

LAND AUCTION

39 Acres Clay County Section 29 Garfield Township



Thursday - March 5, 2015 - 10:00 am

Webb Community Center, 306 Church Street, Webb, Iowa

Farm Location: From Webb – 1 ½ miles south on M54 (290th Avenue), then ¾ mile east on 500th Street

Legal: The Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section Twenty-nine (29), Township Ninety-four (94) North, Range Thirty-five (35) west of the 5th PM, Clay County, Iowa, except the railroad right-of-way.

Description: The Furnald Corp. farm is a rectangular, attractive, all tillable, gently rolling farm. The farm contains 38.52 FSA crop acres all in one field. Furnald Corp. has ordered and will pay to install farm field tile and a new tile outlet to improve the drainage on the property. The farm is bordered by two gravel roads, 500th Street on the south and 300th Avenue on the east.

Soils: Okoboji, Canisteo, Nicollet, Harps, Clarion
Ave CSR 66 Ave CSR2 75



FSA Information

Cropland acres	38.52
Corn Base acres	23.1
Corn Direct / CC Yield	122 / 122
Soybean Base acres	6.2
Soybean Direct / CC Yield	37 / 37

RE Taxes: \$830 annually. Taxes prorated to January 1, 2015.

Terms: 10 percent down sale day. Balance due at close
March 31, 2015.

Possession: At close. Farm is available for the 2015 crop season.



Broker's Note: The ACRE Co. is pleased to be offering this Clay County farm with new tile improvements at public auction. Land Buyers, here is a great opportunity to purchase a smaller, good looking, all tillable, productive tract of farmland located in four-corner area of Clay, Palo Alto, Buena Vista, and Pocahontas counties. The owners have hired Clark Abel to install new tile on the farm this spring. A map is available showing the new tile to be installed. We look forward to seeing you sale day !

Furnald Corp. - owner

Attorney: Chris Bjornstad

Cornwall, Avery, Bjornstad, Scott, & Davis
Spencer, IA

Auctioneers:

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

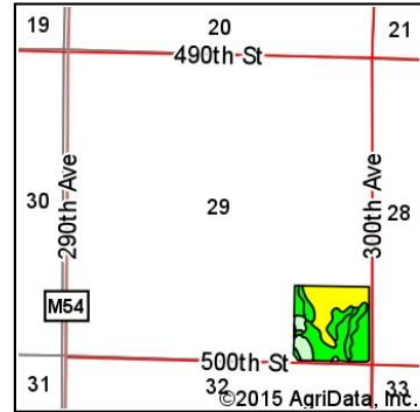
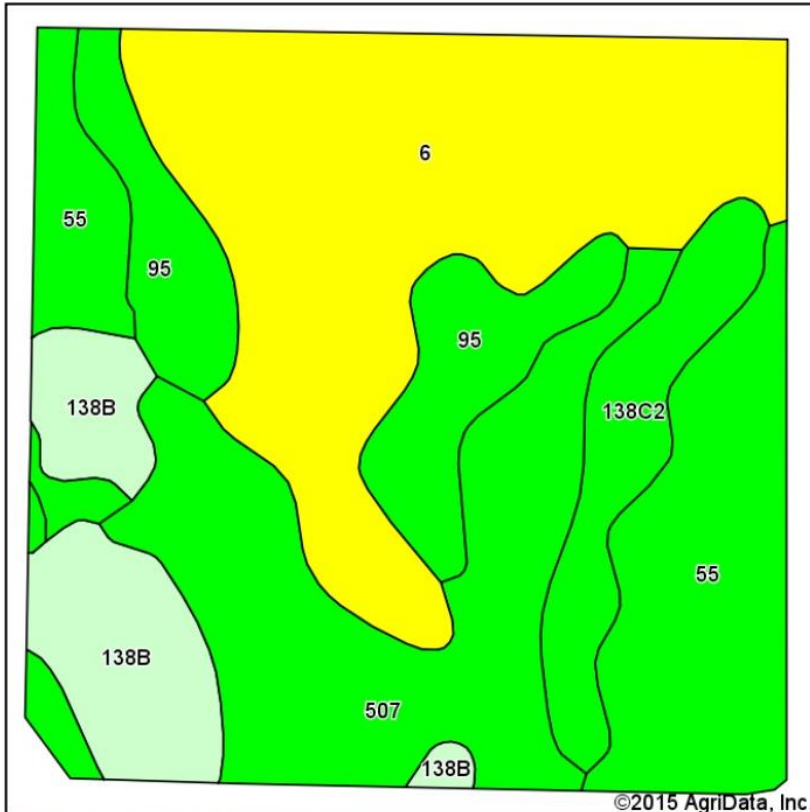


Farm Real Estate
Spencer, IA 712-262-3529

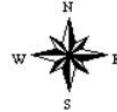
theacresco.com

No. 1 ranked farmland website on Google

Soils Map-CSR2



State: **Iowa**
 County: **Clay**
 Location: **29-94N-35W**
 Township: **Garfield**
 Acres: **38.52**
 Date: **2/9/2015**



Soils data provided by USDA and NRCS.

Area Symbol: IA041, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
6	Okoboji silty clay loam, depressional, 0 to 1 percent slopes	12.80	33.2%		IIIw	56	55
507	Canisteo clay loam, 0 to 2 percent slopes	8.19	21.3%		IIw	86	73
55	Nicollet clay loam, 1 to 3 percent slopes	6.88	17.9%		I	88	82
95	Harps clay loam, 0 to 2 percent slopes	4.20	10.9%		IIw	72	57
138B	Clarion loam, 2 to 6 percent slopes	3.78	9.8%		IIe	90	74
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	2.67	6.9%		IIIe	83	59
Weighted Average						75	66