

LAND AUCTION

84 Acres Clay County

Section 34 Herdland Township

Cropland and Timber Combination

Friday October 29, 2021 - 10:00 am

American Legion Post 394, 200 Main Street, Sioux Rapids, IA

Legal: East Half of the Northwest Quarter (E1/2 NW1/4) of Section Thirty-four (34), Township Ninety-four (94) North, Range Thirty-six (36) West of the 5th PM, Clay County, Iowa.

Description: The Midstates Development farm is a blend of high quality cropland, CRP, and wooded land. The farm contains 56.81 FSA crop acres including 23.2 acres in a CRP Habitat Buffer program. The farm contains 24 acres of mature oak trees adjoining Burr Oak Park. The farm is bordered by 500th Street on the north.

Major Cropland Soils: Clarion, Nicollet **CSR2 85.7**

FSA Information		Cropland acres	56.81
Corn Base acres	32.2	Soybean Base acres	1.4
Corn PLC Yield	127	Soybean PLC Yield	44
CRP: 23.2 acres @ \$300/acre 2017-2027			

RE Taxes: \$2134 annually. Taxes prorated to January 1, 2022.

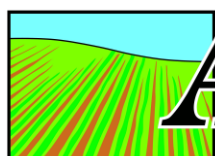
Terms: 10 percent down sale day, balance due at close December 15, 2021.

Possession: Possession is available for the 2022 season.

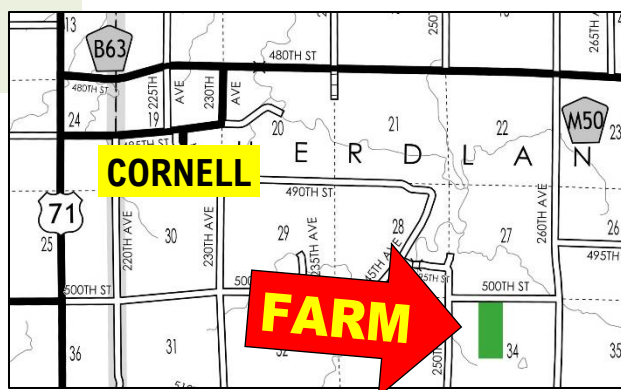
Broker's Note: The ACRE Co. is pleased to be selling this unique tract for Midstates Development Company at public auction. Land Buyers and Outdoorsmen, here is an opportunity to purchase outstanding tillable land plus mature oak trees and CRP. This combination provides excellent habitat loaded with deer, turkey, and upland birds. After you've harvested your crops you can harvest trophy bucks and birds.

We look forward to seeing you sale day!

*For more information, contact Jon or Chuck at
The ACRE Company*



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



Seller:

Midstates Development Co., LLC

Attorney:

Don Hemphill, Spencer, IA

Jon Hjelm, ALC 712-240-3529

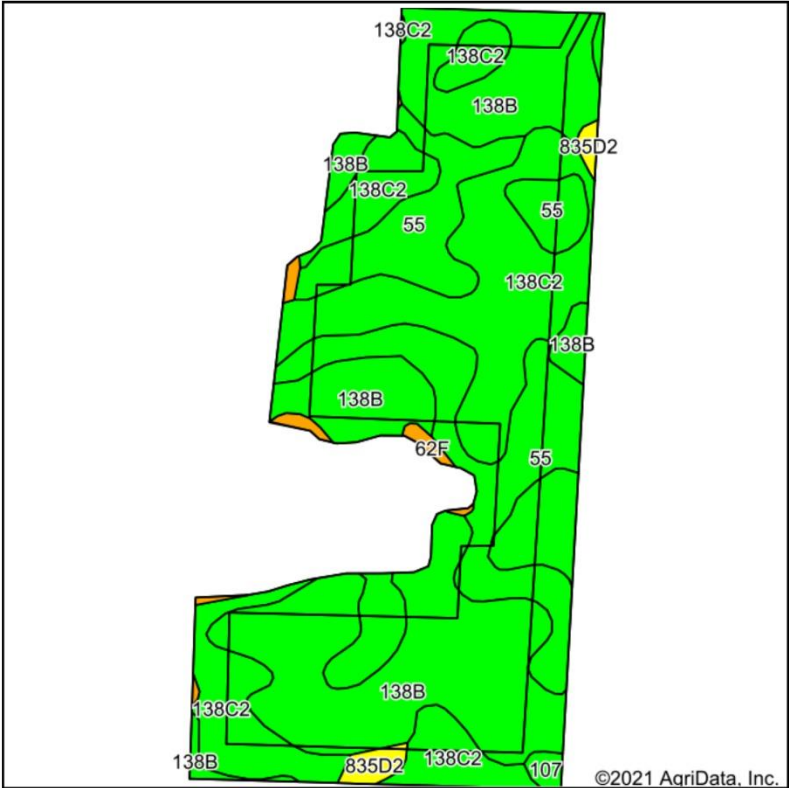
Chuck Sikora 712-260-2788

Austin Peterson 712-260-3678

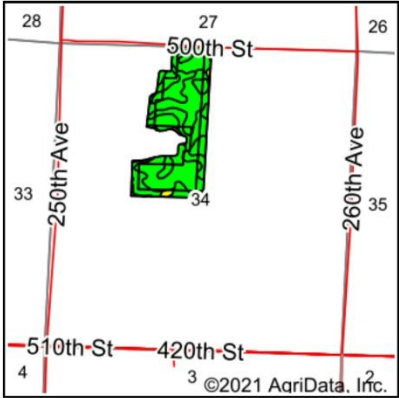
Selling Iowa's Best!

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



Soils data provided by USDA and NRCS.



State: Iowa
County: Clay
Location: 34-94N-36W
Township: Herdland
Acres: 56.81
Date: 9/10/2021



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA041, Soil Area Version: 30							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	23.76	41.8%		Ile	89	74
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	18.69	32.9%		IIle	83	59
55	Nicollet clay loam, 1 to 3 percent slopes	12.65	22.3%		Iw	89	82
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	0.73	1.3%		IVe	53	46
62F	Belview loam, 16 to 30 percent slopes	0.66	1.2%		Vle	17	11
107	Webster clay loam, 0 to 2 percent slopes	0.32	0.6%		IIw	86	77
Weighted Average						85.7	69.8

**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.

