

LAND AUCTION

200 Acres Clay County Section 28 Freeman Township

90 CSR2

Offered in 2 Tracts: 120 acres and 80 acres

Wednesday - May 14, 2014 - 10:00 am

Dickens Community Center, Dickens, Iowa

Location: From Spencer – 7 miles east on Hwy 18, then 1 mile south on 300th Avenue

From Dickens – 1 mile east on Hwy 18, then 1 mile south on 300th Avenue

Legal: Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) and the Northwest Quarter (NW1/4) of Section Twenty-eight (28), Township Ninety-six (96) North, Range Thirty-five (35) West of the 5th PM, Clay County, Iowa. Tracts to be surveyed by sale day.

Description: The Greer farm is an attractive, nearly level to very gently rolling tract of farmland. The farm contains 194.41 FSA crop acres all in one large field. A small 1.1 acre building site with 3 grain bins and a garage building is located in the west 80 acres (Tract 2). A large 14" county tile crosses the farm providing drainage outlet. The farm is bordered on the north by 370th Street and on the west by 300th Avenue.

Soils: Fostoria, Letri, Everly, Wilmonton **CSR 71.1 CSR2 90**

	Acres	Crop acres	CSR	CSR2	Taxes
Tract 1	120	119 (est)	71.2	90.1	\$3138
Tract 2	80	75.4 (est)	70.9	89.8	\$2090

Method of Sale: Successful Bidder will have choice of Tract 1, Tract 2, or both tracts

Taxes: \$5228 annually. Taxes prorated to January 1, 2014.

Terms: 10 percent down sale day. Balance due at close July 1, 2014.

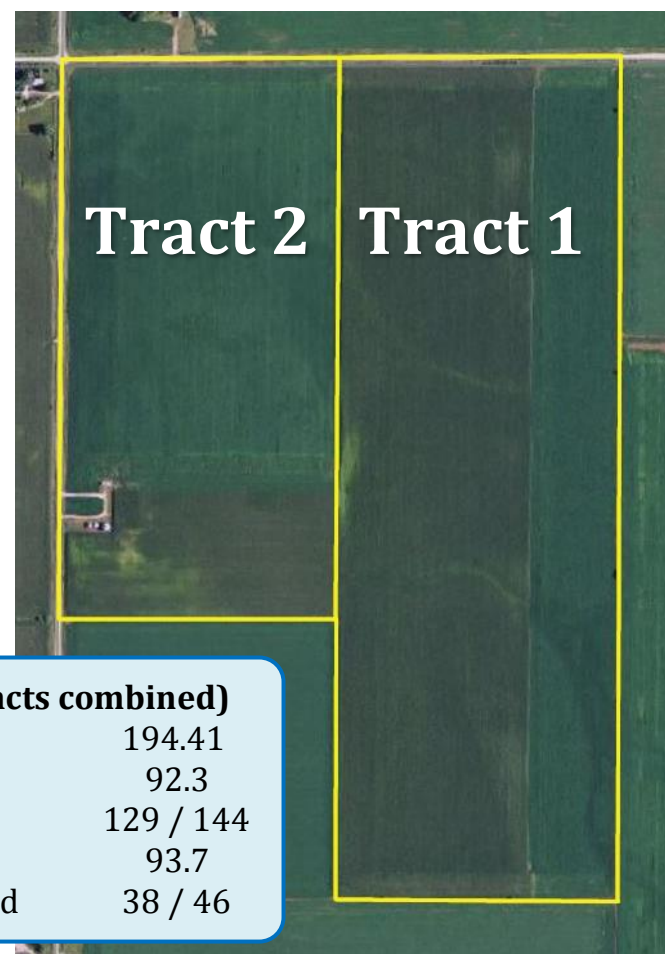
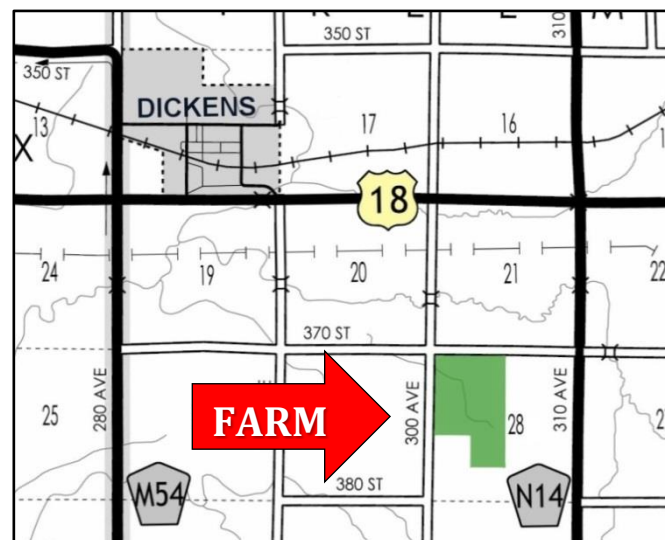
Possession: At close, subject to a crop share lease for 2014. Successful Bidder will pay one half of the seed and fertilizer expense. The Successful Bidder will receive the landlord's share of the 2014 crop.

Broker's Note: Cotton Grave Farm Management and The ACRE Co. are pleased to be selling the Greer Estate farm at public auction. Land Buyers, whether you are looking for 80 acres, 120 acres, or the entire 200 acres, here is a great opportunity to purchase an outstanding Clay County farm. Located one mile south of Highway 18 in the heart of Northwest Iowa's diverse livestock and grain production area.

We look forward to seeing you sale day!

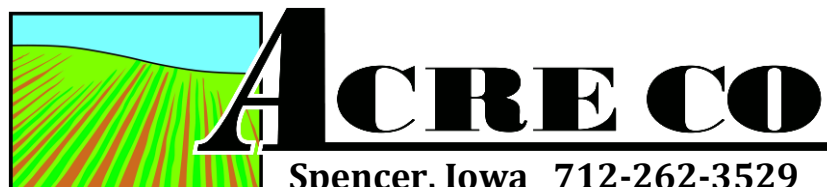
Madeleine Greer Estate – owner

Attorney: Chris Bjornstad, Spencer, IA
Cornwell, Avery, Bjornstad, & Scott



FSA Information (Tracts combined)

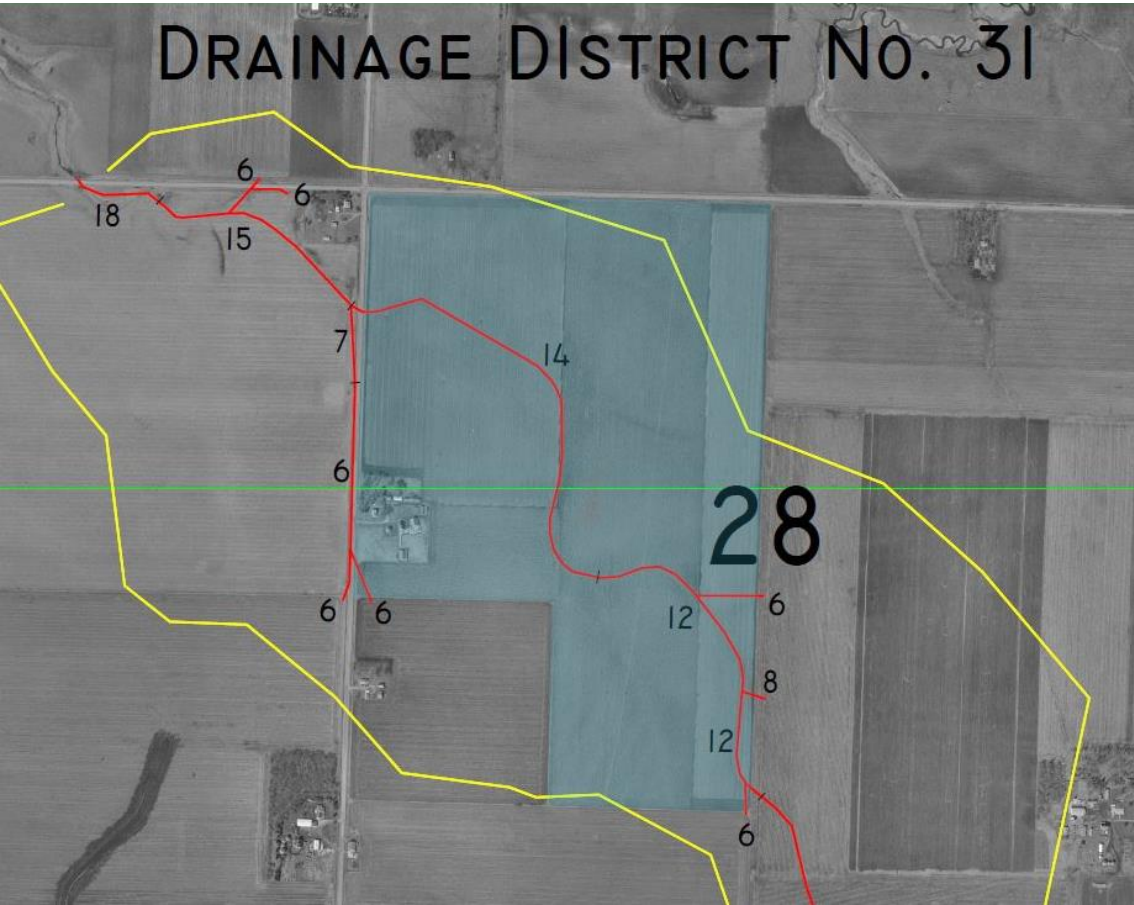
Cropland acres	194.41
Corn Base acres	92.3
Corn Direct / CC Yield	129 / 144
Soybean Base acres	93.7
Soybean Direct / CC Yield	38 / 46



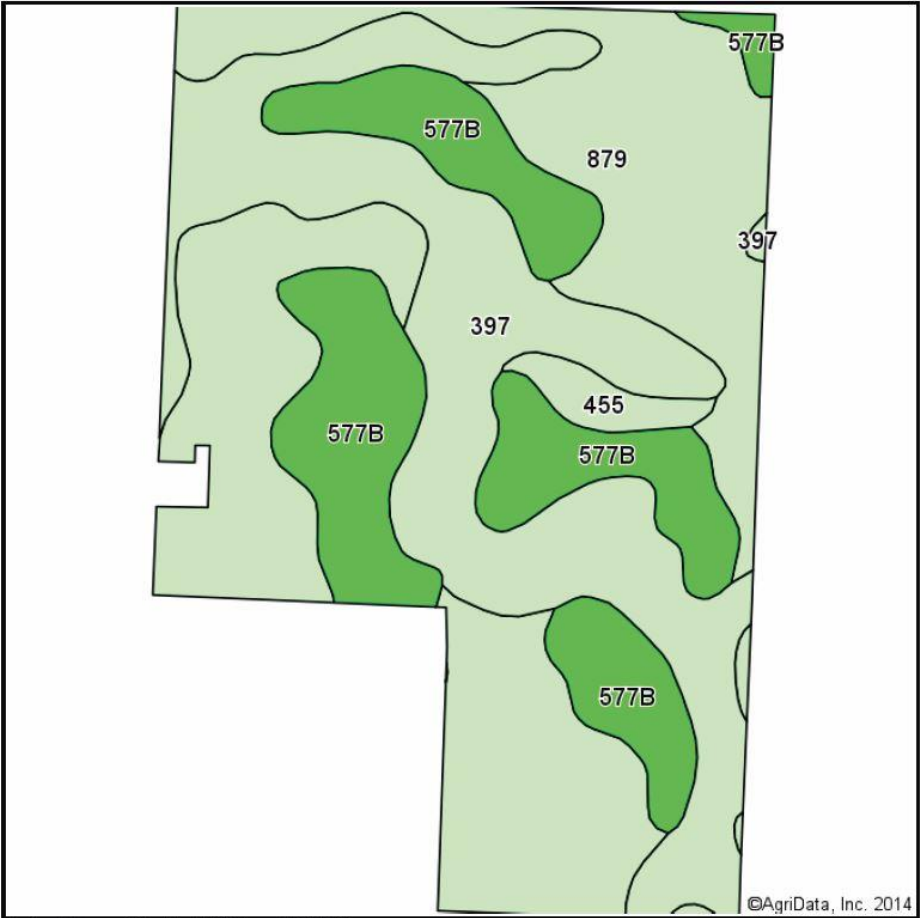
Spencer, Iowa 712-262-3529
Jon Hjelm ALC & Chuck Sikora
712-240-3520 712-260-2788
theacreco.com



Spencer, IA 712-262-6425
Gary Grave
cottongrave.com



Soils Map-CSR2



Soils data provided by USDA and NRCS.



State: Iowa
County: Clay
Location: 28-96N-35W
Township: Freeman
Acres: 194.41
Date: 4/3/2014



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA041, Soil Area Version: 20							
Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
879	Fostoria loam, 1 to 3 percent slopes	85.26	43.9%		I	91	72
397	Letri clay loam, 0 to 2 percent slopes	59.26	30.5%		IIw	90	72
577B	Everly clay loam, 2 to 5 percent slopes	46.45	23.9%		Ile	88	68
455	Wilmington clay loam, 1 to 3 percent slopes	3.44	1.8%		I	91	74
Weighted Average						90	71.1



The Owner reserves the right to reject any and all bids. Cotton Grave / 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 Cotton Grave / The ACRE Co.