



FARM FOR SALE

70 Acres m/l Clay County Section 10 Logan Township

Great looking all tillable farm right on N14
between Gillett Grove and Dickens, IA

Recreation/hunting with long term income

68.81 FSA crop acres all enrolled in CRP

CRP Contracts:

51.8 acres	\$314.85/acre	2016-2026
5.3 acres	\$300.00/acre	2017-2027
3.5 acres	\$367.36/acre	2015-2030
8.2 acres	\$372.00/acre	2016-2031

\$22,238 in annual CRP income! \$323.20 per acre

Soils: Clarion, Ransom, Everly, Nicollet CSR2 87

Annual RE Taxes: \$ 2236

Price: \$ 860,125.00
\$ 12,500 per crop acre

Chuck Sikora **712-260-2788 cell**
The ACRE Co. **712-262-3529**

theacrecoco.com

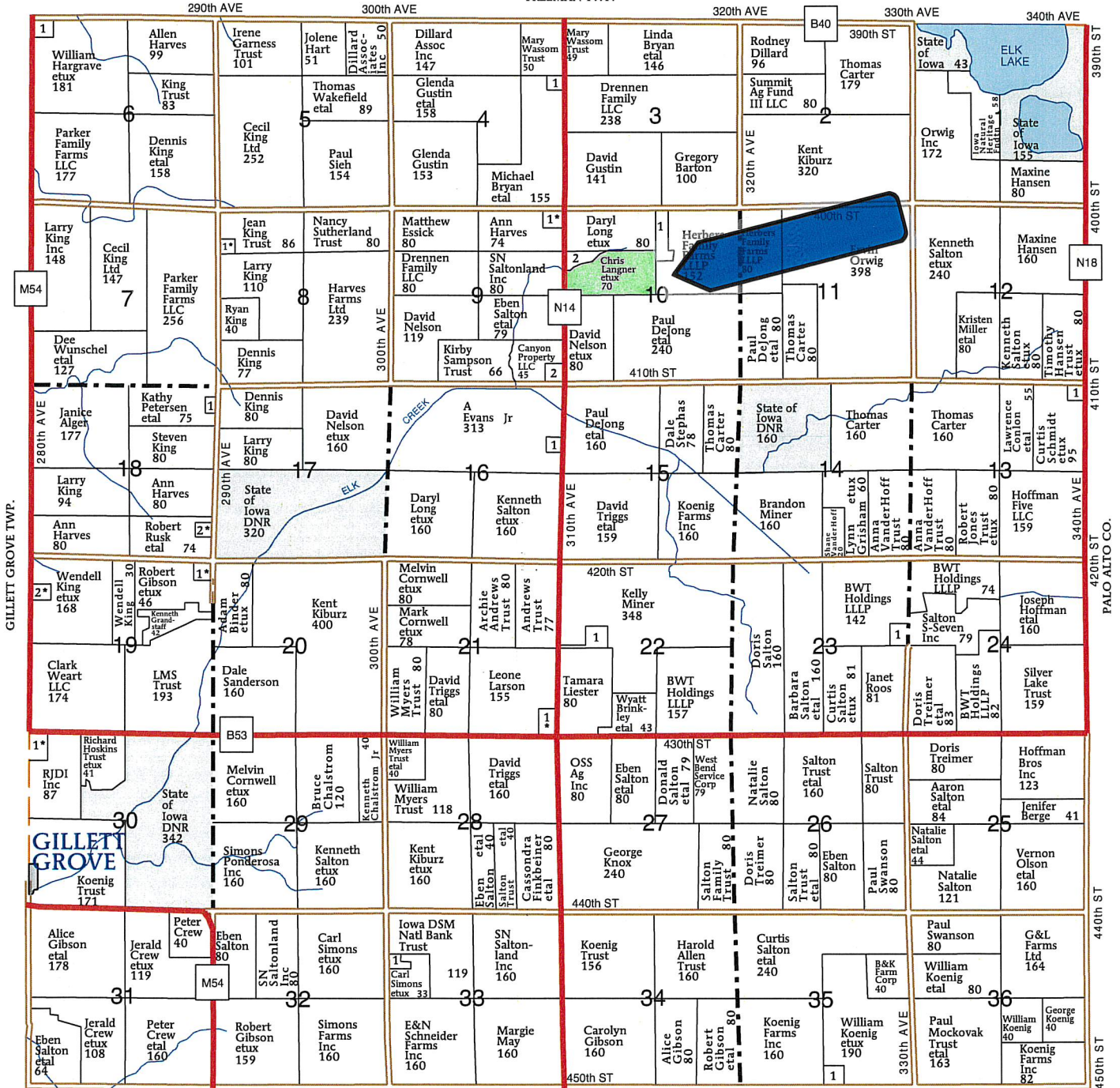
T-95-N

LOGAN PLAT

R-35-W

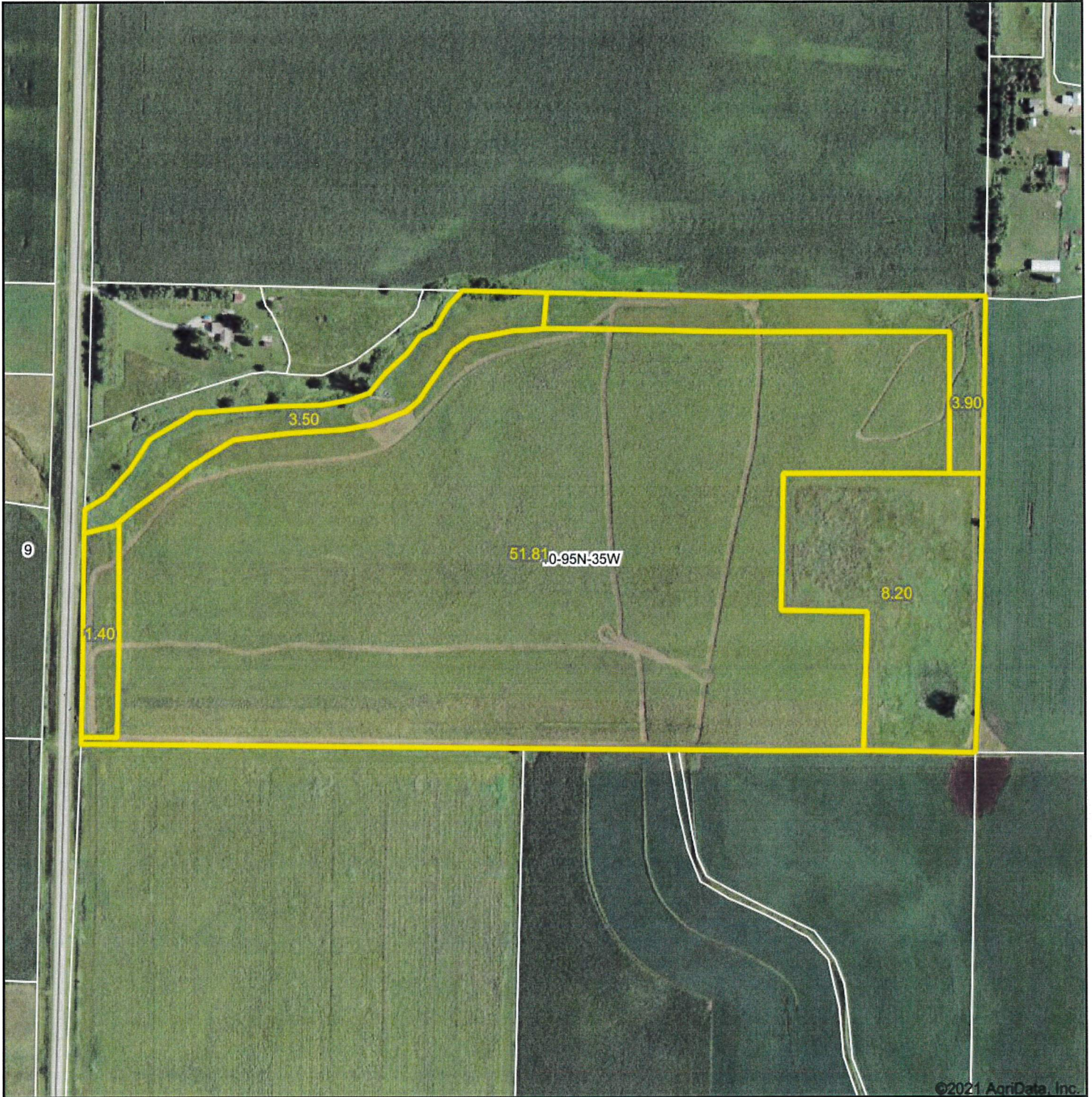
(Landowners)

FREEMAN TWP.



GARFIELD TWP.

Aerial Map



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Map Center: 43° 3' 44.48, -94° 58' 3.51



10-95N-35W
Clay County
Iowa



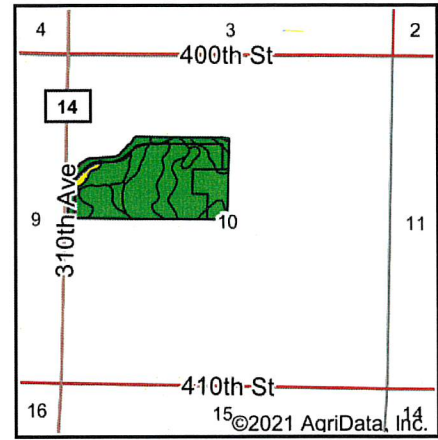
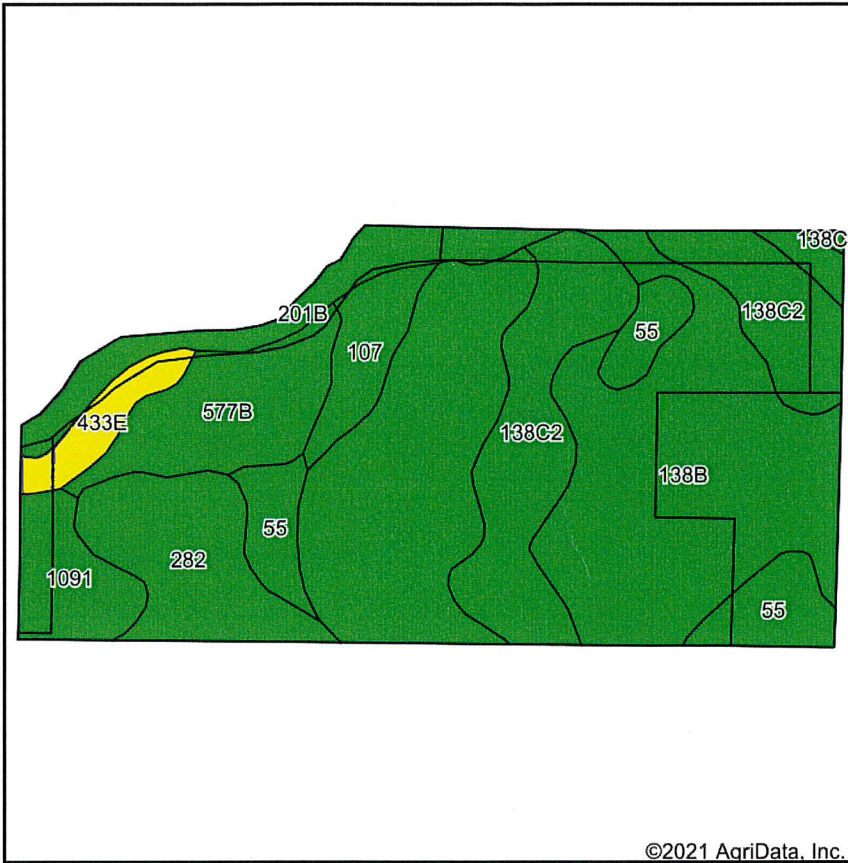
8/20/2021



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

Soils Map



State: Iowa
 County: Clay
 Location: 10-95N-35W
 Township: Logan
 Acres: 68.81
 Date: 8/20/2021



Maps Provided By:



Soils data provided by USDA and NRCS.

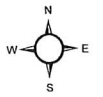
Area Symbol: IA041, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	29.18	42.4%		Ile	89	74
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	11.57	16.8%		IIle	83	59
282	Ransom silty clay loam, 1 to 3 percent slopes	5.91	8.6%		Iw	95	81
577B	Everly clay loam, 2 to 5 percent slopes	5.38	7.8%		Ile	88	68
55	Nicollet clay loam, 1 to 3 percent slopes	5.02	7.3%		Iw	89	82
201B	Coland-Terril complex, 2 to 5 percent slopes	4.55	6.6%		IIw	81	51
1091	McCreath silty clay loam, 0 to 2 percent slopes	3.02	4.4%		Iw	98	83
107	Webster clay loam, 0 to 2 percent slopes	2.42	3.5%		IIw	86	77
433E	Moneta loam, 14 to 18 percent slopes	1.76	2.6%		IVe	43	25
Weighted Average						87	69.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



- Legend**
- Non-Cropland
 - Cropland
 - CRP
 - Iowa PLSS
 - Tract Boundary
 - Iowa Roads

- Wetland Determination**
- Restricted
 - ▼ Limited
 - Exempt from Conservation
 - Compliance Provisions

Tract Cropland Total: 68.81 acres

2021 Program Year

Map Created March 25, 2021

Farm **4224**

Tract **9628**

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