

LAND AUCTION

189.5 Acres Clay County 2 Tracts - Section 24 Lone Tree Township

Top Everly / Royal Reputation Farm

Wednesday - September 22, 2021 - 10:00 am

Hap Ketelsen Community Center, 203 North Main Street, Everly, Iowa

Legal: N1/2 NE1/4 and Parcel C, all in Section 24-96-38, Clay County, Iowa. The farm will be sold on surveyed acres.

Description: The Erick farm is an outstanding, inside, all tillable farm. The Erick farm contains 186.84 FSA crop acres in one large field. Parts of the farm are in Drainage Districts #38 and #58. The farm is bordered on the east by 160th Ave.

Soils: Gillett Grove, McCreath, Ransom **CSR2 94.8**

	North Tract	South Tract
Surveyed Acres	79.6	109.9
Net acres	78.3	108.7
CSR2	93	96
RE Taxes	\$2226	\$3192

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

Terms: 10 percent down sale day, balance due at close November 23, 2021. Taxes prorated to January 1, 2022.

Possession: Farm is available for the 2022 season.

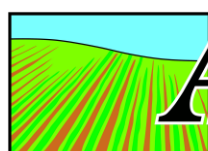
Land survey, FSA, and additional information available.

Broker's Note: The ACRE Co. is pleased to selling the Erick farm. Land Buyers, here is a rare opportunity to purchase an outstanding Clay County in the highly sought-after Everly/Royal area. Tracts of this size and quality are not usually for sale. Take a drive and check out the Erick farm.

We look forward to seeing you in Everly on sale day !

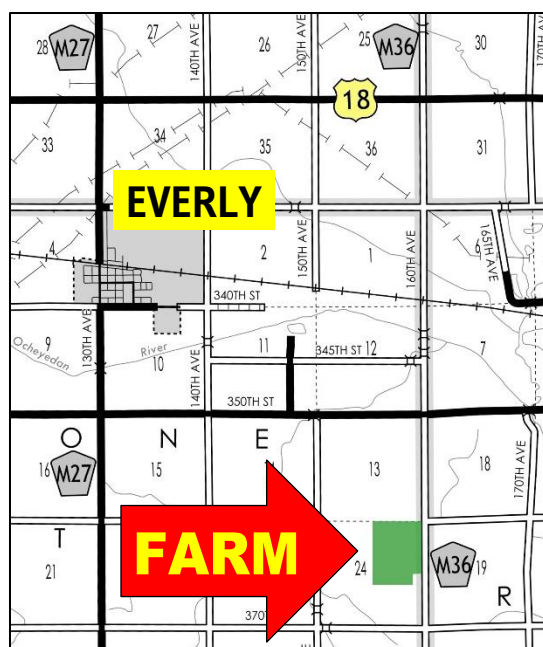
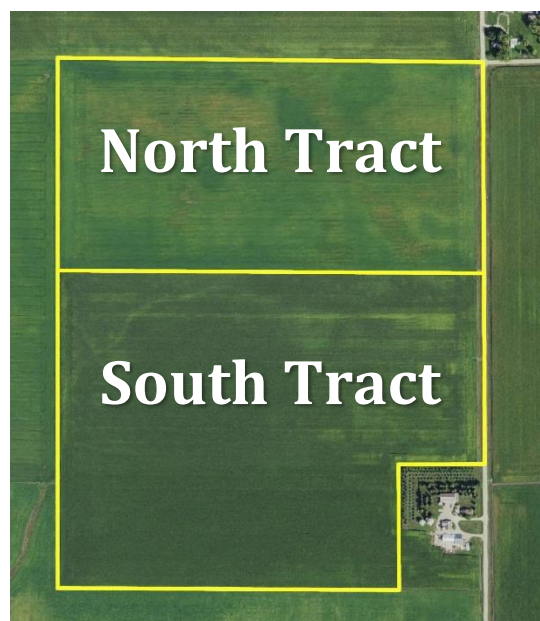
**Sellers: Janice M. Erick Estate and
Erick Family**

Attorney: Michael Bovee
Montgomery, Barry, Bovee & Davis, Spencer, IA



ACRE CO

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

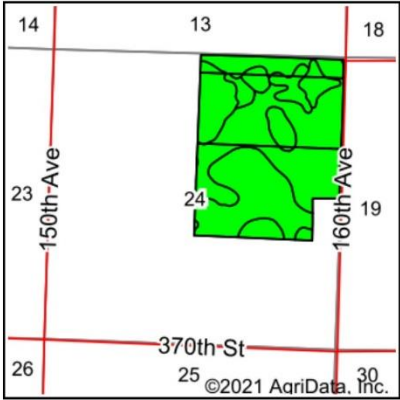
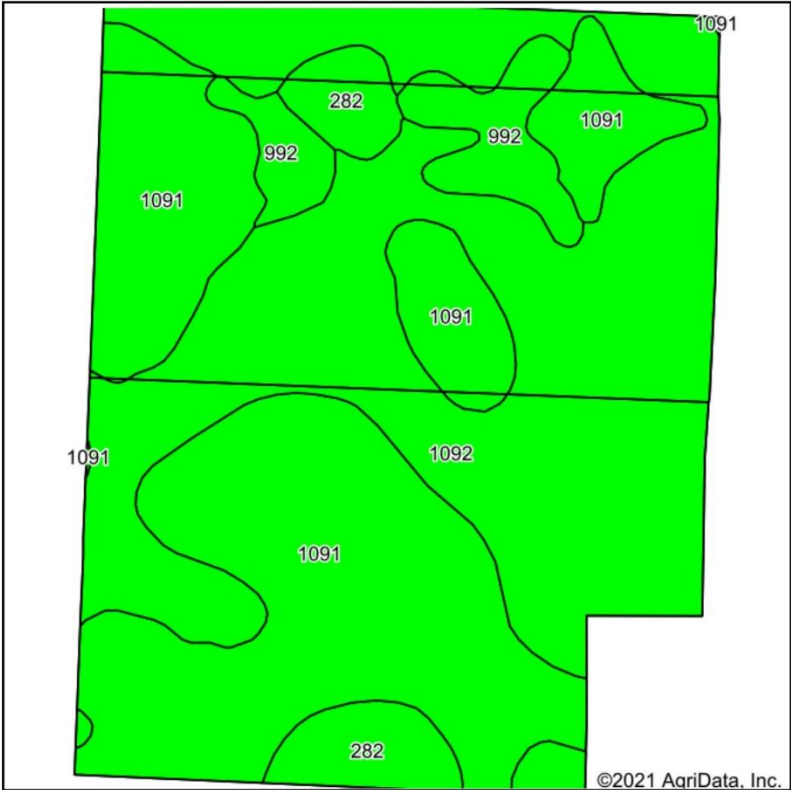


Jon Hjelm, ALC 712-240-3529
Chuck Sikora 712-260-2788
Austin Peterson 712-260-3678

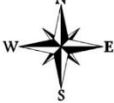
Selling Iowa's Best !

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.

Soils Map



State: Iowa
County: Clay
Location: 24-96N-38W
Township: Lone Tree
Acres: 186.84
Date: 8/13/2021



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
1092	Gillett Grove silty clay loam, 0 to 2 percent slopes	89.49	47.9%		IIw	94	78
1091	McCreath silty clay loam, 0 to 2 percent slopes	77.54	41.5%		Iw	98	83
992	Gillett Grove silty clay loam, depressional, 0 to 1 percent slopes	10.54	5.6%		IIw	77	58
282	Ransom silty clay loam, 1 to 3 percent slopes	9.27	5.0%		Iw	95	81
Weighted Average						94.8	79.1

**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.



Call The ACRE Co. to sell your farm !

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