

LAND AUCTION

152 Acres Clay County Section 25 Meadow Township



Check out this good looking farm !

Thursday - February 18, 2021 - 10:00 am
Clay County Regional Events Center, Spencer, IA

Legal: SE1/4 Section 25-97-36, Clay County, Iowa, except a 4-acre acreage. The farm has been surveyed.

Description: The Rute farm is an unimproved nearly level to very gently rolling tillable tract of farmland. The farm contains 148.17 crop acres all in one field. The farm has productive soils with excellent ratings. The farm is bordered by 320th Street on the south and 280th Avenue on the east.

Soils: Nicollet, Clarion, Canisteo, Okoboji, Webster, Dickinson, Colo

	North Tract	South Tract
Acres	77.4	74.6
Crop acres (survey)	76.22	71.95
CSR2	82.7	87.7
RE Taxes (est)	\$2350	\$2344

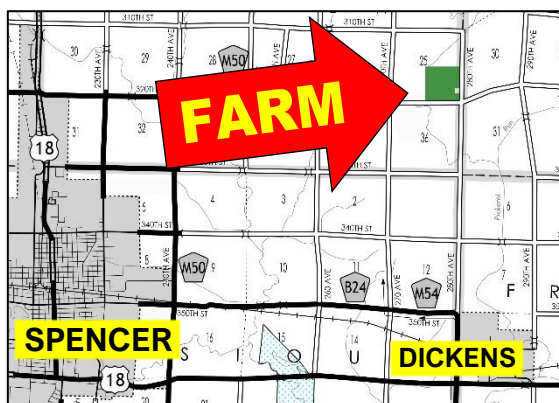
FSA Information*	Cropland acres	148.09
Corn Base acres	98.7	Soybean Base acres 49.3
Corn PLC Yield	160	Soybean PLC Yield 46
<i>*Acres are combined with tillable land in the acreage</i>		

Method of Sale: Successful bidder will have the choice of the North Tract, the South Tract, or both tracts.

Terms: 10% down sale day, balance due at close March 30, 2021. Taxes prorated to January 1, 2021. Buyer will pay for fertilizer and strip till application at close.

Possession: At close. Farm is available for the 2021 season.

Call The ACRE Co. guys for more details

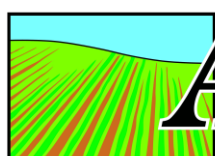


Seller: Rute Family

Attorney: Barry Sackett
Sackett Law Firm, Spencer, IA

Broker's Note: The ACRE Co. is pleased to be selling the Rute farm at a live public auction. Land Buyers, here is a rare opportunity to purchase a great looking Clay County tillable farm east of Spencer. You can purchase either tract or the entire farm. With outstanding soils and a drainage outlet nearby, the Rute farm will make an excellent addition to your Iowa land holdings or your farming operation.

We look forward to seeing you at the Events Center sale day!



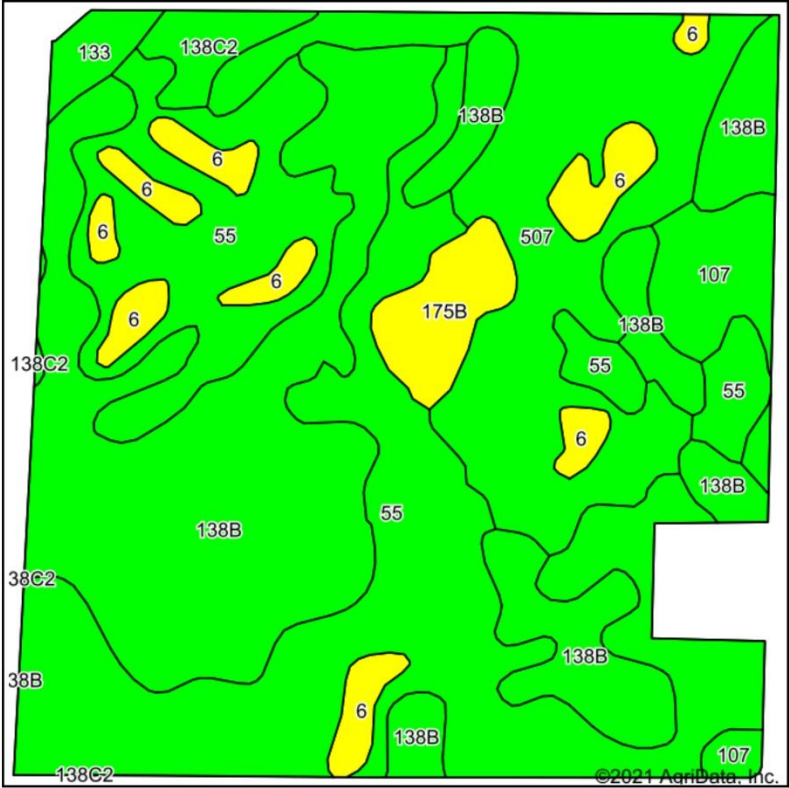
ACRE CO

Farm Real Estate
Spencer, Iowa 712-262-3529
theacreco.com

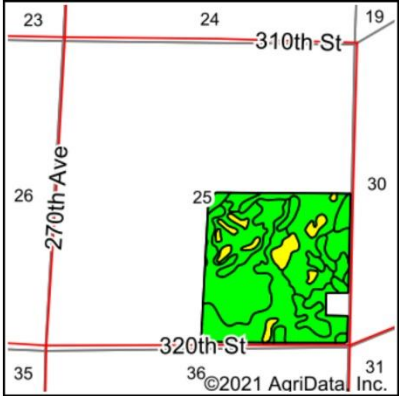
Jon Hjelm, ALC 712-240-3529
Chuck Sikora 712-260-2788
Austin Peterson 712-260-3678

Selling Iowa's Best!

Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Clay
Location: 25-97N-36W
Township: Meadow
Acres: 147.38
Date: 1/27/2021

**ACRE CO**
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Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
55	Nicollet clay loam, 1 to 3 percent slopes	52.59	35.7%		Iw	89	82
138B	Clarion loam, 2 to 6 percent slopes	48.52	32.9%		Ile	89	74
507	Canisteo clay loam, 0 to 2 percent slopes	24.71	16.8%		IIw	84	73
6	Okoboji silty clay loam, 0 to 1 percent slopes	7.94	5.4%		IIIw	59	55
107	Webster clay loam, 0 to 2 percent slopes	5.52	3.7%		IIw	86	77
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	3.95	2.7%		IIle	47	36
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	2.44	1.7%		IIle	83	59
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	1.71	1.2%		IIw	78	73
Weighted Average						85.1	74.5



Call The ACRE Co. to sell your farm!

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.