

LAND FOR SALE

80.3 Acres Clay County Section 3 Lincoln Township

94.7 CSR2

Excellent inside all tillable farm

Legal: South Half of the Northeast Quarter (S1/2 NE1/4) of Section Three (3), Township Ninety-five (95) North, Range Thirty-seven (37) West of the 5th PM, Clay County, IA.

Description: The Ludvigson Land and Cattle farm is an attractive inside all tillable farm. The farm contains 80.33 FSA crop acres all in one large rectangular field. The farm contains top productive soils with excellent soil ratings. The farm is bordered on the east by 200th Ave.

Soils: Ransom, Rushmore, Gillett Grove
CSR2 94.7 CSR 78.5

RE Taxes: \$2234 annually

Possession: Possession will be at close. The farm is available for the 2018 crop season.



FSA Information

| | |
|-------------------|-------|
| Cropland acres | 80.33 |
| Corn Base acres | 39.6 |
| Corn PLC Yield | 141 |
| Soybean Base | 39.5 |
| Soybean PLC Yield | 43 |



Price: \$12,600 per acre

Broker's Note: The ACRE Co. is pleased to be selling the Ludvigson Land & Cattle Co. farm. The farm is located in an area well known for its outstanding black dirt farms. It's rare to find 80 acres of this quality, even harder to find an 80 like this that's for sale and contains over 80 acres. Looking for a top farmland investment or an outstanding addition to your farming operation? Don't pass on this farm.

Call Jon Hjelm for more information.

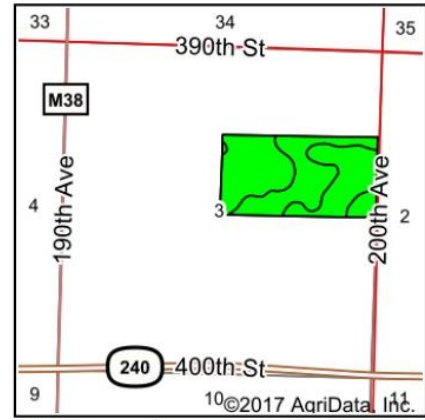
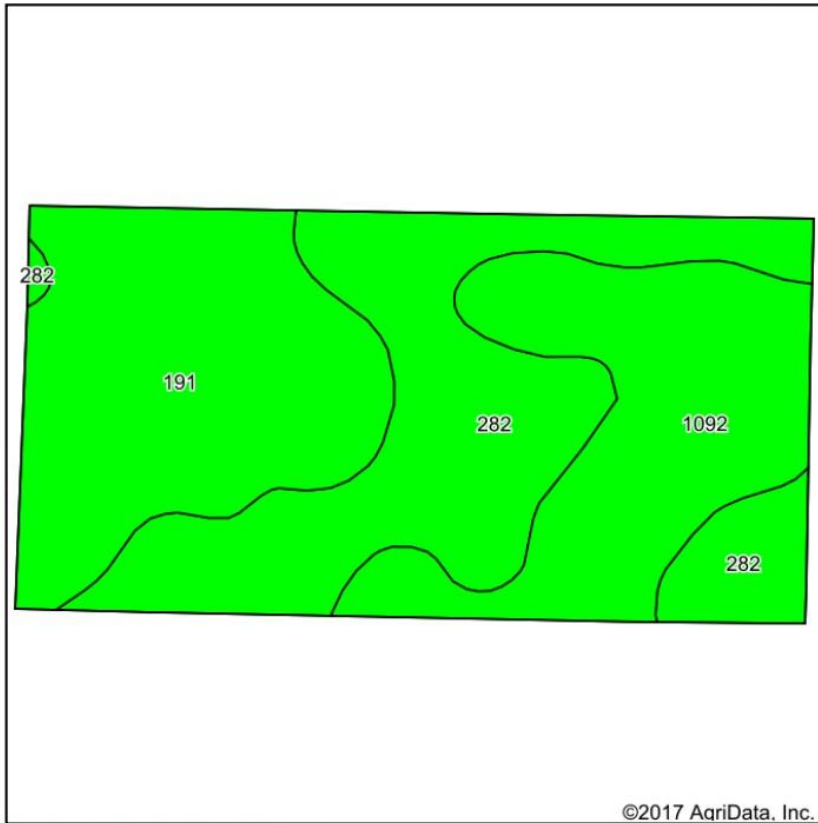


Farm Real Estate
Spencer, Iowa 712-262-3529
theacreco.com

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

Call us to sell your farm!

Soils Map



State: **Iowa**
 County: **Clay**
 Location: **3-95N-37W**
 Township: **Lincoln**
 Acres: **80.33**
 Date: **12/20/2017**

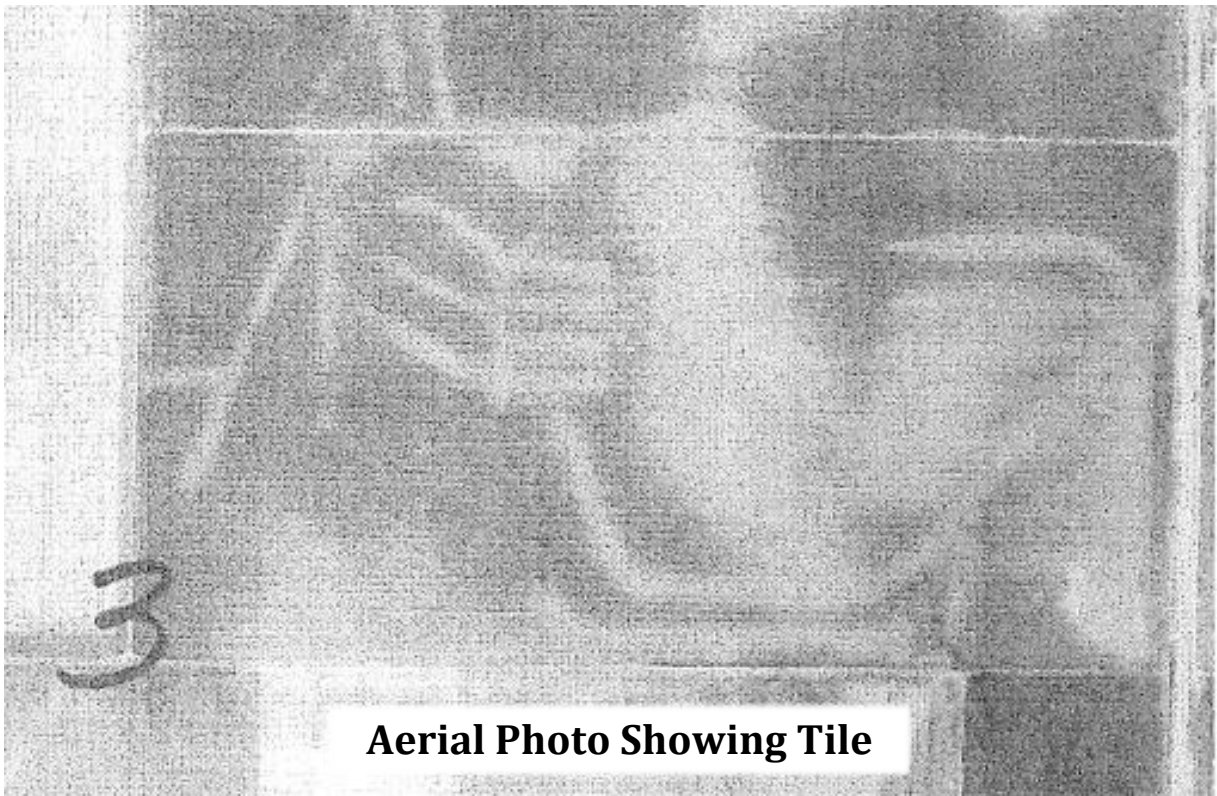


Soils data provided by USDA and NRCS.

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Area Symbol: IA041, Soil Area Version: 27

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR |
|-------------------------|--|-------|------------------|-------------|------------------|-------------|-------------|
| 282 | Ransom silty clay loam, 1 to 3 percent slopes | 30.97 | 38.6% | | lw | 95 | 81 |
| 191 | Rushmore silty clay loam, 0 to 2 percent slopes | 26.81 | 33.4% | | llw | 95 | 76 |
| 1092 | Gillett Grove silty clay loam, 0 to 2 percent slopes | 22.55 | 28.1% | | llw | 94 | 78 |
| Weighted Average | | | | | | 94.7 | 78.5 |



Aerial Photo Showing Tile