

# LAND FOR SALE

## 31 Acres Clay County Section 26 Garfield Township

*Good looking all tillable farm*

From Webb – 4 miles east on B63 (480<sup>th</sup> Street), then 2 miles south on 300<sup>th</sup> Avenue

**Legal:** Lot Three (3) in Section Twenty-six (26), Township Ninety-four (94) North, Range Thirty-five (35) West of the 5<sup>th</sup> PM, Clay County, Iowa

**Description:** The Andersen farm is a nearly level, all tillable farm. The farm contains 30.84 FSA crop acres all in one field. The farm is bordered by two gravel roads, 330<sup>th</sup> Avenue on the east and 500<sup>th</sup> Street on the south.

**Soils:** Okoboji, Estherville, Harps, Canisteo, Biscay, Clarion, Knoke, Talcot, Estherville-Hawick  
**Ave CSR 54                      Ave CSR2 57.4**

**RE Taxes:** \$504 annually

### FSA Information (combined)

Cropland acres	256.07
Corn Base acres	142.4
Corn Direct / CC Yield	123 / 123
Soybean Base acres	109.1
Soybean Direct / CC Yield	35 / 35

*Subject to change for 2015*

**Price: \$186,000.00**  
**(\$6000 per acre)**

**Broker's Note:** Land Buyers, here is an attractive, small, all tillable, productive farm. Located in Southeast Clay County adjacent to Dry Mud Lake State land, this small farm would be a great land investment or affordable addition to your family farming operation. Call today for more details.



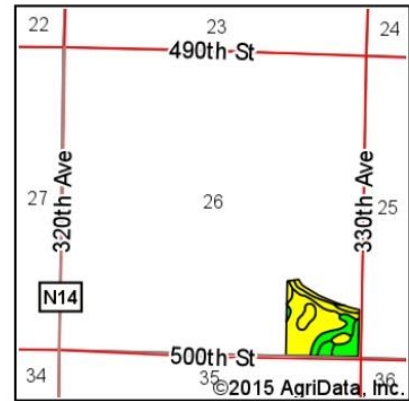
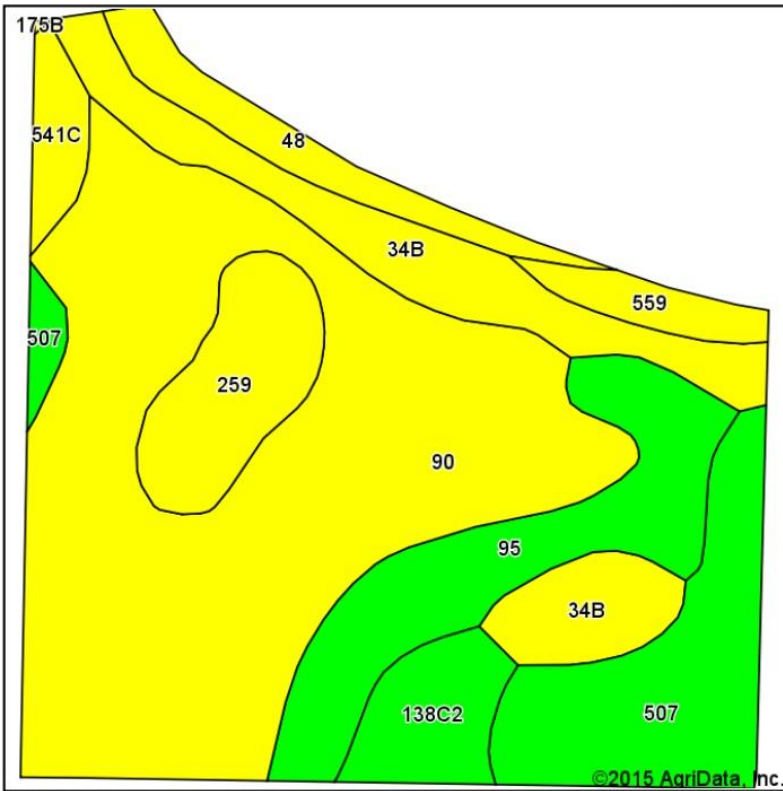
**ACRE CO**  
Farm Real Estate  
Spencer, Iowa 712-262-3529  
[theacresco.com](http://theacresco.com)

Jon Hjelm, ALC 712-240-3529

Chuck Sikora 712-260-2788

*Call us to sell your farm!*

## Soils Map-CSR2



State: **Iowa**  
 County: **Clay**  
 Location: **26-94N-35W**  
 Township: **Garfield**  
 Acres: **30.84**  
 Date: **3/18/2015**



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
90	Okoboji mucky silty clay loam, 0 to 1 percent slopes	13.82	44.8%			IIIw	56 57
34B	Estherville sandy loam, 2 to 5 percent slopes	3.86	12.5%			IIIs	20 19
95	Harps clay loam, 0 to 2 percent slopes	3.70	12.0%			IIw	72 57
507	Canisteo clay loam, 0 to 2 percent slopes	3.63	11.8%			IIw	86 73
259	Biscay clay loam, 0 to 2 percent slopes	1.96	6.4%			IIw	49 70
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	1.29	4.2%			IIIe	83 59
48	Knoke mucky silty clay loam, depressional, 0 to 1 percent slopes	1.27	4.1%			IIIw	56 54
559	Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	0.66	2.1%			IIw	52 65
541C	Estherville-Hawick complex, 5 to 9 percent slopes	0.65	2.1%			IVs	24 5
<b>Weighted Average</b>						<b>56.9</b>	<b>54</b>