

LAND FOR SALE

83 Acres Clay County Section 22 Summit Township



All tillable productive farm

Legal: The West Half of the Southeast Quarter (W1/2 SE1/4) of Section Twenty-two (22), Township Ninety-seven (97) North, Range Thirty-seven (37) West of the 5th PM, Clay County, Iowa.

Description: The Larsen Trust farm is an attractive inside all tillable nearly level farm. The farm contains 82.06 FSA crop acres all in one rectangular field. The farm is bordered on the south by 310th Street.

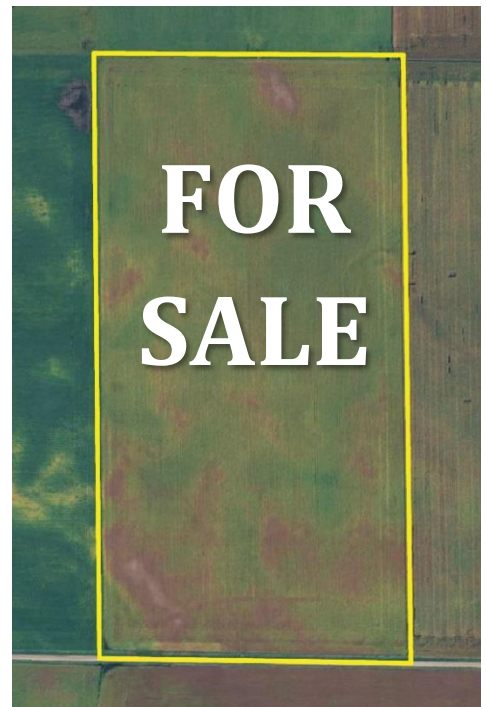
Soils: Wadena, Cylinder, Biscay, Talcot, Everly, Sparta
CSR2 57.9 CSR 60.3

FSA Information

Cropland acres	82.06
Corn Base acres	41.2
Corn PLC Yield	169
Soybean Base acres	40.8
Soybean PLC Yield	44

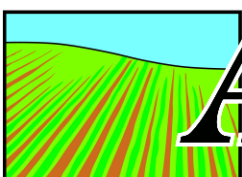
RE Taxes: \$1722 annually

Possession: At close. Possession is subject to a lease for the 2019 crop season. The farm will be available for the 2020 crop season. The current tenant is available to continue farming the Larsen Trust farm.



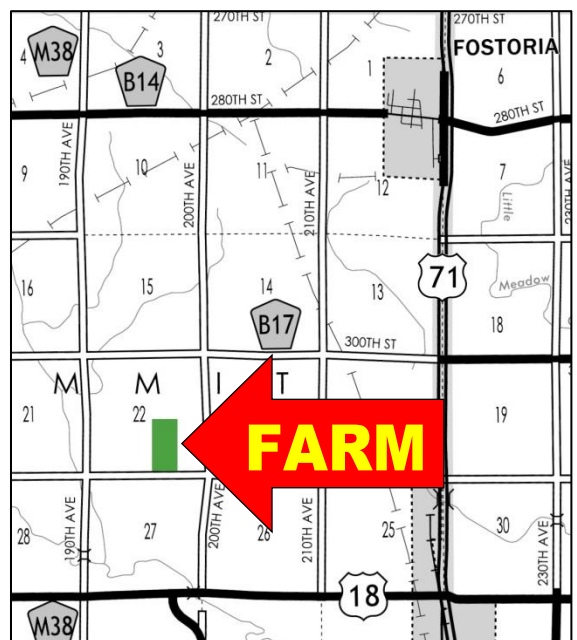
Broker's Note: The ACRE Co. is pleased to be selling this Clay County farm owned by the Larsen Trust. This attractive productive farm is located just northwest of Spencer, close to grain markets in Spencer and Fostoria. Take a look at this good-looking, inside, all tillable tract. You will like this farm.

Price: \$ 535,350.00
\$6450 per acre



ACRE CO

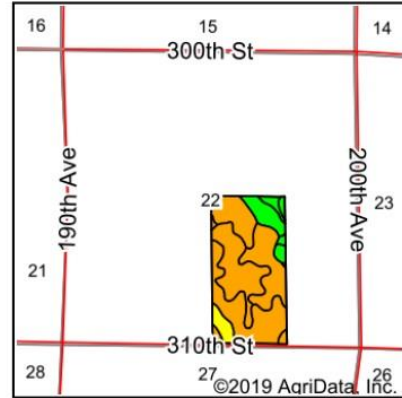
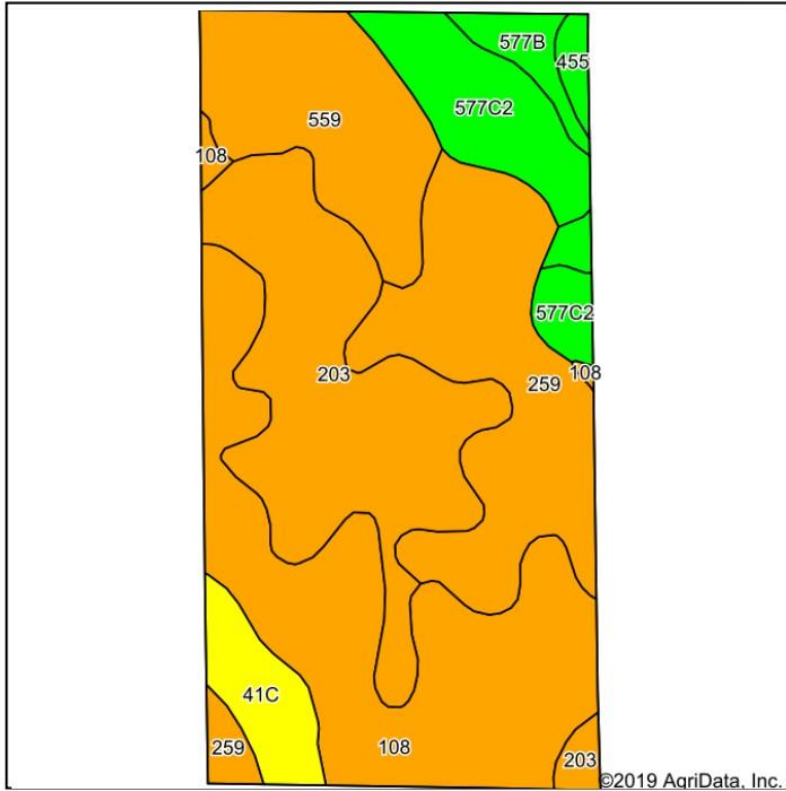
Farm Real Estate
Spencer, Iowa 712-262-3529
theacresco.com



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

Call us to sell your farm!

Soils Map



State: **Iowa**
 County: **Clay**
 Location: **22-97N-37W**
 Township: **Summit**
 Acres: **82.06**
 Date: **6/11/2019**



Area Symbol: IA041, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
108	Wadena loam, 0 to 2 percent slopes	21.90	26.7%		IIIs	56	52
203	Cylinder loam, 0 to 2 percent slopes	19.21	23.4%		IIIs	58	71
259	Biscay clay loam, 0 to 2 percent slopes	16.50	20.1%		IIW	52	70
559	Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	10.54	12.8%		IIW	52	65
577C2	Everly clay loam, 5 to 9 percent slopes, moderately eroded	7.33	8.9%		IIIe	83	51
41C	Sparta loamy sand, 5 to 9 percent slopes	3.60	4.4%		VIIs	35	5
577B	Everly clay loam, 2 to 5 percent slopes	1.67	2.0%		IIe	88	68
455	Wilmington clay loam, 1 to 3 percent slopes	1.31	1.6%		Ie	91	74
Weighted Average						57.9	60.3