LAND AUCTION

Two Clay County Farms
80 Acres & 100 Acres Clay Township

Two outstanding Royal farms

Thursday - November 14, 2019 - 10:00 am
Royal Community Center, Royal, Iowa

80 acres - Section 16 Clay Township

Legal: S1/2 SW1/4 Section 16-95-38, Clay County, IA
Description: This Burgeson tract is a great looking, all tillable, very gently undulating farm containing 77.36 FSA crop acres all in one field. The farm is bordered on the west by 120th Ave. and on the south by 420th St.
Soils: Gillett Grove, Ransom, McCreath, Sac, and Afton
CSR2 94.8  CSR 79.3
RE Taxes: $2292 annually. Taxes will be prorated to January 1, 2020.

100 acres - Section 21 Clay Township

Legal: N1/2 NW1/2 and the North 20 acres of S1/2 NW1/4, all in Section 21-95-38, Clay County, IA.
Description: This Burgeson tract is an attractive, all tillable, very gently undulating farm containing 97.9 FSA crop acres in one large field. The farm is bordered on the west by 120th Ave. and on the north by 420th St.
Soils: McCreath, Sac, Gillett Grove, Afton, Ransom, and Annieville
CSR2 94.7  CSR 77.5
RE Taxes: $2878 annually. Taxes will be prorated to January 1, 2020.

Method of Sale: Successful bidder will have choice of the 80 acres, the 100 acres, or both tracts. Sale will continue until the two tracts are sold.
Terms: 10 percent down sale day, balance due at close January 22, 2020. Sellers to keep all rents for 2019.
Possession: The Burgeson farms are available for the 2020 crop season.

Broker’s Note: The ACRE Co. is pleased to be selling these two outstanding Royal area farms. Land Buyers, here are two hard-to-find all tillable black dirt farms. Take a drive and look at these two tracts—you won’t be disappointed. Give one of the ACRE Co. guys a call for more information. See you sale day!

Burgeson Family – Owner
Attorney: Chris Bjornstad
Cornwall, Avery, Bjornstad & Scott, Spencer, IA

Brokers: Jon Hjelm, ALC 712-240-3539
Chuck Sikora 712-260-2788
Austin Peterson 712-260-3678
thearcreco.com

Farm Real Estate
Spencer, IA 712-262-3529

The Owners reserve the right to reject any and all bids. The ACRE Co. represents 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 The ACRE Co.
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Call The ACRE Co. to sell your farm!

**Burgeson 80 Acres**

- **FSA Information**
  - Cropland acres: 77.36
  - Corn Base acres: 38.23
  - Corn PLC Yield: 175
  - Soybean Base acres: 38.03
  - Soybean PLC Yield: 52

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<th>Code</th>
<th>Soil Description</th>
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<td>1092</td>
<td>Gillett Grove silty clay loam, 0 to 2 percent slopes</td>
<td>94</td>
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<td>282</td>
<td>Ransom silty clay loam, 1 to 3 percent slopes</td>
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<td>1091</td>
<td>McCreath silty clay loam, 0 to 2 percent slopes</td>
<td>98</td>
<td>83</td>
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<tr>
<td>77B</td>
<td>Sac silty clay loam, loam substratum, 2 to 5 percent slopes</td>
<td>95</td>
<td>71</td>
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<td>P10</td>
<td>Afton silty clay loam, Sheldon creek formation, 0 to 2 percent slopes, occasionally flooded</td>
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**Weighted Average** 94.8 79.3

**Burgeson 100 Acres**

- **FSA Information**
  - Cropland acres: 77.65
  - Corn Base acres: 38.38
  - Corn PLC Yield: 175
  - Soybean Base acres: 38.16
  - Soybean PLC Yield: 52
  - North 20 Ac of S1/2 NW1/4
    - Cropland acres: 20.25
    - Corn Base acres: 10
    - Corn PLC Yield: 202
    - Soybean Base acres: 10
    - Soybean PLC Yield: 58

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<td>Annieville silty clay loam, 0 to 2 percent slopes</td>
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**Weighted Average** 94.7 77.5