

LAND AUCTION

161.2 Acres Clay County Section 30 Gillett Grove Township

94.9 CSR2

Offered in 2 Tracts

Thursday - June 18, 2026 - 10:00 am
Greenville Community Center, Greenville, IA

Legal: NE1/4 Section Thirty 30-95-36, Clay County, Iowa.
The farm contains 161.22 surveyed acres.

Description: The Anderson Trust farm is an outstanding nearly level all tillable tract of farmland containing 156.4 FSA crop acres all in one large field. The farm is bordered on the north by 430th Street and on the west by 225th Avenue.

Soils: Gillett Grove, McCreath, Ransom **CSR2 94.9**

	West Tract	East Tract
Surveyed acres	80.63	80.59
Net acres	77.65	79.59
CSR2	94.7	95.1
RE Taxes	\$2262	\$2308

FSA Information	Cropland Acres	156.41
Corn Base Acres	78.2	Soybean Base Acres 78.2
Corn PLC Yield	183	Soybean PLC Yield 53

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

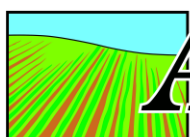
RE Taxes: \$4570 annually. Taxes prorated to July 1, 2026.

Terms: 10 percent down sale, balance due at close on or before July 28, 2026. Buyer will receive 50% of the 2026 cash rent, to be paid on November 1.

Possession: At close, subject to the balance of the 2026 lease. The farm is available for the 2027 crop season.

Broker's Note: The ACRE Co. is pleased to be selling the Anderson Trust farm at public auction. Land Buyers, looking for a prime quarter in a great neighborhood? Here is a top caliber all tillable Clay County black dirt farm. Take a drive and check out the Anderson Trust farm. You will be impressed.

See you in Greenville on sale day!



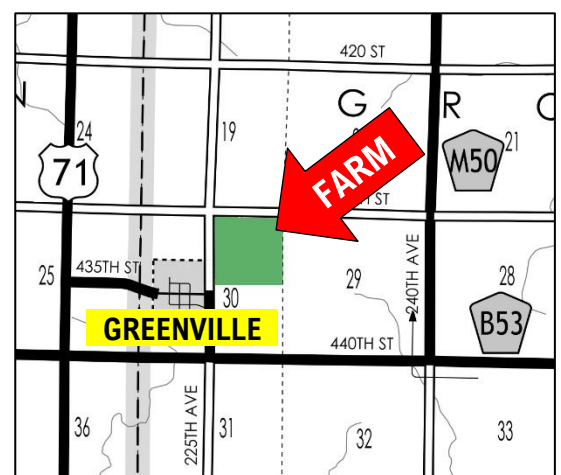
ACRE CO
Farm Real Estate
Spencer, Iowa 712-262-3529
theacreco.com

Jon Hjelm, ALC 712-240-3529
Chuck Sikora 712-260-2788
Joe Laubenthal 515-368-3815

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Watch the auction LIVE on our website. Phone bidding available.

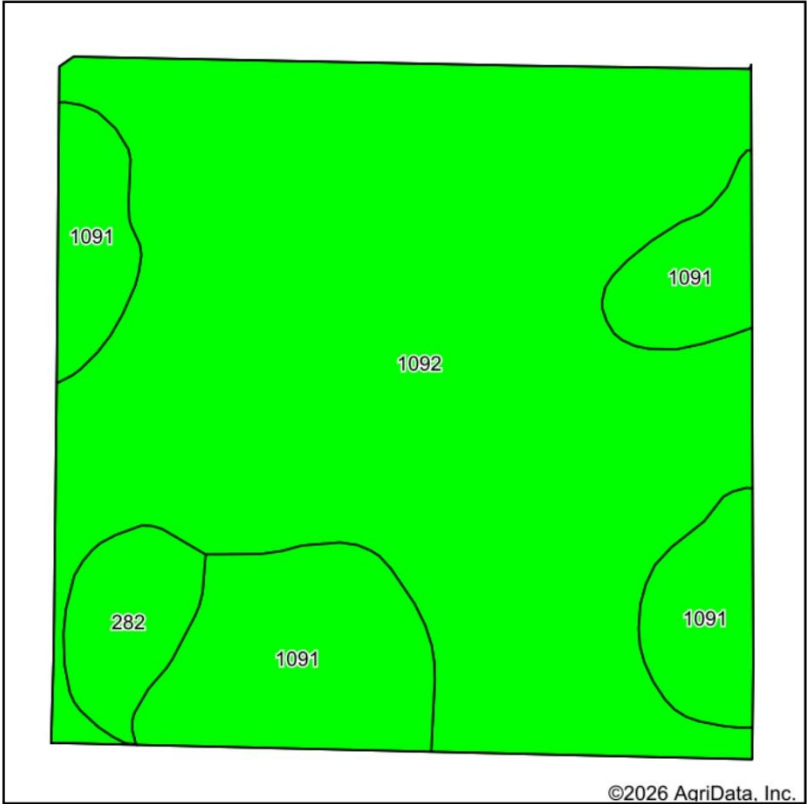
The Owner reserves the right to reject any and all bids. The ACRE Co. represents the Sellers at this auction. This sale is subject to the approval of the sellers the day of the auction. Any announcements made sale day will supersede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.



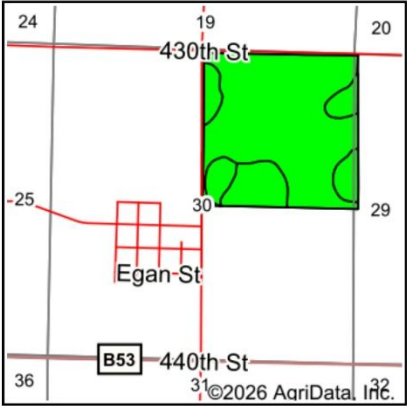
Seller: Anderson Trust

Attorney: Lisa Steffen
Cornwall, Avery, Bjornstad & Scott
Spencer, IA

Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Clay
Location: 30-95N-36W
Township: Gillett Grove
Acres: 156.41
Date: 5/5/2026



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA041, Soil Area Version: 35							
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	115.41	73.8%		llw	94	78
1091	McCreath silty clay loam, 0 to 2 percent slopes	34.30	21.9%		lw	98	83
282	Ransom silty clay loam, 1 to 3 percent slopes	6.70	4.3%		lw	95	81
Weighted Average					1.74	94.9	79.2



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