



# LAND FOR SALE

## 99 Acres Clay County Section 3 Herdland Township



A remote recreational tract with cropland, grassland, brush, and trees

Directions: From Gillett Grove go 2 miles west on M50,  
then travel 1 ½ miles south on 260<sup>th</sup> Avenue

60 FSA crop acres (est) w/ CSR2 56.4

Annual RE Taxes: \$ 3470

The ACRE Co. is pleased to offer this unique blend of Sioux River bottom land. This farm offers cropland income plus outstanding recreational opportunities here in Northwest Iowa.

Price: \$ 400,000.00

\$ 4040 per acre

**Jon Hjelm ALC      712-240-3529**

**The ACRE Co.    712-262-3529**

**[theacreco.com](http://theacreco.com)**

Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.

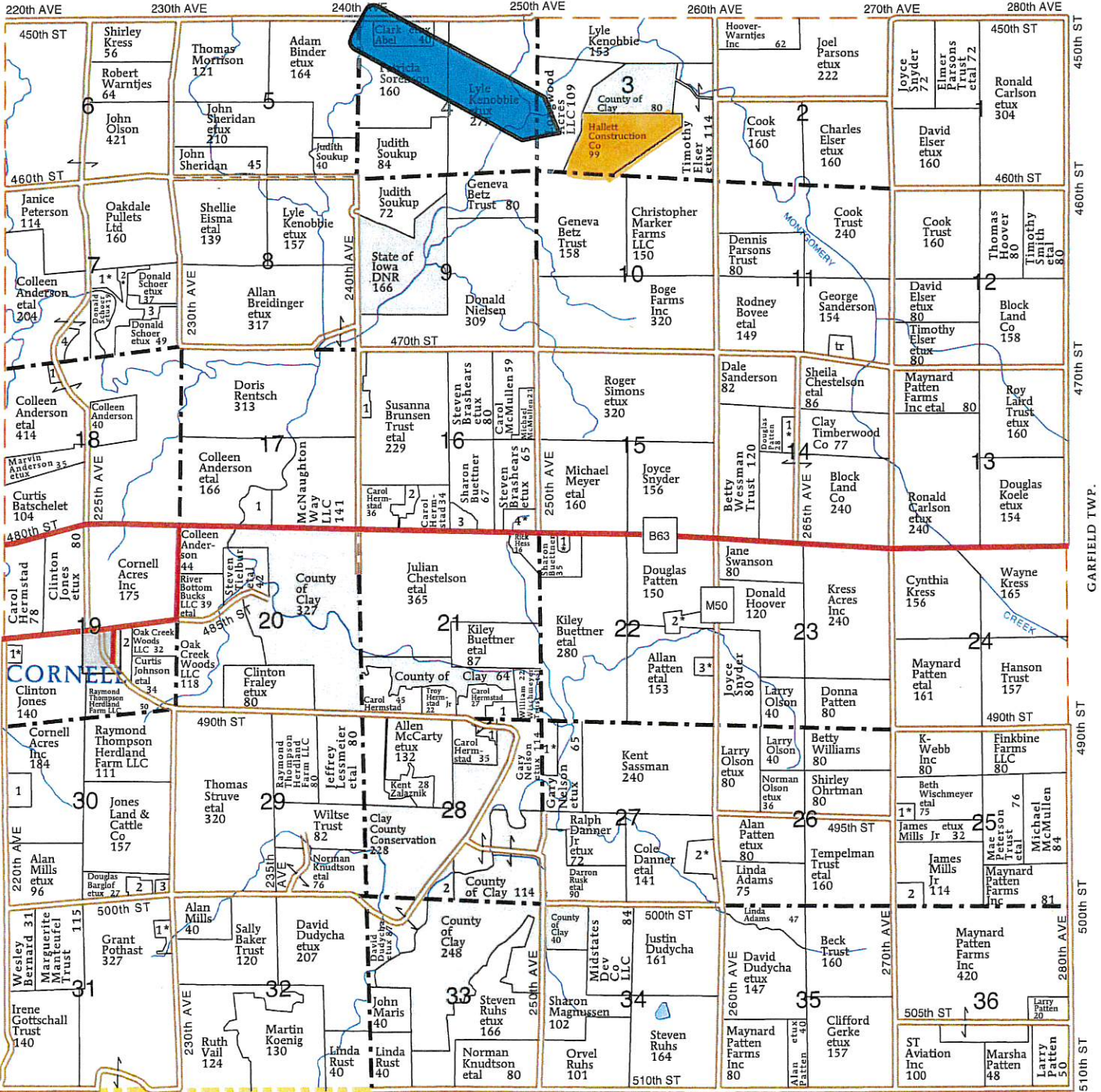
T-94-N

# HERDLAND PLAT

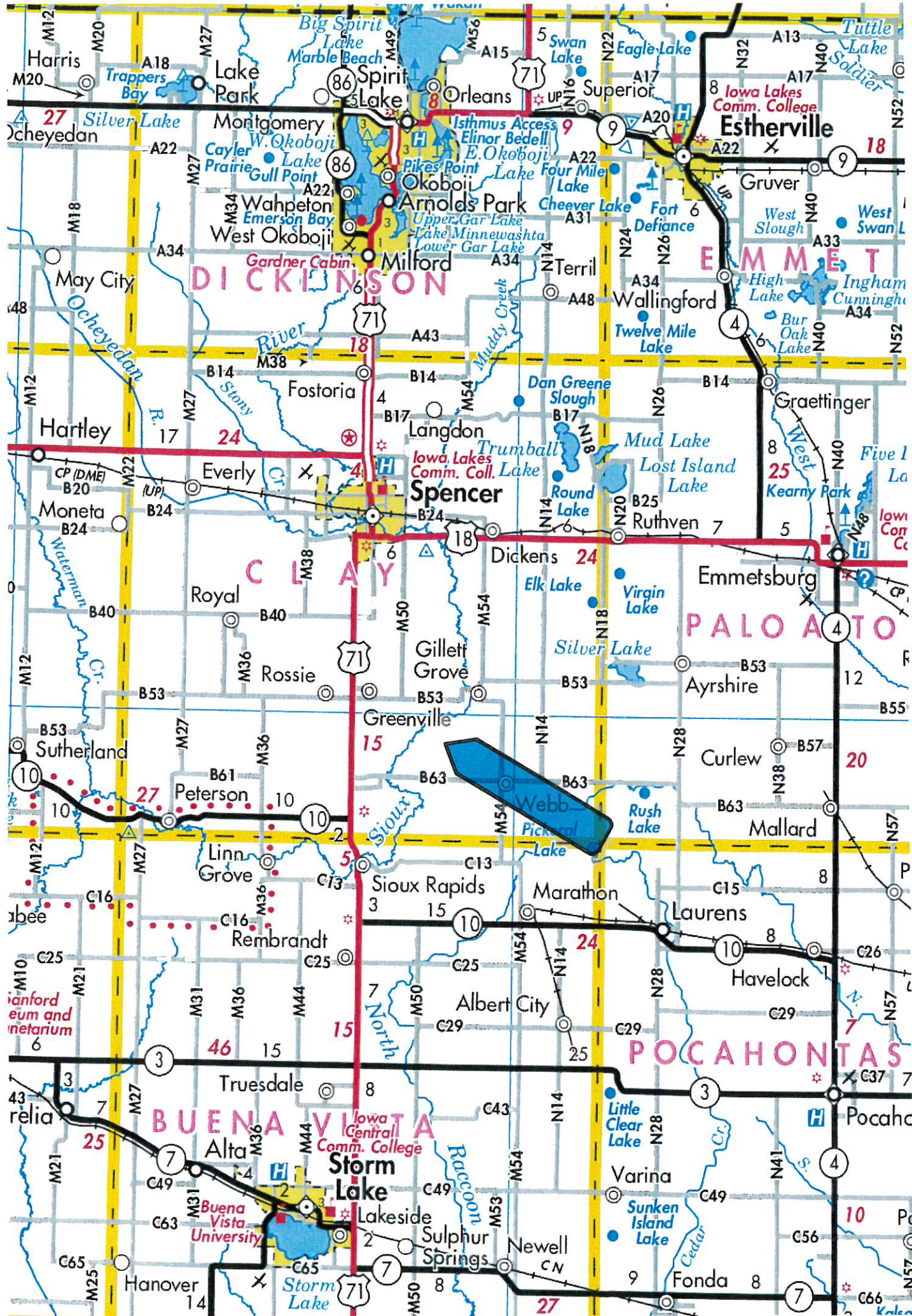
R-36-W

(Landowners)

GILLETT GROVE TWP.

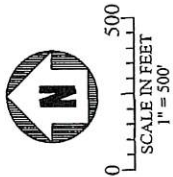


BUENA VISTA CO.



SHIRLEY GOYETTE, RECORDER  
 CLAY COUNTY IOWA

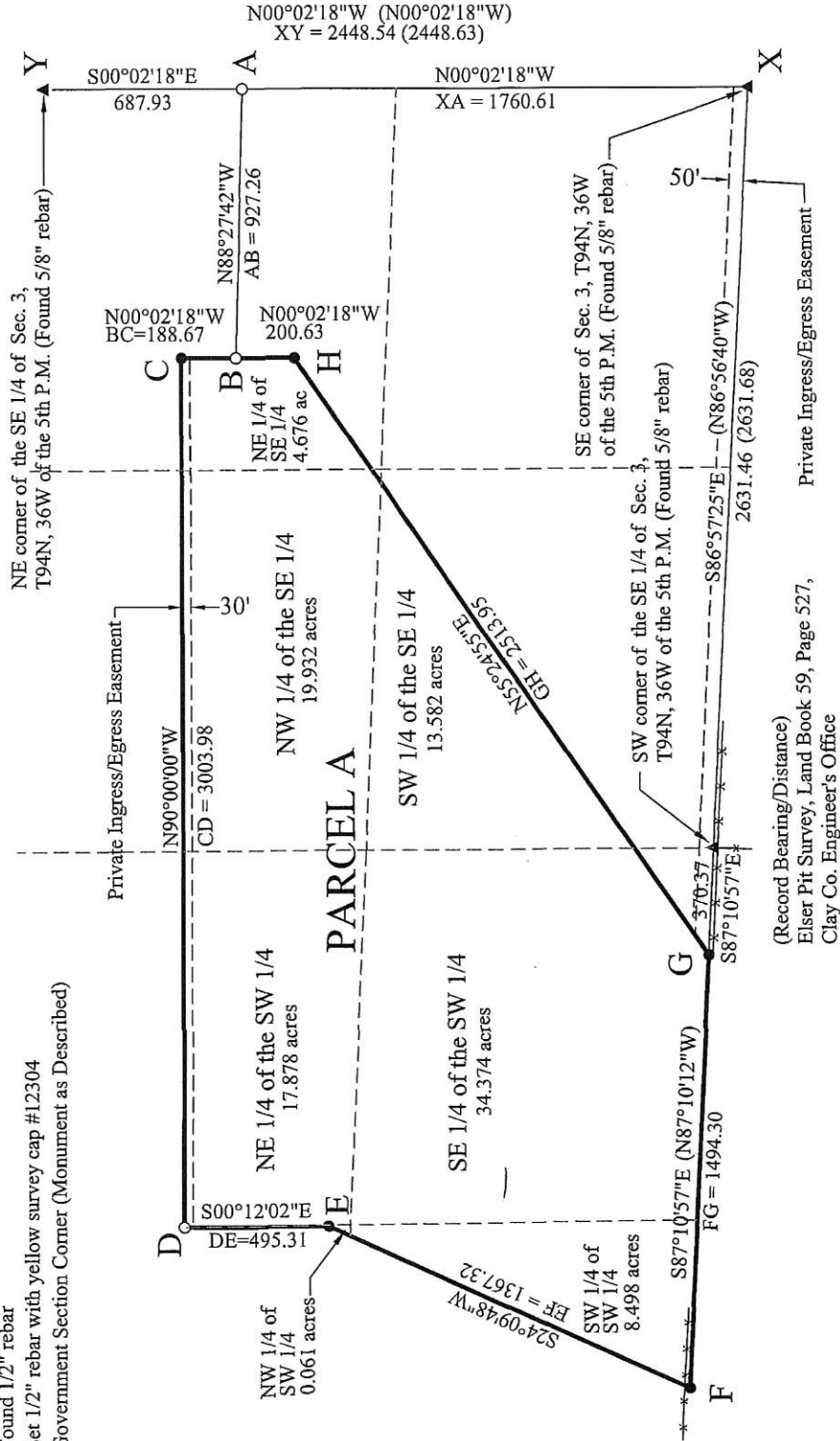
PREPARED BY: James E Thiesse, KRUSE, CATE & NELSON, P.C., 1801 HIGHWAY BLVD., SPENCER, IOWA. 1-(712)-262-3468



PLAT OF SURVEY FOR: CHARLES F. ELSER

LOCATION:  
 PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 94 NORTH,  
 RANGE 36 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CLAY COUNTY, IOWA

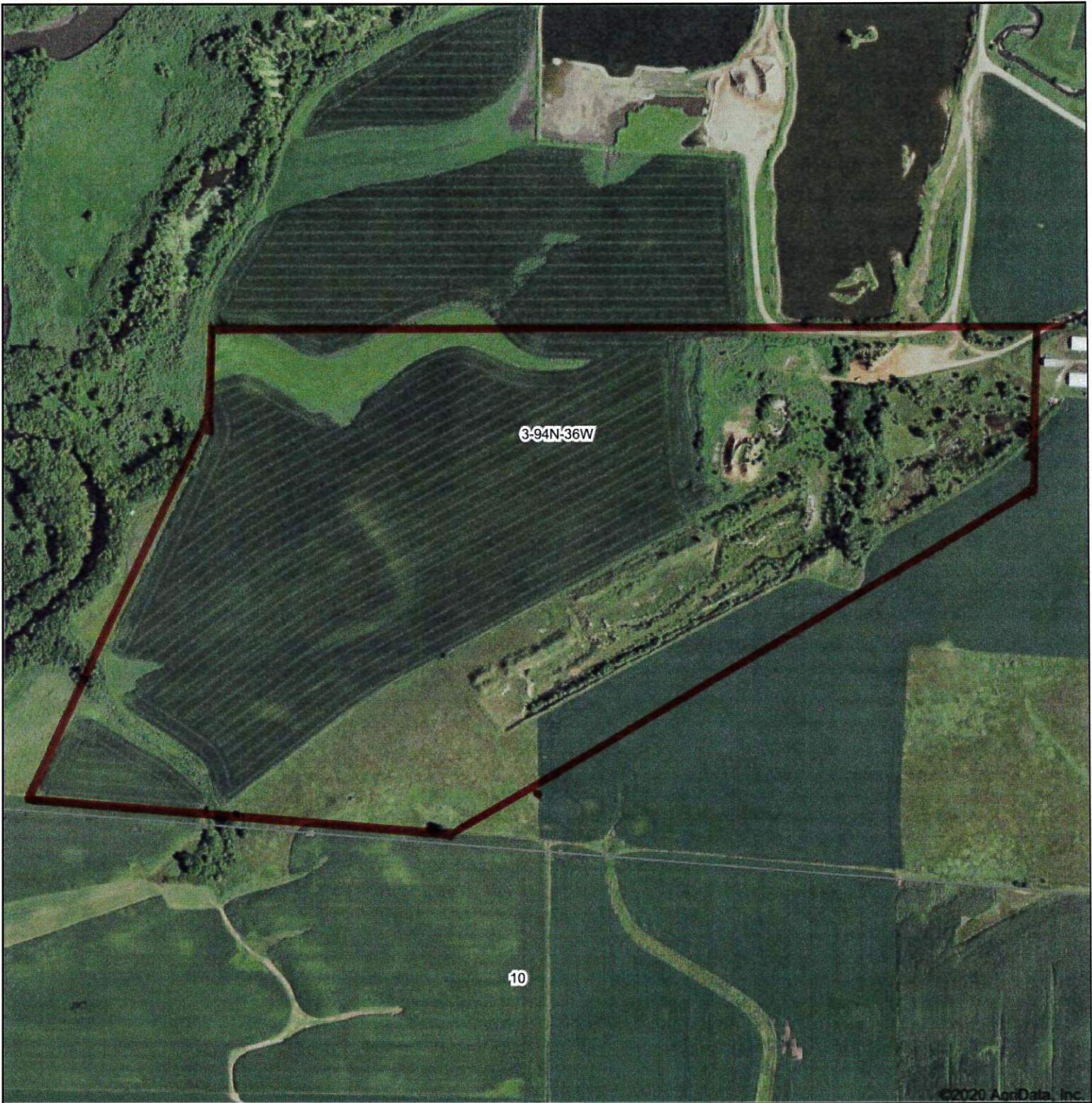
- Found 1/2" rebar
- Set 1/2" rebar with yellow survey cap #12304
- ▲ Government Section Corner (Monument as Described)



Supersedes Survey Recorded in  
 Book 2006, Page 931, on 3-3-2006  
 in Clay County Recorder's Office

PREPARED BY:  
 KRUSE, CATE & NELSON, P.C.  
 SPENCER, IOWA  
 MAY 1, 2006  
 DRAWING NO. 1780.13-X2

# Aerial Map



3-94N-36W

10

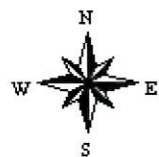
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Map Center: 42° 59' 9.83, -95° 4' 58.48



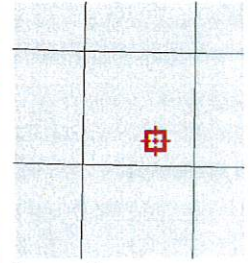
**3-94N-36W**  
**Clay County**  
**Iowa**

























8/26/2020



Overview



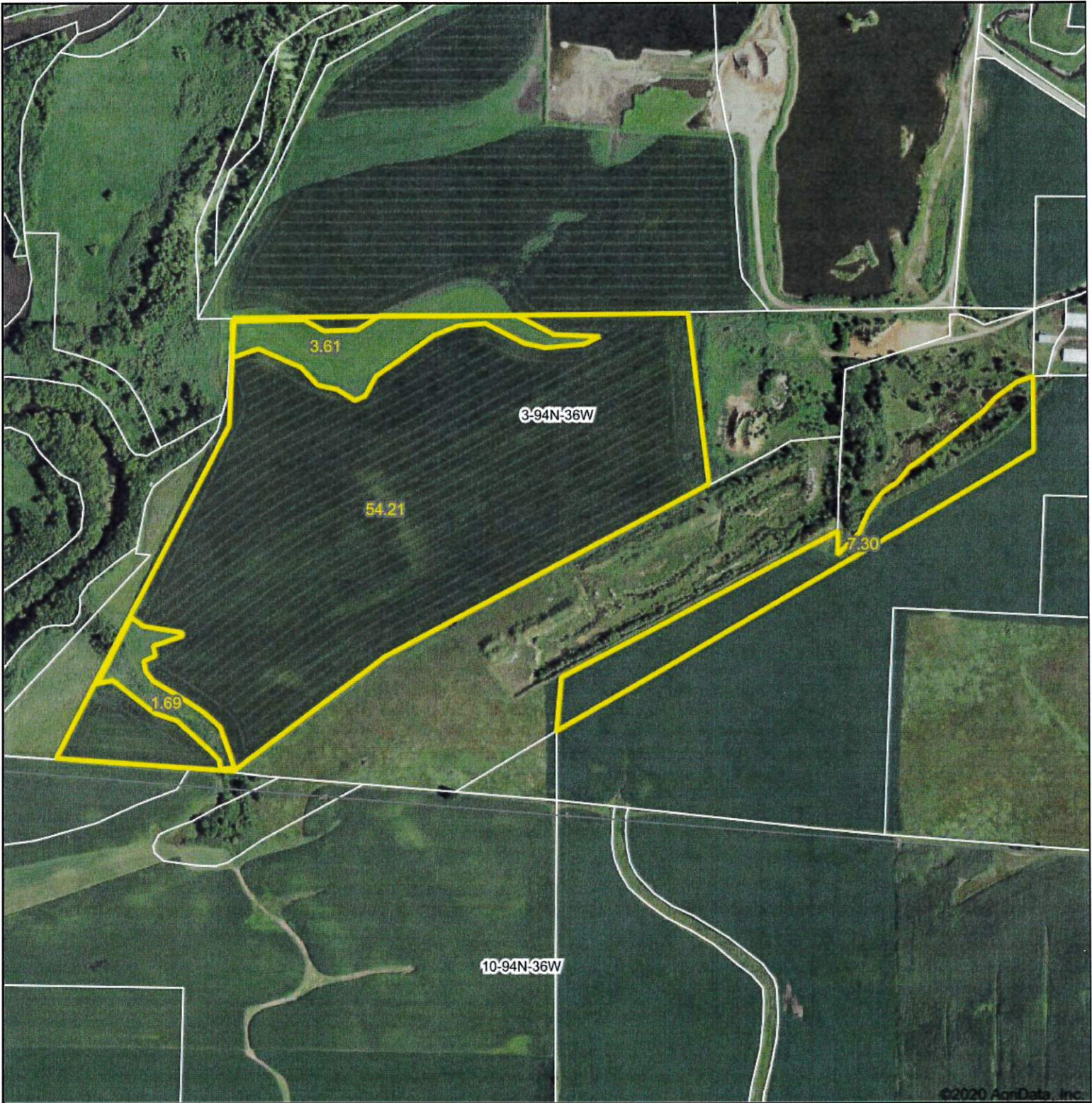
Legend

-  Corporation
- Cadastral Lines**
-  <all other values>
-  Lot Line
-  Misc Line
-  Page Match Line
-  Parcel Line
-  Pol Corp Line
-  Pol Twp Line
-  Railroad Centerlin
-  Road Centerline
-  Road ROW
-  Section Line
-  Sub Line 100
-  Sub Line 400
-  Unknown Linear
-  Water Line
-  Parcels
-  Townships
- Roads**
-  US
-  SH
-  CR
-  None

Date created: 8/21/2020  
 Last Data Uploaded: 8/20/2020 9:40:55 PM

Developed by  **Schneider**  
 GEOSPATIAL

# Aerial Map



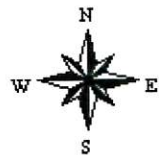
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Map Center: 42° 59' 8.8, -95° 4' 58.84



**3-94N-36W**  
**Clay County**  
**Iowa**

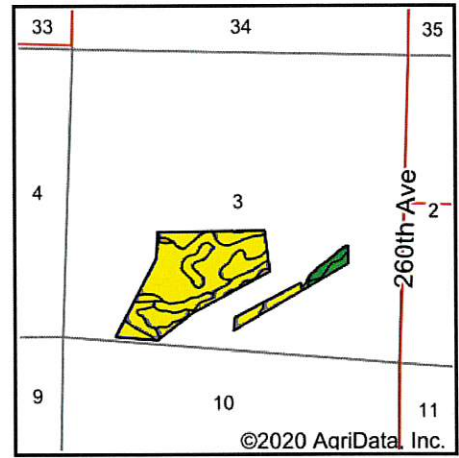
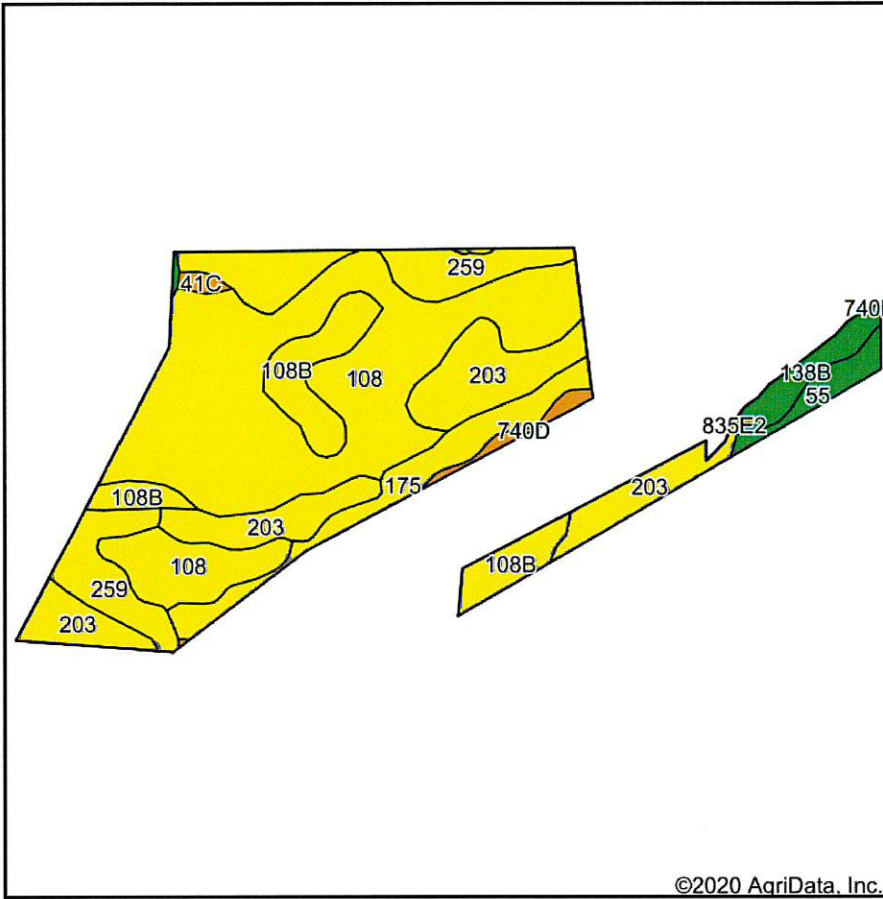


8/26/2020



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

# Soils Map



State: **Iowa**  
 County: **Clay**  
 Location: **3-94N-36W**  
 Township: **Herdland**  
 Acres: **61.51**  
 Date: **8/26/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IA041. Soil Area Version: 30							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
108	Wadena loam, 0 to 2 percent slopes	27.55	44.8%		IIIs	56	52
203	Cylinder loam, 0 to 2 percent slopes	11.15	18.1%		IIIs	58	71
259	Biscay clay loam, 0 to 2 percent slopes	8.14	13.2%		IIW	52	70
108B	Wadena loam, 2 to 6 percent slopes	5.92	9.6%		IIe	52	47
175	Dickinson fine sandy loam, 0 to 2 percent slopes	4.31	7.0%		IIIs	54	41
138B	Clarion loam, 2 to 6 percent slopes	1.84	3.0%		IIe	89	74
55	Nicollet clay loam, 1 to 3 percent slopes	1.46	2.4%		IW	89	82
740D	Hawick gravelly sandy loam, 12 to 20 percent slopes	0.71	1.2%		VIIIs	5	5
41C	Sparta loamy sand, 5 to 9 percent slopes	0.34	0.6%		VIIs	35	5
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	0.09	0.1%		IIW	78	
<b>Weighted Average</b>						<b>56.4</b>	<b>*-</b>

\*\*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



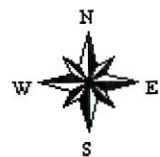
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**3-94N-36W**  
**Clay County**  
**Iowa**



Maps Provided By:  
 **surety**  
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8/26/2020

