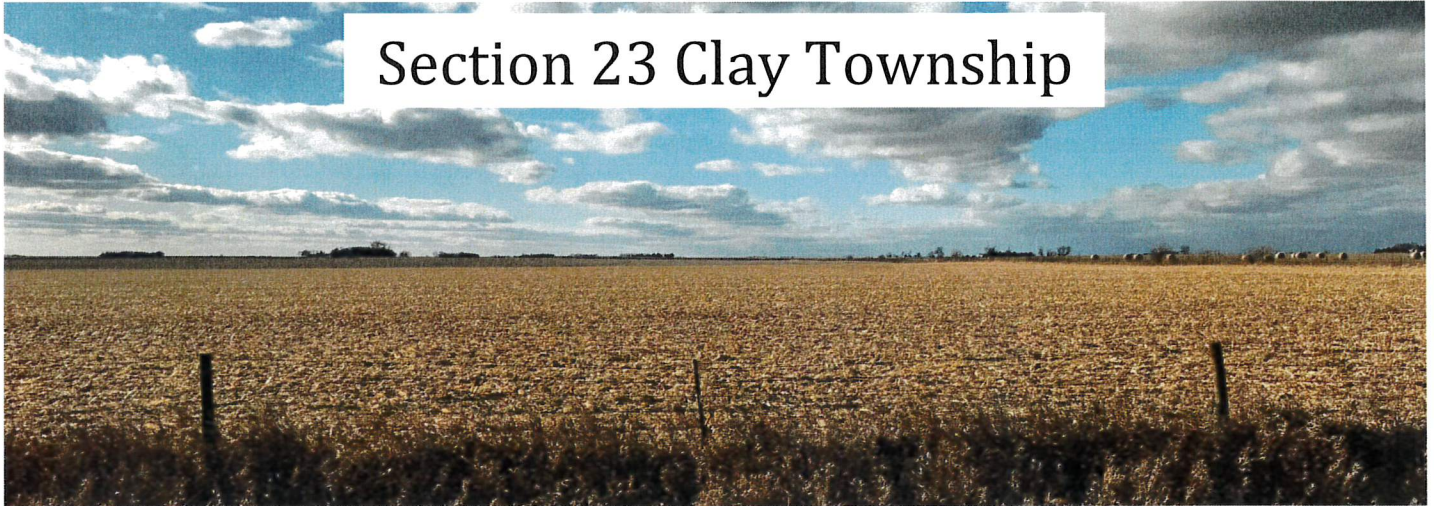




LAND FOR SALE

82.395 Acres Clay County

Section 23 Clay Township



80.79 FSA crop acres

Attractive nearly level Royal farm
Gillett Grove, McCreath, Afton soils 94 CSR2
3 miles south of Royal on a hard road

RE Taxes: \$ 2395 (est)

Price: \$ 926,950.00
\$ 11,250 per acre

Call Jon Hjelm ALC 712-240-3529



ACRE CO

Farm Real Estate

Spencer, Iowa 712-262-3529

theacresco.com

Jon Hjelm, ALC 712-240-3529

Chuck Sikora 712-260-2788

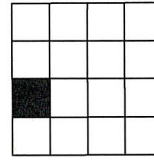
Austin Peterson 712-260-3678

T-95-N

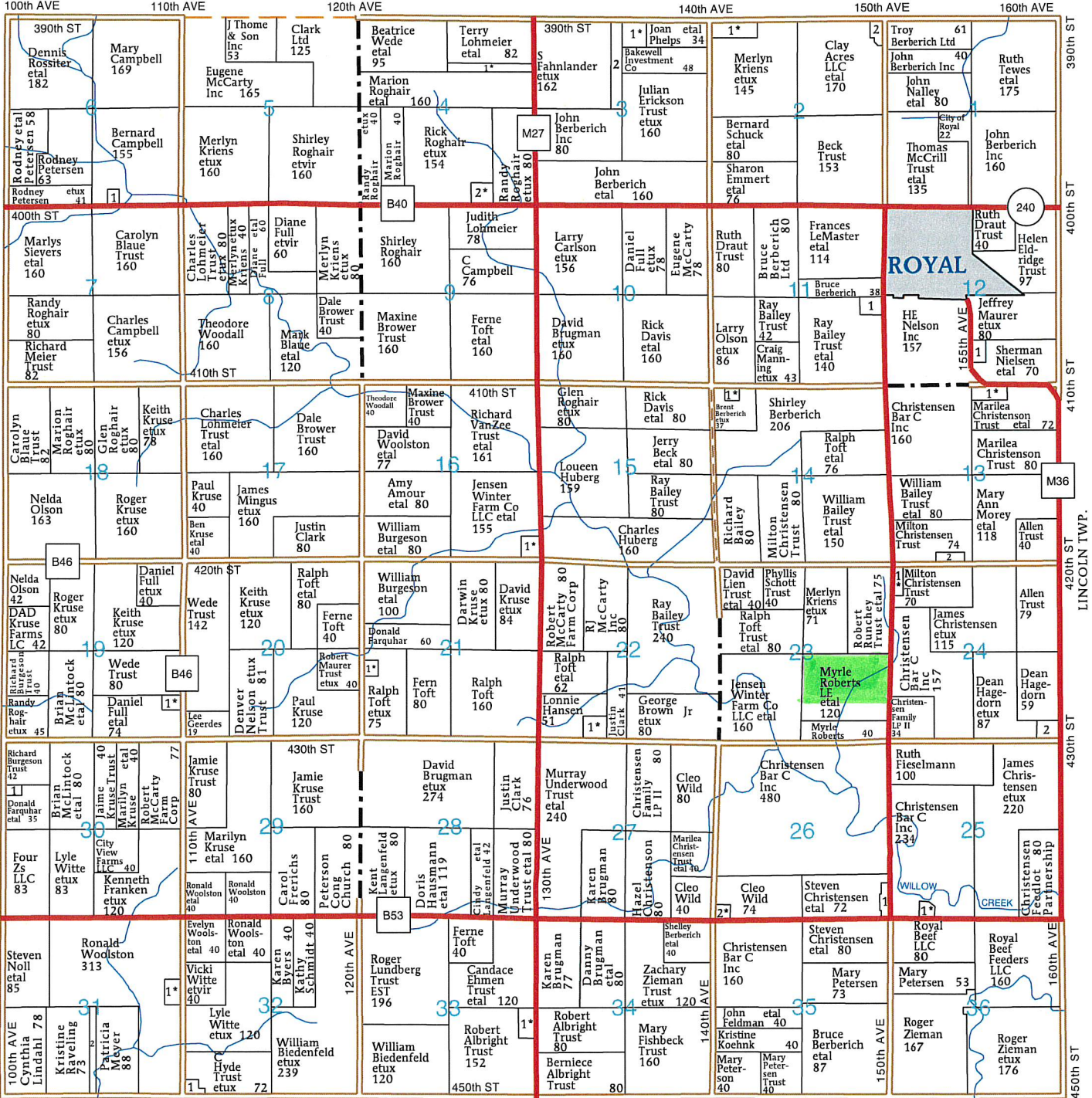
CLAY PLAT

(Landowners)

R-38-W



LONE TREE TWP.



PETERSON TWP.

O'BRIEN CO.

LINCOLN TWP.

430th ST

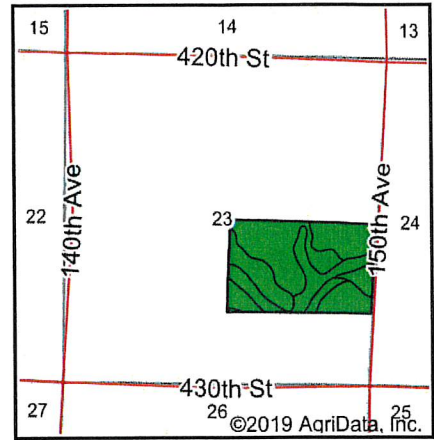
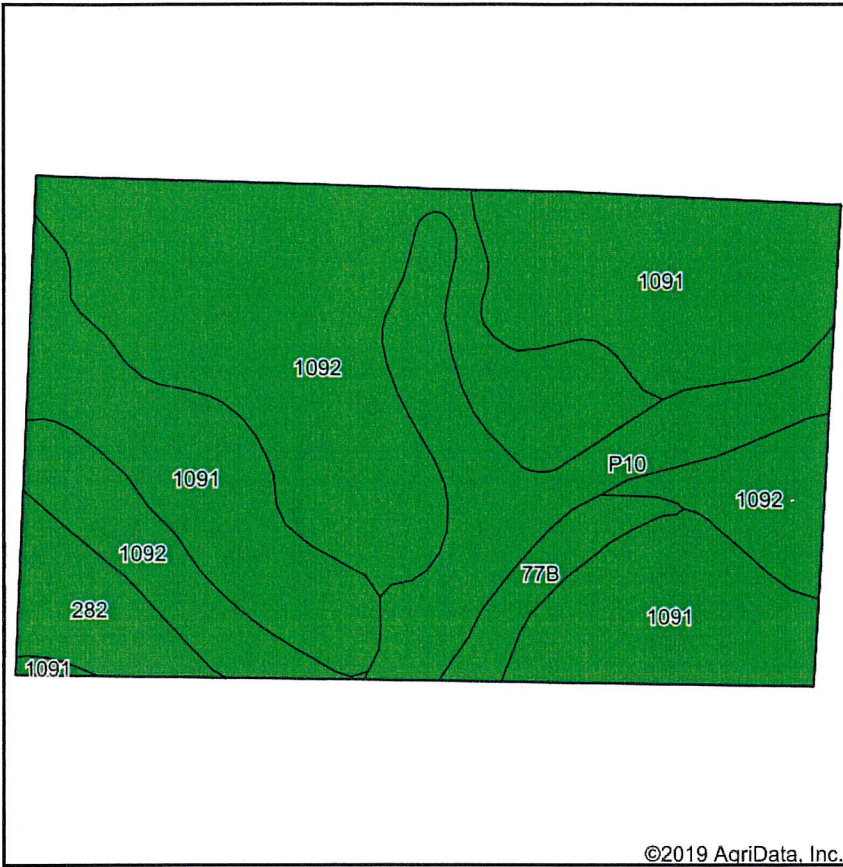
420th ST

410th ST

400th ST

390th ST

Soils Map



State: **Iowa**
 County: **Clay**
 Location: **23-95N-38W**
 Township: **Clay**
 Acres: **80.79**
 Date: **3/25/2020**



Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: IA041. Soil Area Version: 29							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
1092	Gillett Grove silty clay loam, 0 to 2 percent slopes	33.03	40.9%		llw	94	78
1091	McCreath silty clay loam, 0 to 2 percent slopes	30.48	37.7%		lw	98	83
P10	Afton silty clay loam, Sheldon creek formation, 0 to 2 percent slopes, occasionally flooded	11.01	13.6%		llw	82	
282	Ransom silty clay loam, 1 to 3 percent slopes	3.80	4.7%		lw	95	81
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	2.47	3.1%		lle	95	71
Weighted Average						94	*-

**IA has updated the CSR values for each county to CSR2.

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

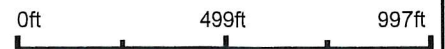
Aerial Map



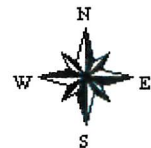
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Map Center: 43° 1' 42.57, -95° 17' 39.27



23-95N-38W
Clay County
Iowa



3/25/2020



Field borders provided by Farm Service Agency as of 5/21/2008.

INDEX LEGEND - PLAT OF SURVEY

LOCATION: SE 1/4 of Section 23,
Township: 95 N, Range: 38 W, Clay Co., Iowa

REQUESTOR: Jon Hjelm, Acre Co., Spencer, Iowa

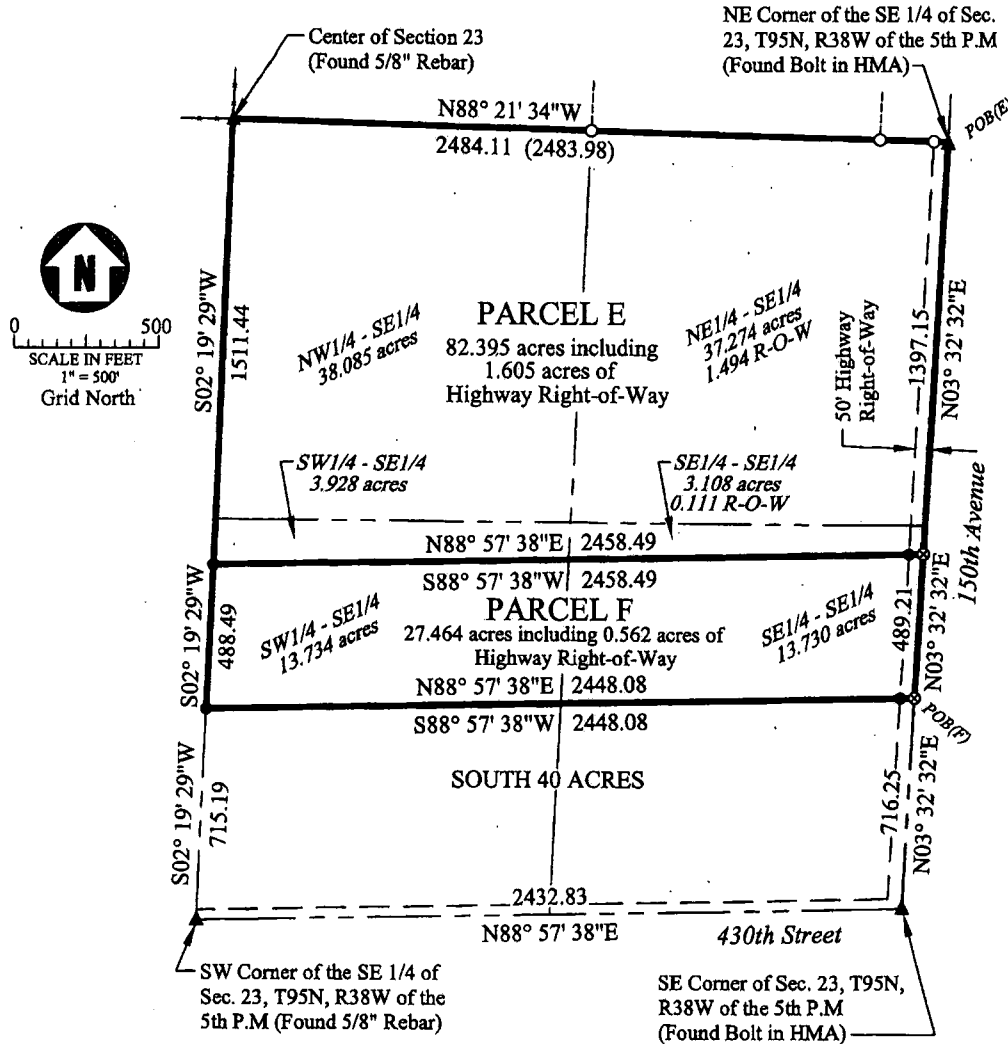
PROPRIETOR: Roberts, John R, PO Box 61
Royal, IA 51357

SURVEYOR: James E Thiesse,
KRUSE, CATE & NELSON, P.C.,
1801 HIGHWAY BLVD., SPENCER, IA
1-(712)-262-3468

Document 2020 33
Book 2020 Page 33 Type 06 007 Pages 2
Date 1/03/2020 Time 4:11:48PM
Rec Amt \$12.00

SHEILA WEEKS, RECORDER
CLAY COUNTY IOWA

12-C
S
T
S
P
I



LEGEND

- Found 1/2" Rebar w/cap #12304
 - ⊗ MAG Nail in HMA Pavement
 - Set 1/2" Rebar with yellow survey cap #12304
 - ▲ Government Section Corner
- xx.xx (xx.xx) Distance: Measured (Record) Book 2013, Page 3707

PROFESSIONAL ENGINEER & LAND SURVEYOR

JAMES E. THIESSE
12304

IOWA

CERTIFICATE:
I hereby certify that this land surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

James E Thiesse 1/3/2020
James E Thiesse, L.S. No. 12304 DATE
My license renewal date is December 31, 2021
Pages covered by this seal: 2

PREPARED BY:
KRUSE, CATE & NELSON, P.C.
SPENCER, IOWA
DECEMBER 31, 2019
DRAWING NO. 2019.76-X1

**Drainage District
118**

