

# LAND AUCTION

## 160 Acres Clay County Section 27 Logan Township

*Offered in 2 productive, all tillable 80 acre tracts*

**Thursday - August 7, 2014 - 10:00 am**

**Dickens Community Center, Dickens, Iowa**

**Farm Location:** From Dickens – 2 miles east on Hwy 18, 7 miles south on N14, then ½ mile east on B53  
From Gillett Grove – 3 ½ miles east on B53

**Legal:** The Northeast Quarter (NE1/4) of Section Twenty-seven (27), Township Ninety-five (95) North, Range Thirty-five (35) West of the 5<sup>th</sup> PM, Clay County, Iowa.

**Description:** The Cornwall farm is an attractive, nearly level to gently rolling tract of farmland. The farm contains 155.95 FSA crop acres all in one large field. The farm is bordered on the north by B53.

**Soils:** Clarion, Webster, Nicollet, Canisteo, Harps **Ave CSR 73.9 Ave CSR2 88.2**

	Acres	Crop acres	CSR	CSR2	Taxes
<b>Tract 1</b>	80	78 (est)	72.5	87.9	\$2118
<b>Tract 2</b>	80	78 (est)	75.3	88.4	\$2202

**Method of Sale:** Successful Bidder will have choice of either or both tracts.

**Taxes:** \$4320 annually. Taxes prorated to January 1, 2015

**Terms:** 10 percent down sale day, balance due at close March 9, 2015.

**Possession:** At close. Farm is available for 2015 crop season.

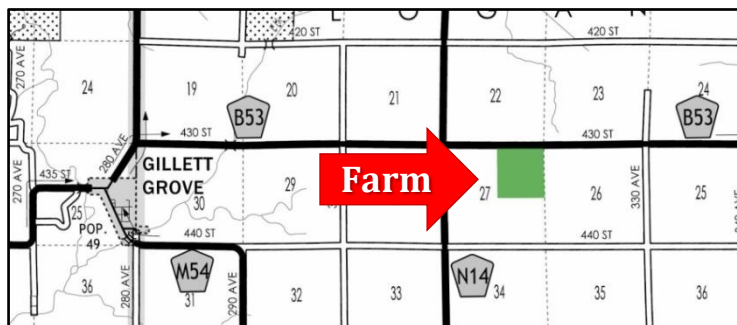
**Broker's Note:** Cotton Grave Farm Management and The ACRE Co. are pleased to be selling this Clay County farm at public auction. Land Buyers, you can buy an 80 or the entire 160 acres of this productive, inside, all tillable farm. Add to your family operation or buy a farmland investment. We look forward to seeing you sale day!

**Cornwall Family – owner**

**Attorney:** Chris Bjornstad – Cornwall, Avery, Bjornstad, Scott, & Davis, Spencer, IA

### FSA Information

Cropland acres	155.95
Corn Base acres	77.5
Corn Direct / CC Yield	123 / 143
Soybean Base acres	77.4
Soybean Direct / CC Yield	35 / 42



Spencer, Iowa 712-262-3529  
Jon Hjelm ALC & Chuck Sikora  
712-240-3529 712-260-2788

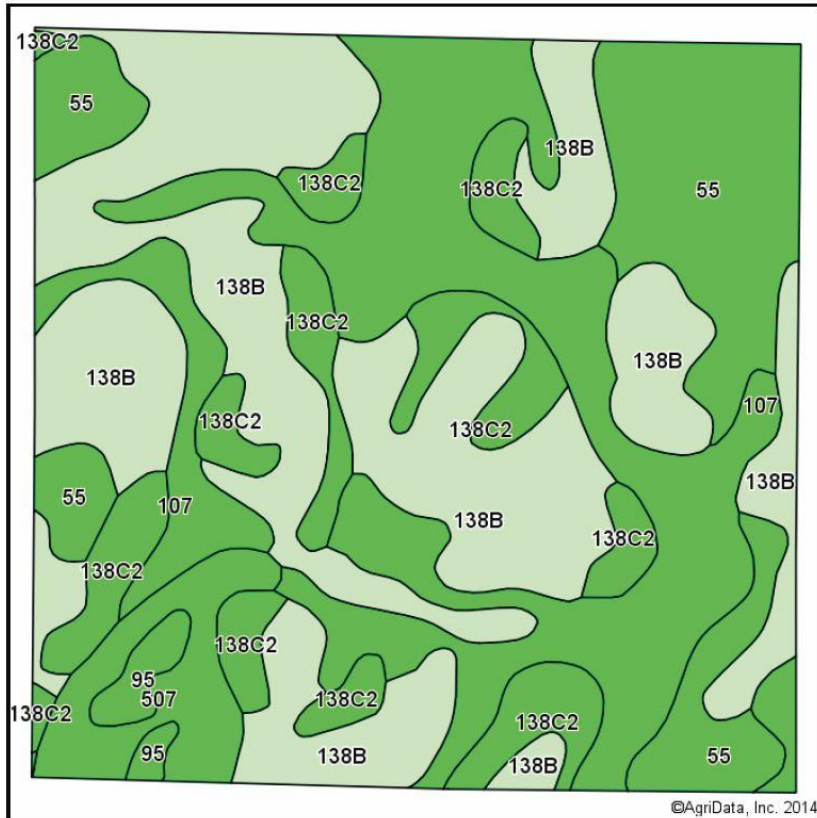
[theacrecoco.com](http://theacrecoco.com)



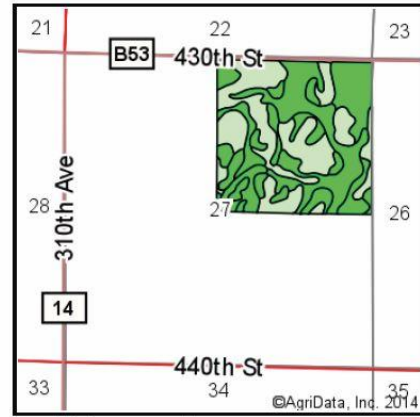
Spencer, IA 712-262-6425  
Gary Grave

[cottongrave.com](http://cottongrave.com)

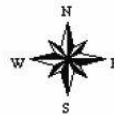
## Soils Map-CSR2



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Clay**  
 Location: **27-95N-35W**  
 Township: **Logan**  
 Acres: **155.95**  
 Date: **7/8/2014**



Area Symbol: IA041, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	60.92	39.1%		IIe	90	74
107	Webster silty clay loam, 0 to 2 percent slopes	41.66	26.7%		IIw	89	77
55	Nicollet loam, 1 to 3 percent slopes	24.70	15.8%		I	88	82
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	19.72	12.6%		IIIe	83	59
507	Canisteo clay loam, 0 to 2 percent slopes	7.05	4.5%		IIw	86	73
95	Harps loam, 0 to 2 percent slopes	1.90	1.2%		IIw	75	57
<b>Weighted Average</b>						<b>88.2</b>	<b>73.9</b>