**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

**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

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**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

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**For Sale**

*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.