

LAND AUCTION

99.1 Acres Clay County Section 9 Riverton Township



Level Farmland – Great Location !

Wednesday - November 2, 2022 - 1:00 pm
Clay County Regional Events Center, Spencer, Iowa

Legal: That portion of the West Half of the Northeast Quarter (W1/2 NE1/4) and the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) lying north of the railroad right-of-way in Section Nine (9), Township Ninety-six (96), Range Thirty-seven (37) West of the 5th PM, Clay County, Iowa. The farm has been surveyed and contains 99.13 acres.

Description: Selling will be a nearly level, all tillable farm. The farm contains 98.71 FSA crop acres in one L-shaped field. The farm has a very high percentage of tillable land and contains one soil type. The farm is bordered by 340th Street, a hard road, on the north and 190th Avenue on the east. The farm is bordered by a railroad right-of-way on the south.

Soils: Wadena CSR2 56

FSA Information		Cropland acres	98.71
Corn Base acres	49.4	Soybean Base acres	49.3
Corn PLC Yield	121	Soybean PLC Yield	40

RE Taxes: \$1928 annually. Taxes prorated to January 1, 2023.

Terms: 10 percent down sale day, balance due at close
January 18, 2023. Sellers will keep the 2022 rent.

Possession: At close, subject to balance of the 2022 lease.

Broker's Note: Cotton-Grave Farm Management and ACRE Co. are pleased to be selling this Clay County farm at public auction. Land Buyers, here is an attractive, nearly level, well-drained farm located just west of Spencer. This farm offers a solid ag investment plus potential for other uses in the future.

We look forward to seeing you in Spencer sale day!

Sellers:

Merlyn Winther, John Rahn, and John Cotton

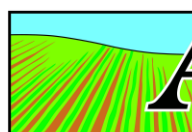
Attorney: Chris Bjornstad

Cornwall, Avery, Bjornstad & Scott, Spencer, IA



Broker: John Cotton 712-262-6425

www.cottongrave.com



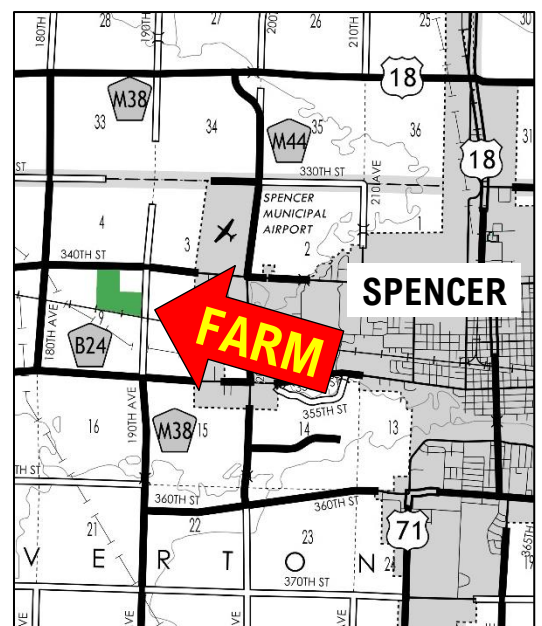
Auctioneer:

ACRE CO

Farm Real Estate

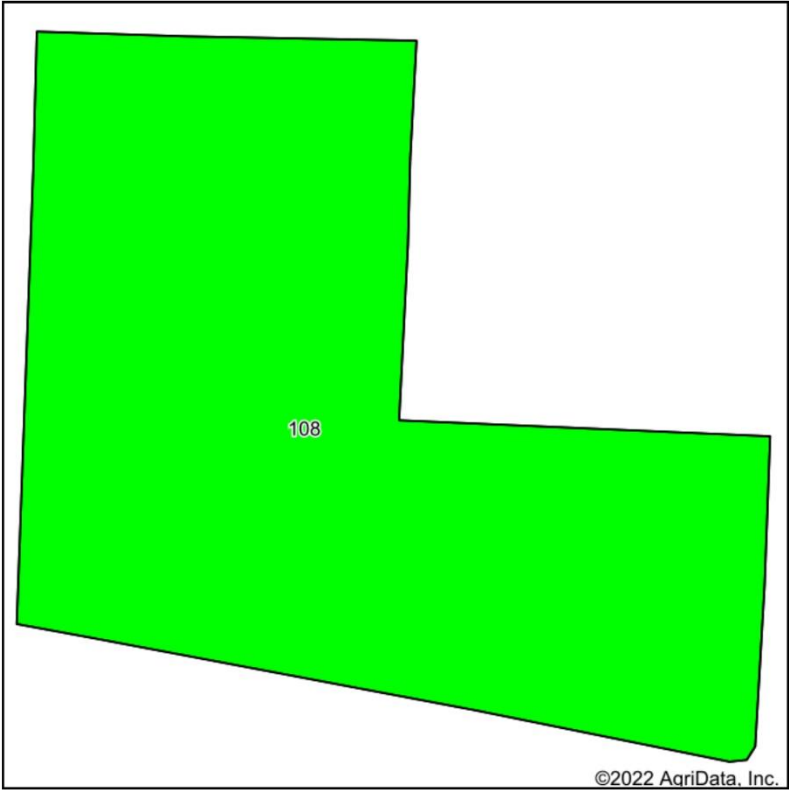
Spencer, Iowa 712-262-3529

theacreco.com



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: 9-96N-37W
Township: Riverton
Acres: 98.71
Date: 9/14/2022



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA041, Soil Area Version: 31							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
108	Wadena loam, 0 to 2 percent slopes	98.71	100.0%		Ils	56	52
Weighted Average					2.00	56	52

**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.



Selling Iowa's Best Farmland !

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