



LAND FOR SALE

58 Acres Spencer, Iowa

Sections 15 Riverton Twp - Clay County

FARM – ACREAGE – SMALL RANCH – DEVELOPMENT



- 1980' frontage on M38
- Residential or business location
- Great site for your home or shouse
- Real Estate Taxes: \$1100 / year

Call For New Price

Multiple Use Property at a Farmland Price !
Best Land Investment in Clay County



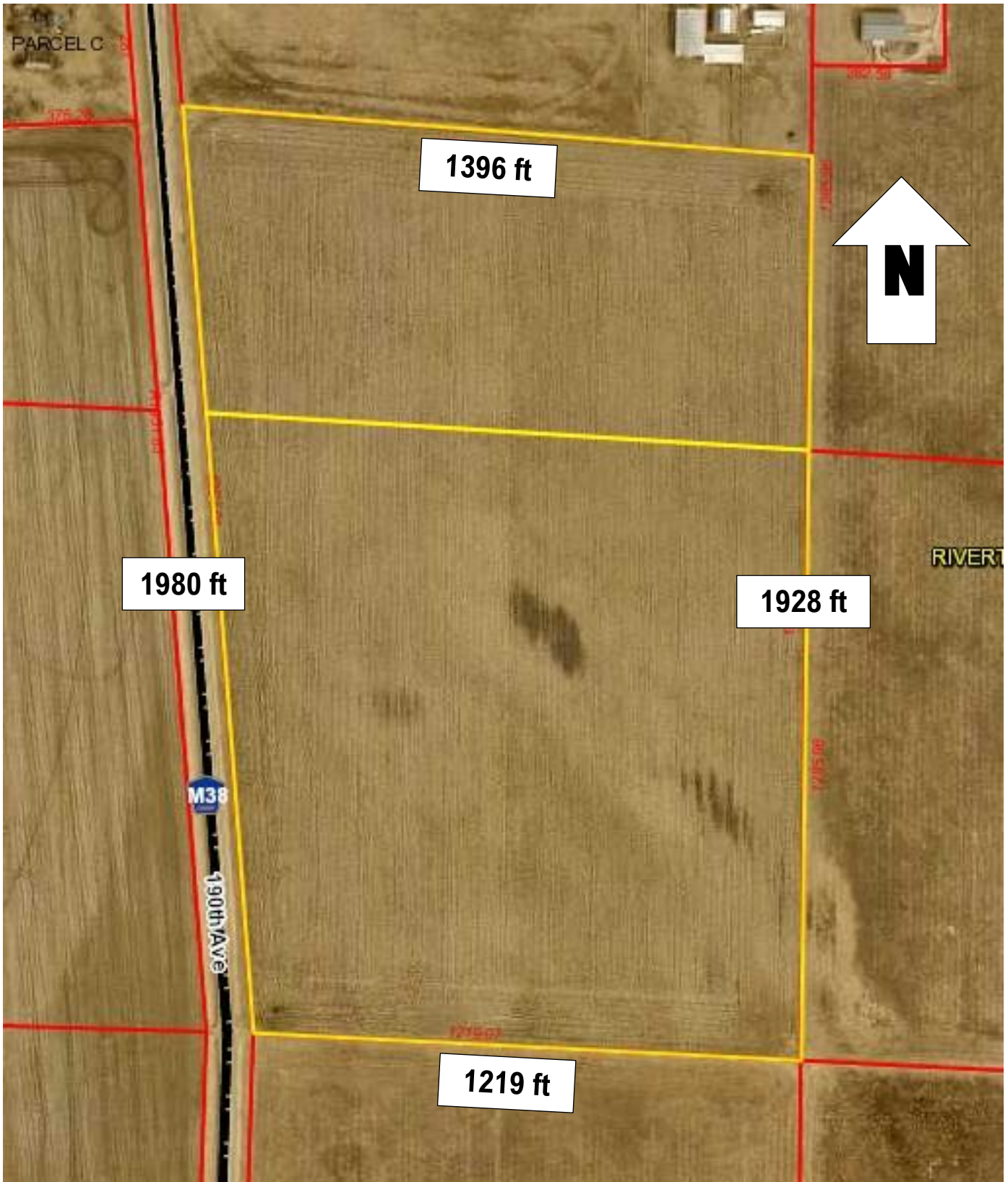
Farm Real Estate
Spencer, IA 712-262-3529

Jon Hjelm, ALC 712-240-3529
Chuck Sikora 712-260-2788
Austin Peterson 712-260-3678

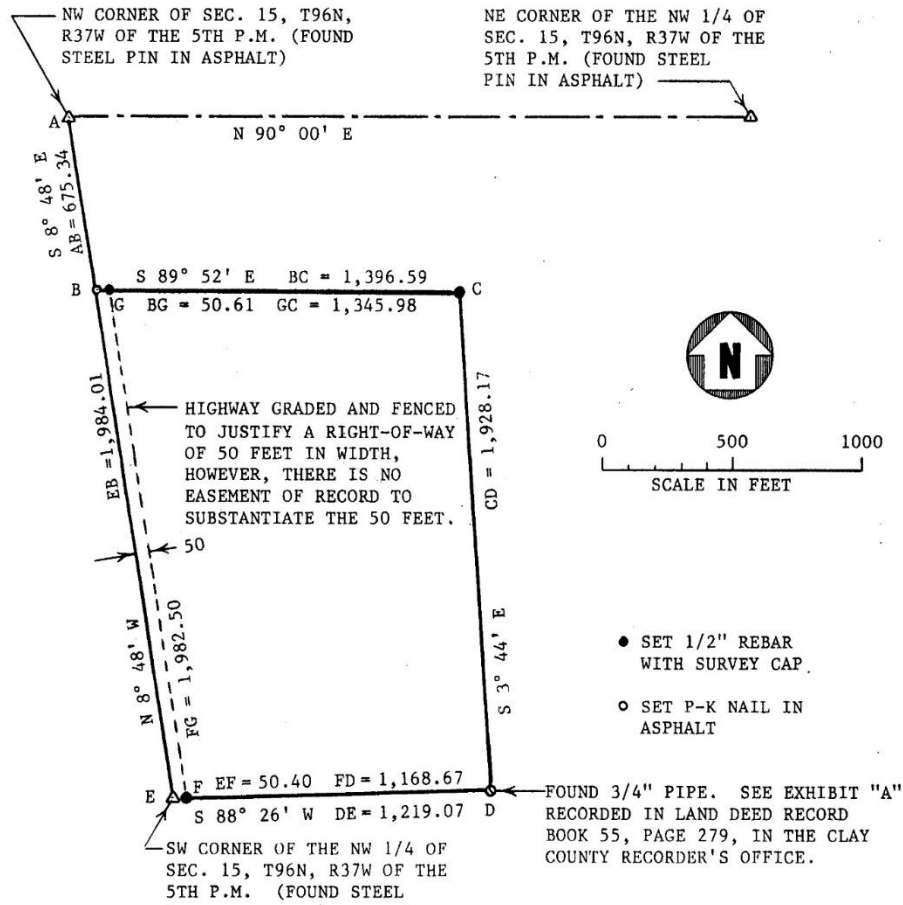
theacreco.com

Selling Iowa's Best





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



DESCRIPTION:

A tract of land in the Northwest Quarter of Section 15, Township 96 North, Range 37 West of the Fifth Principal Meridian, Clay County, Iowa, described as follows to wit: Commencing at the northwest corner of Section 15, Township 96 North, Range 37 West of the Fifth Principal Meridian, Clay County, Iowa, and running from this point south 8° 48' east (south 8 degrees 48 minutes east) along the west line of the Northwest Quarter of said Section 15 a distance of 675.34 feet to the point of beginning and running from this point of beginning south 89° 52' east a distance of 1,396.59 feet; thence south 3° 44' east a distance of 1,928.17 feet to the south line of the Northwest Quarter of said Section 15; thence south 88° 26' west along the south line of the Northwest Quarter of said Section 15 a distance of 1,219.07 feet to the southwest corner of the Northwest Quarter of said Section 15; thence north 8° 48' west along the west line of the Northwest Quarter of said Section 15 a distance of 1,984.01 feet to the point of beginning. All bearings stated in this description are based on the assumption that the north line of the Northwest Quarter of said Section 15 has a bearing of north 90° 00' east. The area of the above tract of land is 58.381 acres, which includes 2.276 acres of highway right-of-way 50 feet in width (width questionable, see sketch above) along the west side of the above tract of land.

SURVEY FOR: Richard D. and Donna L. Pierson

LOCATION: PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 96 NORTH, RANGE 37 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CLAY COUNTY, IOWA.

PREPARED BY: KRUSE, CATE & NELSON, P.C., Spencer, Iowa

CERTIFICATE:

I hereby certify that this survey, sketch and description were made by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Iowa.

Larry R. Nelson

Larry R. Nelson P.E. & L.S. No. 5388 December 10, 1992
REVISED: December 14, 1992



Drawing No. 1384.52-X1

#1859 LARRY R. NELSON
TO
THE PUBLIC
REC FEE \$5.00

FILED FOR RECORD DECEMBER 29, 1992 AT
9:02 AM Dorothy J. Strawn, Recorder
Sharon L. McKee Deputy

T-96-N

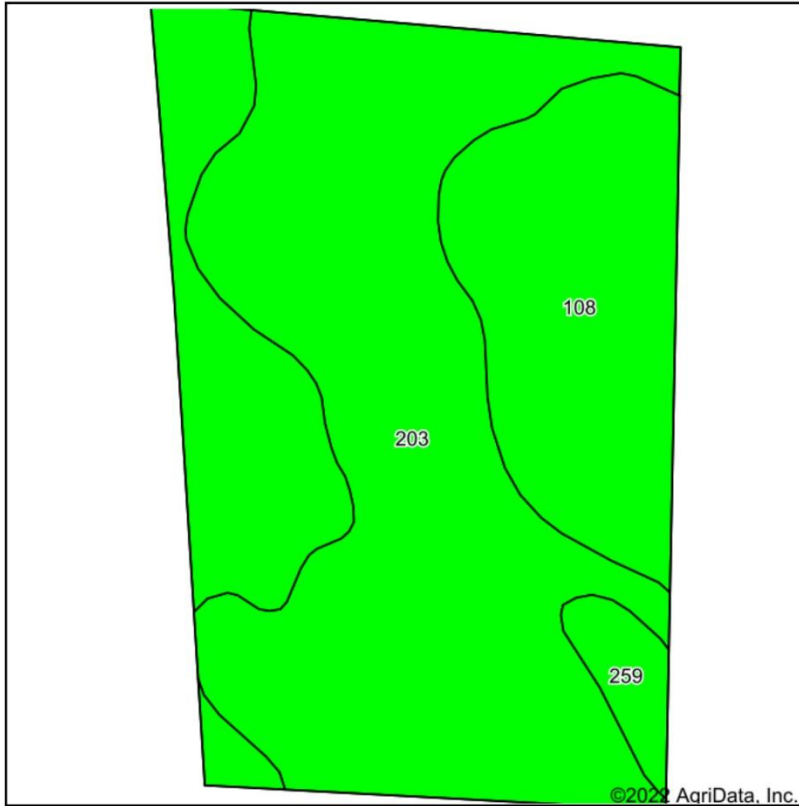
RIVERTON PLAT

R-37-W

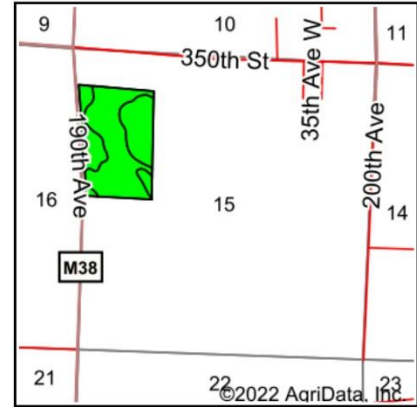
(Landowners)
SUMMIT TWP.



Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clay**
 Location: **15-96N-37W**
 Township: **Riverton**
 Acres: **56.22**
 Date: **9/28/2022**



Area Symbol: IA041, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
203	Cylinder loam, 0 to 2 percent slopes	32.45	57.7%		Ils	58	71	
108	Wadena loam, 0 to 2 percent slopes	22.10	39.3%		Ils	56	52	
259	Biscay clay loam, 0 to 2 percent slopes	1.67	3.0%		Ilw	52	70	
Weighted Average						2.00	57	63.5

**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.



Common Land Unit

Cropland
 Non-cropland
 CRP

Farm **3952**
 Tract **9077**

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

2022 Crop Year



Tract 2 of 2

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; whether it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

IOWA
 CLAY
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 3952
 Prepared : 9/23/22 1:42 PM
 Crop Year : 2022

Abbreviated 156 Farm Record

Tract 1612 Continued ...

Corn	78.70	0.00	143
TOTAL	78.70	0.00	

NOTES

Tract Number : 9077
Description : F5 S2 NW4 NW4 & SW4 NW4 15 96 37 RIVERTON
FSA Physical Location : IOWA/CLAY
ANSI Physical Location : IOWA/CLAY
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : THREASA C BRUSIE
Other Producers : XXXXXXXXXX
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
56.22	56.22	56.22	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	56.22	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	17.50	0.00	143
Soybeans	38.60	0.00	43
TOTAL	56.10	0.00	

NOTES

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