

LAND AUCTION

156 Acres Clay County

Two 78 Acre Farms - Section 24 Lincoln Township



Thursday - September 18, 2014 - 10:00 am

Clay County Regional Events Center, 800 West 18th Street, Spencer, IA

Farm Location: From Spencer – 5 miles south on Hwy 71, or from Greenville – 1 mile north on Hwy 71

Tract 1 Legal: South Half of the Northeast Quarter (S1/2 NE 1/4) Section 24-95-37, Clay County, IA

Tract 2 Legal: South Half of the Northwest Quarter (S1/2 NW1/4) Section 24-95-37, Clay County, IA

Description: Tract 1 is an inside, rectangular, level, all tillable tract. Tract 2 is a nearly level, rectangular, nearly all tillable tract with a 4.6 acre improved building site including a wood Quonset machine shed, concrete block barn, outbuildings, and grove. Both tracts have quality reputation soils. Both tracts are located on Hwy 71. Tract 2 is bordered on the west by a gravel road 210th Ave.

Soils: Gillett Grove, McCreath **Combined Ave CSR 80.2**

	<u>Crop ac.</u>	<u>CSR</u>	<u>CSR2</u>	<u>Taxes</u>
Tract 1	77.64	79.6	95.3	\$1880
Tract 2	73.44	80.7	96.2	\$1902

FSA Information

Cropland acres	151
Corn Base acres	75.2
Corn Direct / CC Yield	123/151
Soybean Base acres	75.2
Soybean Direct / CC Yield	43/51

Possession: Available for the 2015 crop season.

Terms: 10 percent down sale day, balance due at close November 20, 2014

Method of Sale: Successful Bidder will have choice of Tract 1, Tract 2, or both tracts.

Broker's Note: The ACRE Co. is pleased to be selling the William Schomburg Estate farms at public auction. Land Buyers, take your pick of these two outstanding tracts of prime quality Clay County farmland. Either of these two farms would make a great addition to your farming operation or farmland holdings. We look forward to seeing you at the Clay County Regional Events Center sale day!



William Schomburg Estate - owner

Attorney: Willis Hamilton, Hamilton Law Firm

Storm Lake, Iowa

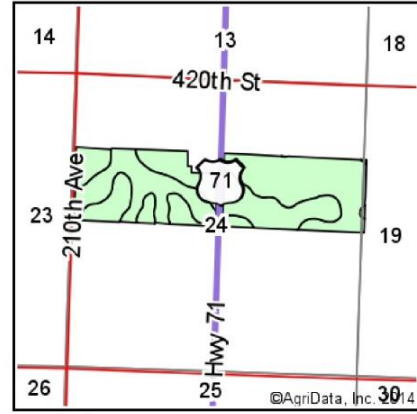
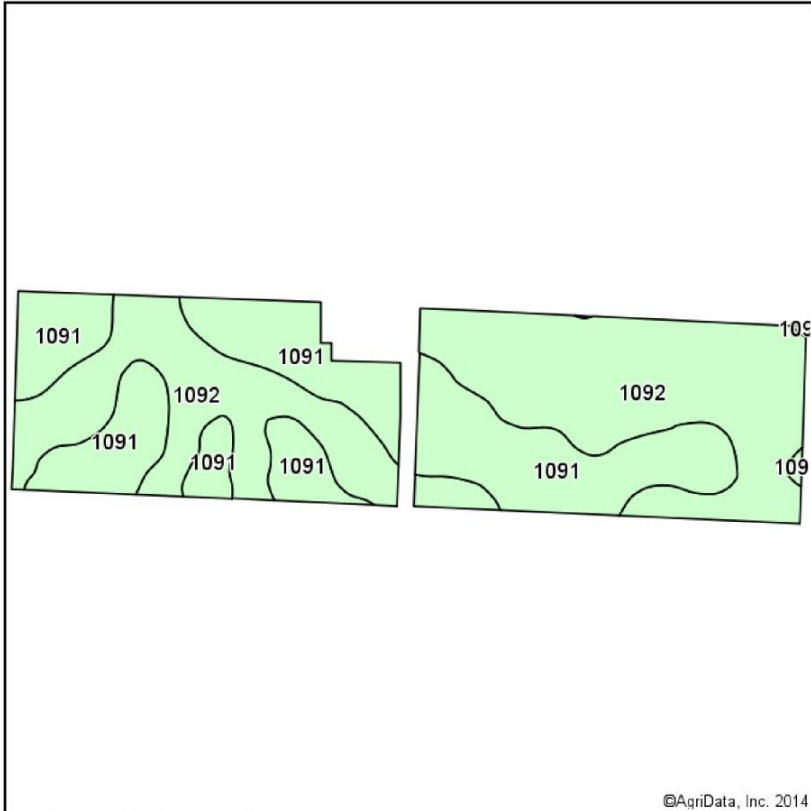
Auctioneers:

Jon Hjelm, ALC & Chuck Sikora

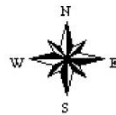
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No. 1 ranked farmland website on Google



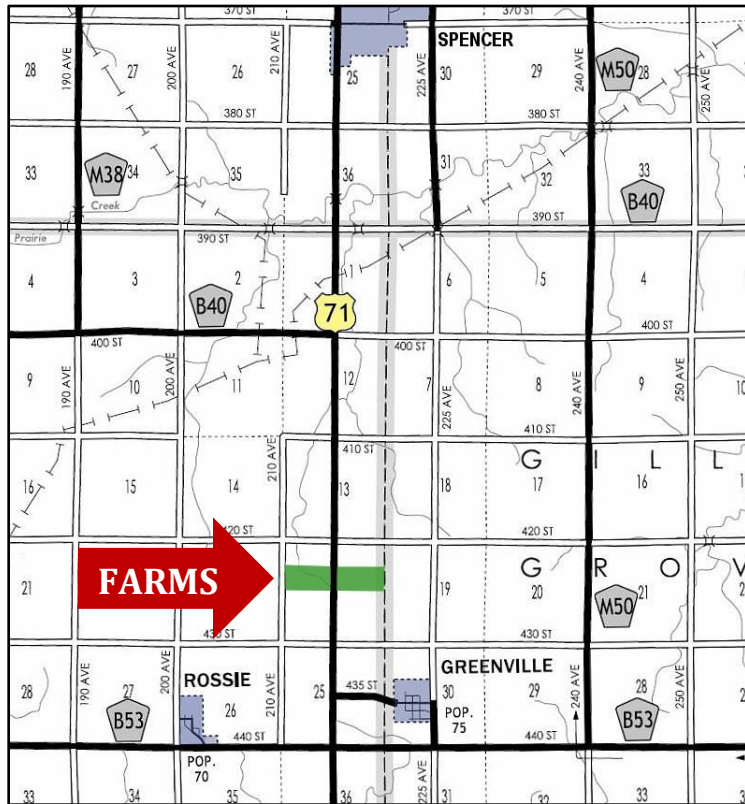
State: **Iowa**
 County: **Clay**
 Location: **24-95N-37W**
 Township: **Lincoln**
 Acres: **151.08**
 Date: **8/22/2014**



Soils data provided by USDA and NRCS.

Area Symbol: IA041. Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
1092	Gillett Grove silty clay loam, 0 to 2 percent slopes	85.62	56.7%		IIw	94	78
1091	McCreath silty clay loam, 0 to 2 percent slopes	65.46	43.3%		I	98	83
Weighted Average						95.7	80.2



Improvements on Tract 2 Building Site

The Owner reserves 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.