

# LAND AUCTION

## 150 Acres Clay County Section 17 Riverton Township

*Cropland and River Pasture*

**Wednesday - October 30, 2019 - 10:00 am**  
**Clay County Regional Events Center, Spencer, IA**

**Legal:** West Half of the Northeast Quarter (W1/2 NE1/4) and the East Half of the Northwest Quarter (E1/2 NW1/4) of Section Seventeen (17), Township Ninety-six (96) North, Range Thirty-seven (37) West of the 5<sup>th</sup> PM, Clay County, Iowa.

**Description:** The Stoneburg farm is an attractive combination farm consisting of cropland and pasture. The farm contains 92.2 FSA crop acres in one large field. The south part of the farm contains 55.5 acres of pasture crossed by the Ochededan River. The farm is bordered on the north by B24 (350<sup>th</sup> Street).

**Cropland Soils:** Wadena, Cylinder  
**CSR2 56.6 CSR 57.6**

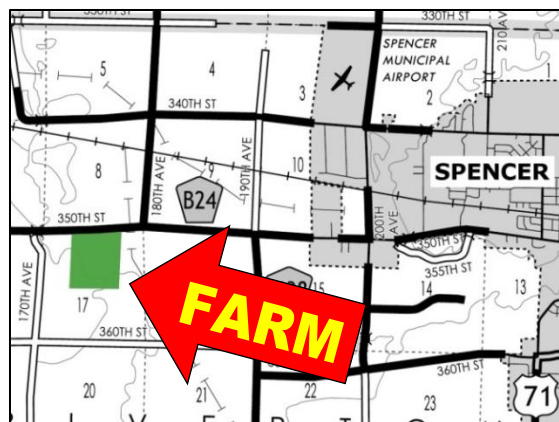
| FSA Information |      | Cropland acres     | 92.2 |
|-----------------|------|--------------------|------|
| Corn Base acres | 46.1 | Soybean Base acres | 46.1 |
| Corn PLC Yield  | 134  | Soybean PLC Yield  | 36   |

**Real Estate Taxes:** \$2710 annually. Taxes will be prorated to January 1, 2020.

**Terms:** 10 percent down sale day, balance due at close January 15, 2020. Seller to keep all rents for the 2019 crop season.

**Possession:** At close. Possession is available for the 2020 crop season.

**Broker's Note:** Cotton Grave Farm Management and The ACRE Company are pleased to be offering the Stoneburg farm at public auction. Land Buyers here is your chance to purchase a unique blend of cropland and grass river pasture conveniently located on B24 just west of Spencer. Income and outdoor recreation located in the heart of Clay County. Check out the Stoneburg farm, you won't be disappointed. Call John Cotton or Jon Hjelm for more information.



### Owners:

Stoneburg Family Trust &  
JoAnn Huffman

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



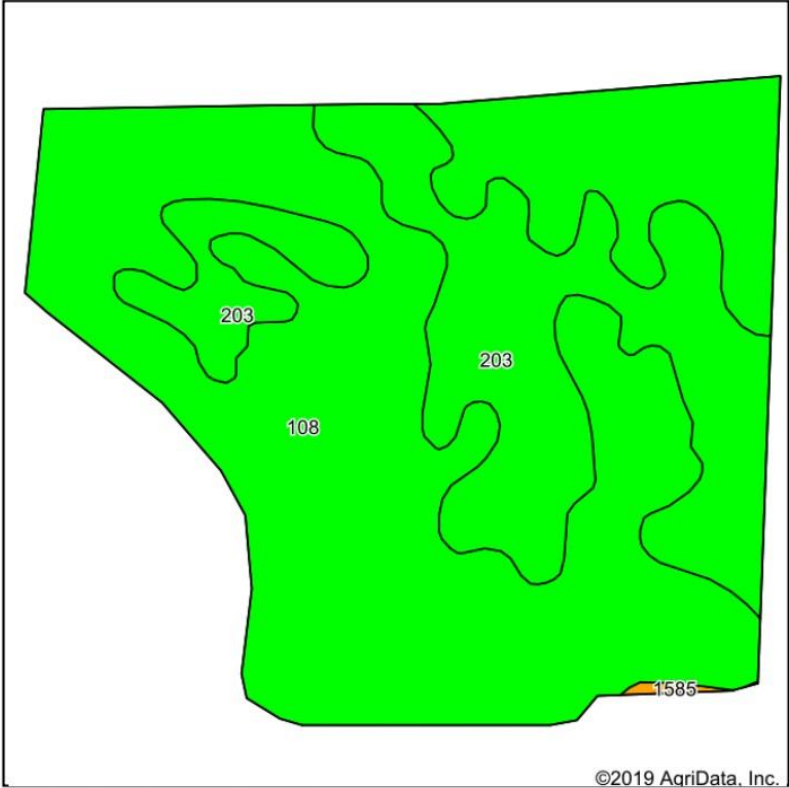
**Farm Management & Realty**  
**Spencer, IA 712-262-6425**  
[cottongrave.com](http://cottongrave.com)



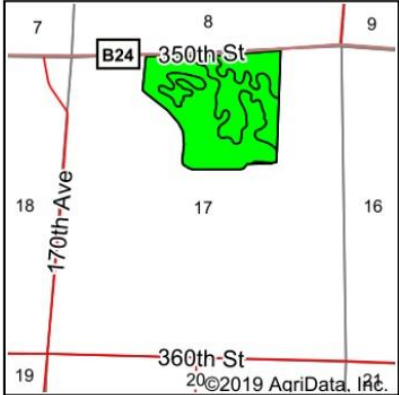
**Farm Real Estate**  
**Spencer, IA 712-262-3529**  
[theacreco.com](http://theacreco.com)



Soils Map



Soils data provided by USDA and NRCS.



State: Iowa  
County: Clay  
Location: 17-96N-37W  
Township: Riverton  
Acres: 92.2  
Date: 9/19/2019



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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| Area Symbol: IA041, Soil Area Version: 28 |                                                                                 |       |                  |                                                                                       |                  |        |      |
|-------------------------------------------|---------------------------------------------------------------------------------|-------|------------------|---------------------------------------------------------------------------------------|------------------|--------|------|
| Code                                      | Soil Description                                                                | Acres | Percent of field | CSR2 Legend                                                                           | Non-Irr Class *c | CSR2** | CSR  |
| 108                                       | Wadena loam, 0 to 2 percent slopes                                              | 64.74 | 70.2%            |  | IIs              | 56     | 52   |
| 203                                       | Cylinder loam, 0 to 2 percent slopes                                            | 27.26 | 29.6%            |  | IIs              | 58     | 71   |
| 1585                                      | Spillville-Coland complex, channeled, 0 to 2 percent slopes, frequently flooded | 0.20  | 0.2%             |  | Vw               | 37     | 25   |
| Weighted Average                          |                                                                                 |       |                  |                                                                                       |                  | 56.6   | 57.6 |



The Owner reserves the right to reject any and all bids. Cotton Grave Farm Management and The ACRE Co. represent 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 Farm Management or The ACRE Co.