

# LAND

## JUNE 12 - 10:00 AM

COMMUNITY CENTER - ROYAL, IA

# AUCTION

319.4 Surveyed Acres Selling in 4 Tracts

Lone Tree Township • Clay County, IA  
Location: From Royal, IA • 2 miles North

**INVESTORS & FARMERS:** Here is an excellent opportunity to purchase highly desirable farmland in Clay County, Iowa. The F & G Hart farms have been very well managed and maintained. Farms are tiled. Soil maps, aerial images and surveys are available online at [www.cottongrave.com](http://www.cottongrave.com).



### Tract 1 • 80.5 Surveyed Acres

Legal Description: North Half of the Southeast Quarter (N1/2 SE 1/4) of Section Twenty-six (26) Township Ninety-six (96) North, Range Thirty-eight (38) West of the 5th P.M. Clay County, Iowa.

**Real Estate Taxes:** \$2,292 Annual  
**Average CSR2:** 96.4  
**Average CSR1:** 79.9  
**Primary Soil Types:** McCreath, Gillett Grove & Sac

### Tract 2 • 80.7 Surveyed Acres

Legal Description: South Half of the Southeast Quarter (S1/2 SE 1/4) of Section Twenty-six (26) Township Ninety-six (96) North, Range Thirty-eight (38) West of the 5th P.M. Clay County, Iowa.

**Real Estate Taxes:** \$2,210 Annual  
**Average CSR2:** 96.1  
**Average CSR1:** 76.9  
**Primary Soil Types:** Sac, McCreath & Gillett Grove



### Combined FSA Information for Tracts 1, 2, 3 & 4

Cropland Acres	304.03	PLC Yield	168
Corn Base Acres	153.50	PLC Yield	51
Soybean Base Acres	150.50		

**See reverse side for information on Tracts 3 & 4**



**FARM MANAGEMENT & REALTY**  
[www.cottongrave.com](http://www.cottongrave.com)

517 N. Grand • P.O. Box 462 • Spencer, IA 51301 • Phone 712-262-6425 • Fax 712-262-6604



### Tract 3 - 79.6 Surveyed Acres

Legal Description: North Half of the Northeast Quarter (N1/2 NE 1/4) of Section Thirty-five (35) Township Ninety-six (96) North, Range Thirty-eight (38) West of the 5th P.M. Clay County, Iowa.

**Real Estate Taxes:** \$2,224 Annual  
**Average CSR2:** 97.3  
**Average CSR1:** 81.2  
**Primary Soil Types:** McCreath, Gillett Grove & Sac

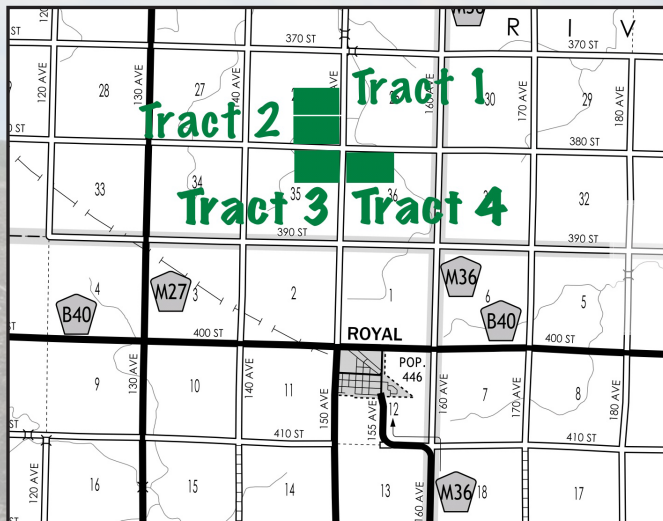
### Tract 4 - 78.6 Surveyed Acres

Legal Description: North Half of the Northwest Quarter (N1/2 NW 1/4) of Section Thirty-six (36) Township Ninety-six (96) North, Range Thirty-eight (38) West of the 5th P.M. Clay County, Iowa.

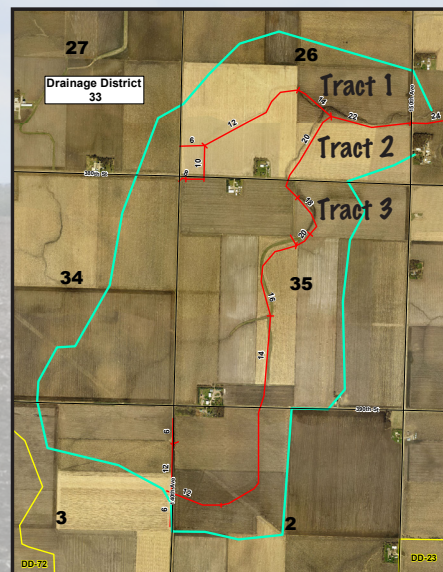
**Real Estate Taxes:** \$2,152 Annual  
**Average CSR2:** 94.7  
**Average CSR1:** 82.5  
**Primary Soil Types:** McCreath, Gillett Grove & Sac



### Location Map



### County Tile Map



**AUCTION TERMS:** 10% earnest money down day of sale. Balance due at closing on or before January 16, 2019. All tracts will be sold as choice and will not be combined. Possession will be given upon closing with an open lease for the 2019 crop season. All final bids are subject to the approval of the sellers. Real Estate Taxes to be prorated to December 31, 2018.

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For More Information Contact Gary Grave – 712-262-6425  
[www.cottongrave.com](http://www.cottongrave.com)

**Seller: F & G Hart Farms**

**Attorney:** Chris Bjornstad- Spencer, Iowa

**Broker:** Gary Grave, Cotton-Grave Farm Management, Spencer, IA 712-262-6425

**Auctioneers:** Clint Jones 712-363-3522 & Ben Hollesen 712-253-5779

Property information provided was obtained from sources deemed reliable, but the Auctioneer, Broker or Seller makes no guarantees as to its accuracy. All acreage figures are approximate or "more or less". Any announcements made the day of the sale shall supersede any previous information or oral statements. Cotton-Grave Farm Management and the Auctioneers represent the Sellers. Ben Hollesen is a licensed Real Estate Broker with Midwest Land Management and Real Estate, Inc. Spencer, IA.