

LAND AUCTION

160 Acres Clay County Section 8 Garfield Township

Highly rated Webb area farm

Wednesday - September 8, 2021 - 10:00 am

Brown Fertilizer Office, 101 Church Street, Webb, Iowa

Legal: NE1/4 Section 8-94N-35W, Clay County, Iowa

Description: The Parker farm is an outstanding all tillable Clay County quarter section. The farm contains 157.2 crop acres all in one large field. The farm is located in Drainage Districts #8 and #5 with district tile going north and east providing outlet. The farm is bordered on the north by 460th Street and on the east by 300th Avenue.

Soils: Canisteo, Webster, Nicollet, Clarion, Okoboji, Cylinder

	West Tract	East Tract
Acres	80 m/l	80 m/l
Net acres	79	77
CSR2	87.3	80.7
RE Taxes	\$2452	\$2206

Farm will be surveyed and sold times surveyed acres

FSA Information		Cropland acres	157.2
Corn Base acres	78.6	Soybean Base acres	78.6
Corn PLC Yield	170	Soybean PLC Yield	47

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

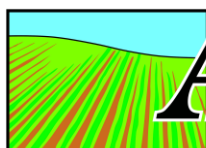
Terms: 10 percent down sale day, balance due at close November 16, 2021. Taxes prorated to January 1, 2022.

Possession: At close. Farm is available for the 2022 season.

Broker's Note: The ACRE Co. is pleased to be selling the Parker farm at public auction. Land Buyers, these all tillable highly rated quarter sections are hard to find. One look and you'll see this will make a great investment or addition to your farming operation. We look forward to seeing you sale day!

**Sellers: Parker Family Trust,
Colin Foe-Parker, and Jennifer Foe-Parker**

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



ACRE CO

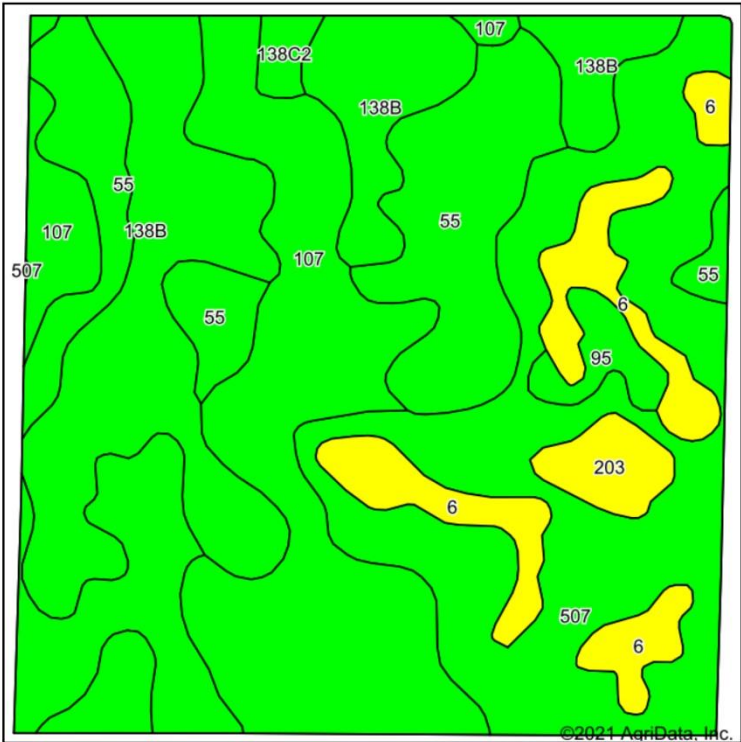
Farm Real Estate
Spencer, Iowa 712-262-3529
theacresco.com



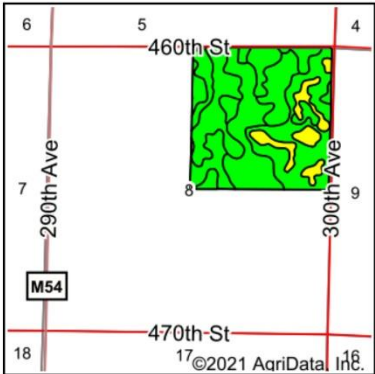
Jon Hjelm, ALC 712-240-3529
Chuck Sikora 712-260-2788
Austin Peterson 712-260-3678

Selling Iowa's Best !

Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Clay
Location: 8-94N-35W
Township: Garfield
Acres: 157.2
Date: 7/26/2021



Maps Provided By



Area Symbol: IA041, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	37.31	23.7%		Ilw	84	73
107	Webster clay loam, 0 to 2 percent slopes	35.86	22.8%		Ilw	86	77
55	Nicollet clay loam, 1 to 3 percent slopes	33.71	21.4%		Iw	89	82
138B	Clarion loam, 2 to 6 percent slopes	31.95	20.3%		Ile	89	74
6	Okoboji silty clay loam, 0 to 1 percent slopes	11.72	7.5%		IIlw	59	55
203	Cylinder loam, 0 to 2 percent slopes	2.89	1.8%		Ils	58	
95	Harps clay loam, 0 to 2 percent slopes	2.50	1.6%		Ilw	72	57
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	1.26	0.8%		IIle	83	59
Weighted Average						84	*_



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.