



# LAND FOR SALE

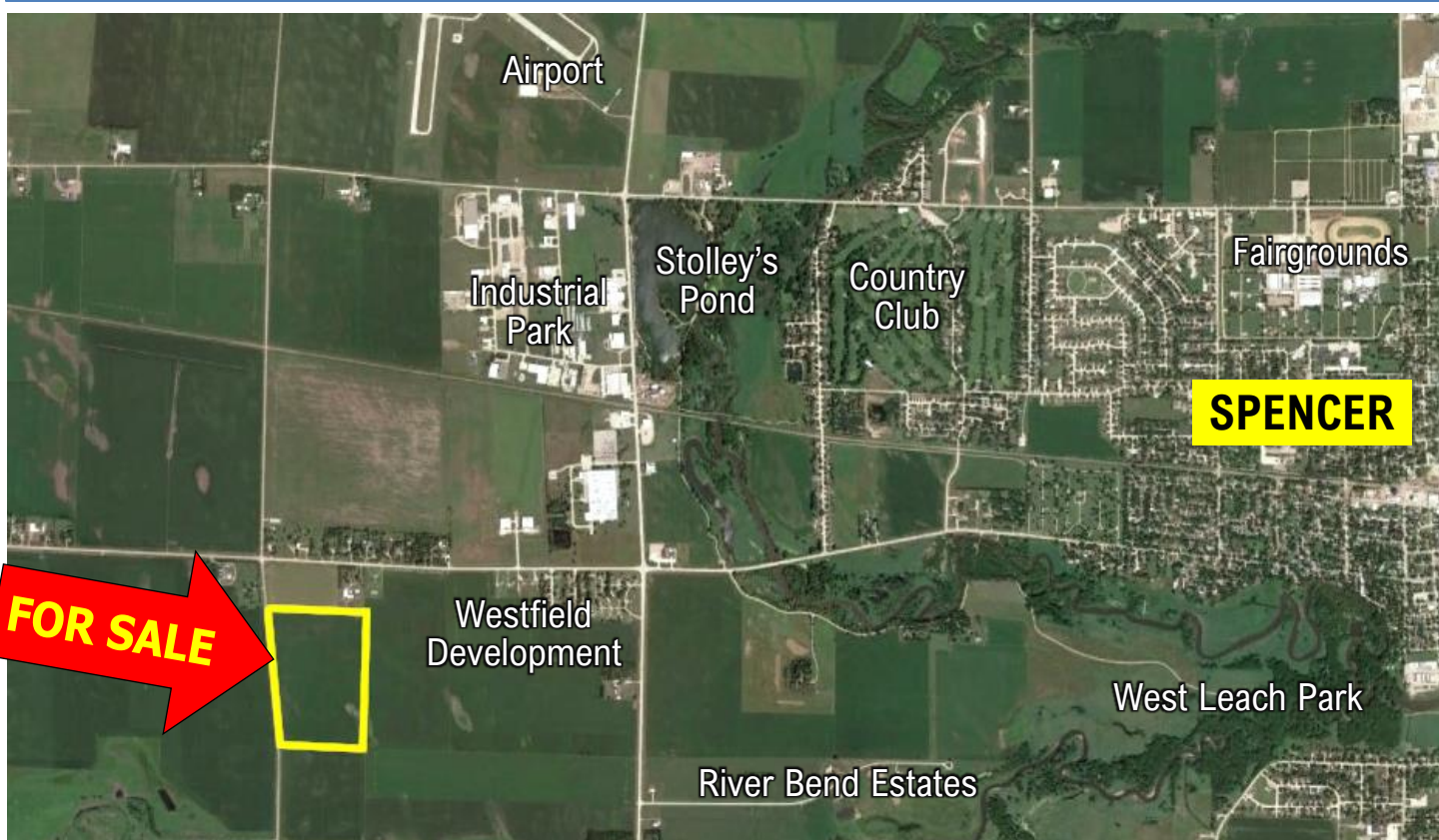
## 58 Acres Spencer, Iowa

Sections 15 Riverton Twp - Clay County

**FARM – ACREAGE – SMALL RANCH – DEVELOPMENT**

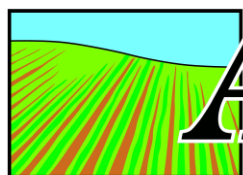
- 1980' frontage on M38
- Residential or business location
- Great site for your home or shouse
- Real Estate Taxes: \$1100 / year

*Call For New Price*



Multiple Use Property at a Farmland Price !

*Best Land Investment in Clay County*



# ACRE CO

Farm Real Estate

Spencer, IA 712-262-3529

Jon Hjelm, ALC 712-240-3529

Chuck Sikora 712-260-2788

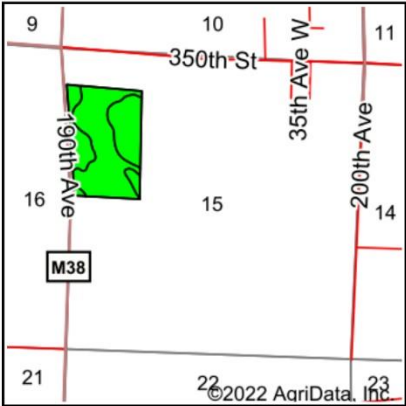
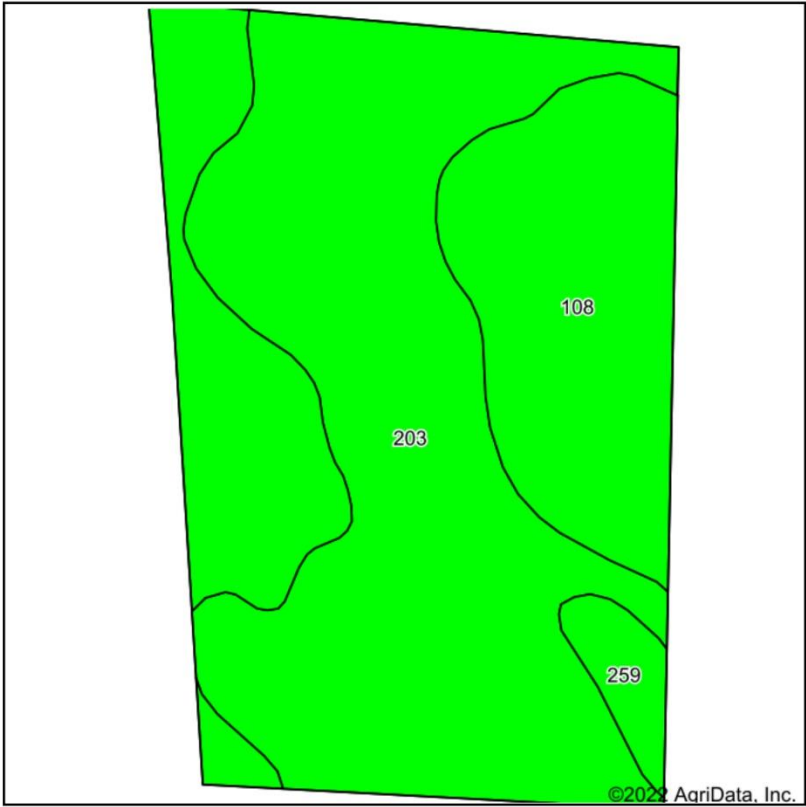
Austin Peterson 712-260-3678

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

Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.



Soils Map



State: Iowa  
County: Clay  
Location: 15-96N-37W  
Township: Riverton  
Acres: 56.22  
Date: 9/28/2022

**ACRE CO**  
712-262-3529 • theacreco.com

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
203	Cylinder loam, 0 to 2 percent slopes	32.45	57.7%		Ils	58	71
108	Wadena loam, 0 to 2 percent slopes	22.10	39.3%		Ils	56	52
259	Biscay clay loam, 0 to 2 percent slopes	1.67	3.0%		Ilw	52	70
Weighted Average					2.00	57	63.5

\*\*IA has updated the CSR values for each county to CSR2.  
\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.



*Selling Iowa's Best*