

LAND AUCTION

227 Acres Clay County Section 28 Riverton Township

Good looking farm offered in 3 all tillable tracts

Wednesday - August 6, 2014 - 10:00 am

Clay County Regional Events Center, Spencer, Iowa

Location: From Spencer – 2 miles west on 260th Street, then 1 ¼ miles south on M38
From Royal – 4 miles east on B40, then 2 miles north on M38

Legal: The Southeast Quarter (SE1/4) and the East 69 acres of the Southwest Quarter (E 69 SW1/4) all in Section Twenty-eight (28), Township Ninety-six (96) North, Range Thirty-seven (37) West of the 5th PM, Clay County, Iowa, minus an acreage. Tracts to be surveyed by sale day.

Description: The Cornwall farm is an attractive, nearly level, all tillable farm. The farm contains 221.5 acres all in one field. The farm is bordered on the south by 380th street and on the east by M38.

Soils: Rushmore, Ransom, Gillett Grove, Afton **Ave CSR 78.2 Ave CSR2 94.6**

	Acres	Crop acres	CSR	CSR2	Taxes
Tract 1	69 m/l	68 (est)	77.5	94.6	\$1950
Tract 2	80 m/l	79 (est)	79	94.6	\$2310
Tract 3	78 m/l	74.6 (est)	78.1	94.5	\$2158

Taxes: \$6418 annually. Taxes will be prorated to January 1, 2015.

Method of Sale: Successful Bidder will have choice of any tract or combination of tracts.

Terms: 10 percent down sale day with signing of purchase contract. Balance due close March 9, 2015.

Possession: At close March 9, 2015. Farm is available for the 2015 crop season.

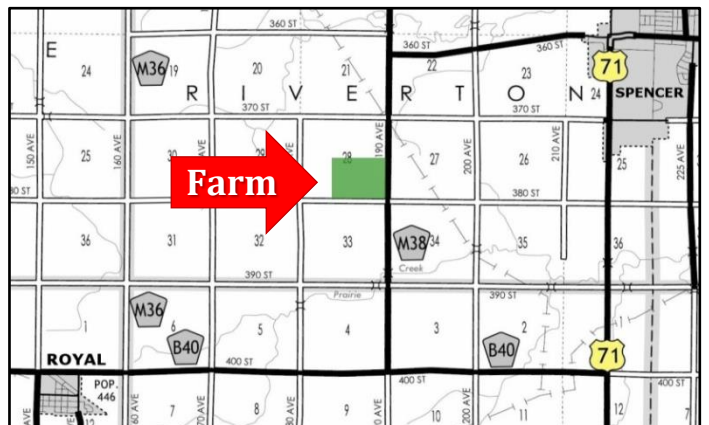
Broker's Note: Cotton Grave Farm Management and The ACRE Co. are pleased to be selling this long time family owned farm at public auction. Land Buyers, here is your opportunity to purchase any or all of these great looking all tillable tracts located between Royal, Spencer, and Everly. All will make a superior addition to a family farming operation or a prime farmland investment. See you sale day!

Cornwall Family – owners

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

FSA Information

Cropland acres	221.55
Corn Base acres	108.8
Corn Direct / CC Yield	123 / 151
Soybean Base acres	108.8
Soybean Direct / CC Yield	39 / 47



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

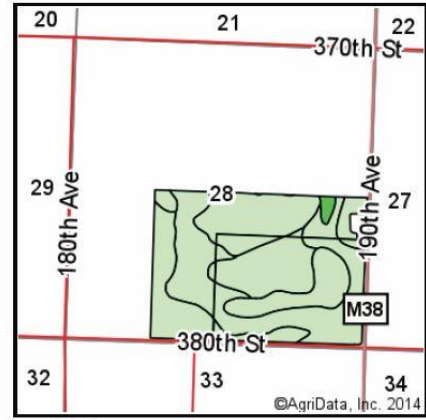
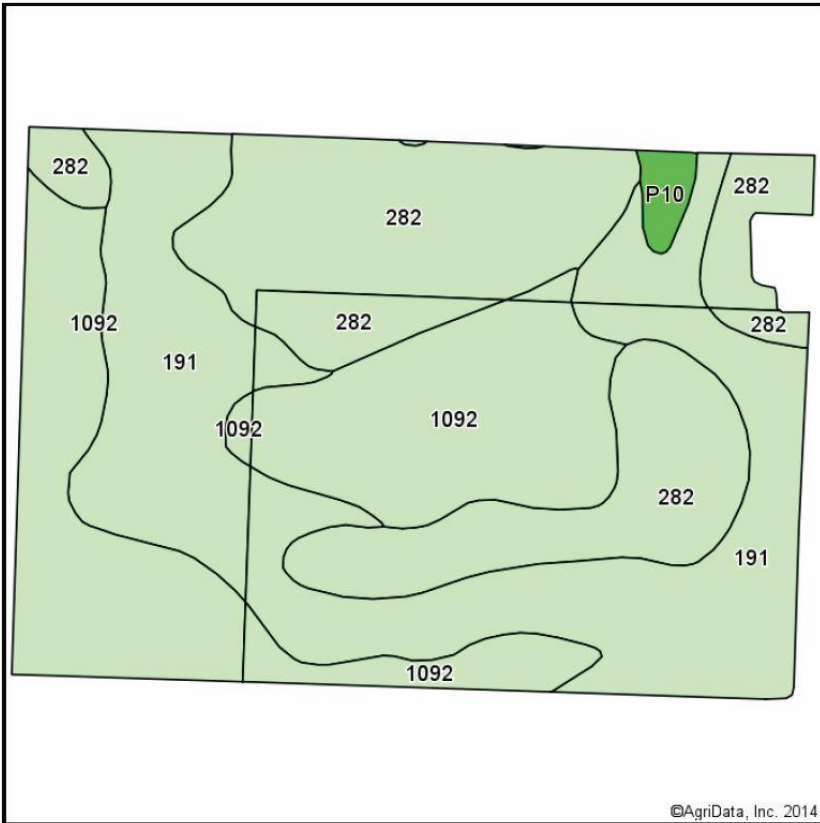
theacrec.com



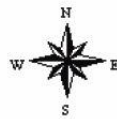
Spencer, IA 712-262-6425
Gary Grave

cottongrave.com

Soils Map-CSR2



State: **Iowa**
 County: **Clay**
 Location: **28-96N-37W**
 Township: **Riverton**
 Acres: **221.55**
 Date: **7/7/2014**



Soils data provided by USDA and NRCS.

Area Symbol: IA041. Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
191	Rushmore silty clay loam, 0 to 2 percent slopes	78.21	35.3%		Ilw	95	76
282	Ransom silty clay loam, 1 to 3 percent slopes	72.14	32.6%		I	95	81
1092	Gillett Grove silty clay loam, 0 to 2 percent slopes	68.87	31.1%		Ilw	94	78
P10	Afton silty clay loam, Sheldon creek formation, 0 to 2 percent slopes, occasionally flooded	2.33	1.1%		Ilw	82	
Weighted Average						94.6	*-