acres	76.9
Soybean Base acres	76.8
Corn Direct / CC Yield	117 / 146
Soybean Direct / CC Yield	37 / 45

Broker's Note: Cotton Grave Farm Management and The ACRE Co. are pleased to be teaming up to sell this unique outstanding Clay County farm. The Nattress farm offers a large contiguous field of great farmland plus your own secluded wooded outdoor recreation land. Farmland tracts like this with small, protected recreational areas with fresh water are hard to find. Don't miss this opportunity.

We look forward to seeing you sale day!

Donald Nattress Estate - owner

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



Spencer, Iowa 712-262-3529
Jon Hjelm ALC & Chuck Sikora
712-240-3529 712-260-2788

theacrecoco.com

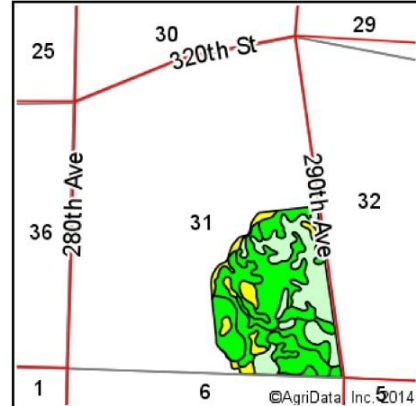
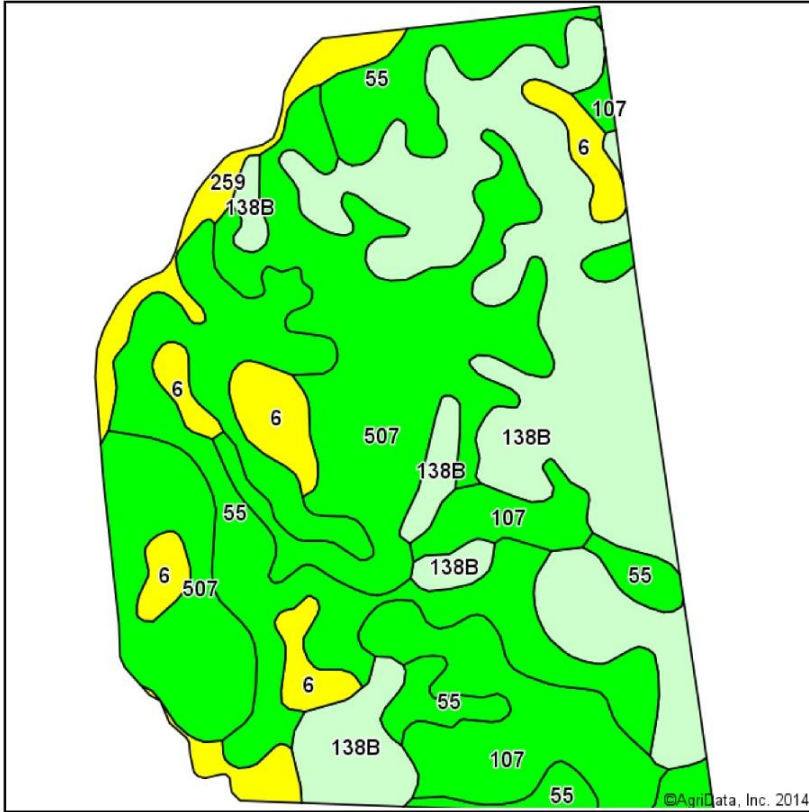


Spencer, IA 712-262-6425
Gary Grave

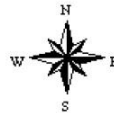
cottongrave.com

The Owner reserves the right to reject any and all bids. Cotton Grave & The ACRE Co. represent 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 Cotton Grave / The ACRE Co.

Soils Map-CSR2



State: **Iowa**
 County: **Clay**
 Location: **31-97N-35W**
 Township: **Lake**
 Acres: **157.54**
 Date: **9/4/2014**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2014 www.AgriDataInc.com

Soils data provided by USDA and NRCS.

Area Symbol: IA041, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	46.42	29.5%		Ile	90	74
507	Canisteo clay loam, 0 to 2 percent slopes	39.69	25.2%		Ilw	86	73
55	Nicollet loam, 1 to 3 percent slopes	38.61	24.5%		I	88	82
107	Webster silty clay loam, 0 to 2 percent slopes	17.21	10.9%		Ilw	89	77
6	Okoboji silty clay loam, depressional, 0 to 1 percent slopes	9.19	5.8%		Illw	56	55
259	Biscay clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	6.42	4.1%		Ilw	52	70
Weighted Average						84.9	74.8