

FARM FOR SALE

42 Acres m/l Clay County Section 1 Freeman Township



Great looking all tillable farm
40 row crop acres (est) plus 1.1 acres CRP
Dickens/Terril/Ruthven area,
just west of Lost Island Lake

CSR2 88

CRP contract: 1.1 acres @ \$329.06/acre 2016-2026

RE Taxes: \$ 1176 (est)

Price: \$ 19,000 per acre

Farm will be surveyed and priced times surveyed acres

Call Chuck Sikora for more information 712-260-2788

The ACRE Company - Spencer, Iowa
theacrecos.com 712-262-3529

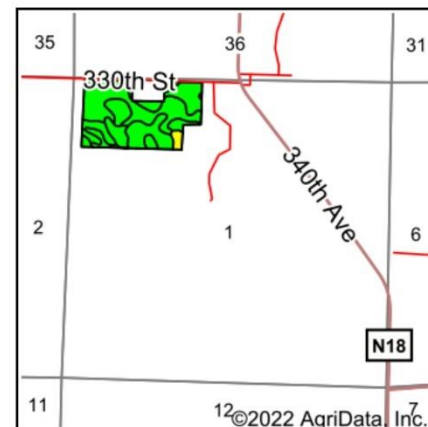
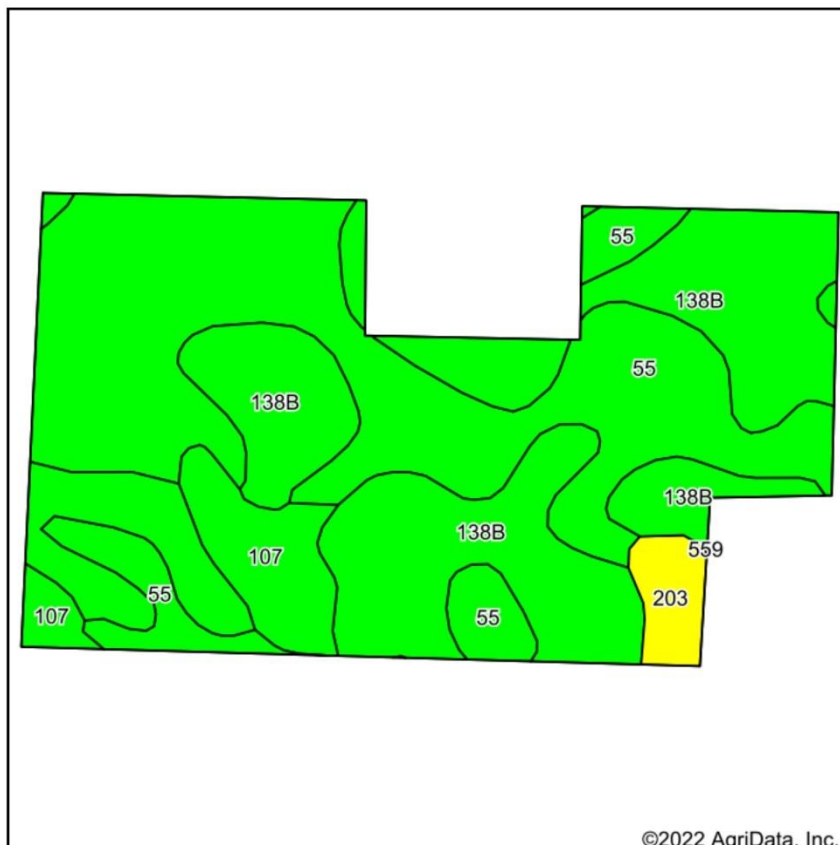
FARM



Aerial Photo



Soils Map



State: **Iowa**
 County: **Clay**
 Location: **1-96N-35W**
 Township: **Freeman**
 Acres: **41.86**
 Date: **8/9/2022**



Maps Provided By:
 **surety**
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA041, Soil Area Version: 31							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
55	Nicollet clay loam, 1 to 3 percent slopes	19.29	46.1%		Iw	89	82
138B	Clarion loam, 2 to 6 percent slopes	18.54	44.3%		Ile	89	74
107	Webster clay loam, 0 to 2 percent slopes	2.92	7.0%		Ilw	86	77
203	Cylinder loam, 0 to 2 percent slopes	1.11	2.7%		Ils	58	71
Weighted Average					1.54	88	77.8

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

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