

LAND

JUNE 12 - 2:00 PM

CLAY COUNTY REGIONAL EVENTS CENTER - SPENCER, IA

AUCTION

182.1 Surveyed Acres Selling in 3 Tracts

Summit Township • Clay County, IA

Location: Intersection Hwy 18 and 71 North

EXCELLENT DEVELOPMENT POTENTIAL



Tract 5 - 14.7 Surveyed Acres.

Legal Description: Surveyed as Parcel E in Sections Twenty-five (25) and Thirty-six (36) Township Ninety-seven (97) North, Range Thirty-seven (37) West of the 5th P.M. Clay County, Iowa.

Real Estate Taxes: \$330 Annual (est.)

Average CSR2: 77.4

Average CSR1: 64.0

Primary Soil Types: Belmann, Ocheyedan, Fostoria

EXCELLENT DEVELOPMENT POTENTIAL

Tract 6 - 89.5 Surveyed Acres.

Legal Description: Surveyed as Parcel D in Sections Twenty-five (25) and Thirty-six (36) Township Ninety-seven (97) North, Range Thirty-seven (37) West of the 5th P.M. Clay County, Iowa.

Real Estate Taxes: \$1,992 Annual (est.)

Average CSR2: 64.7

Average CSR1: 63.7

Primary Soil Types: Belmann Talcot, Ocheyedan, Biscay Fostoria, Cylinder Wadena



See reverse side for information on Tract 7



FARM MANAGEMENT & REALTY
www.cottongrave.com

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



Tract 7 - 77.9 Surveyed Acres.

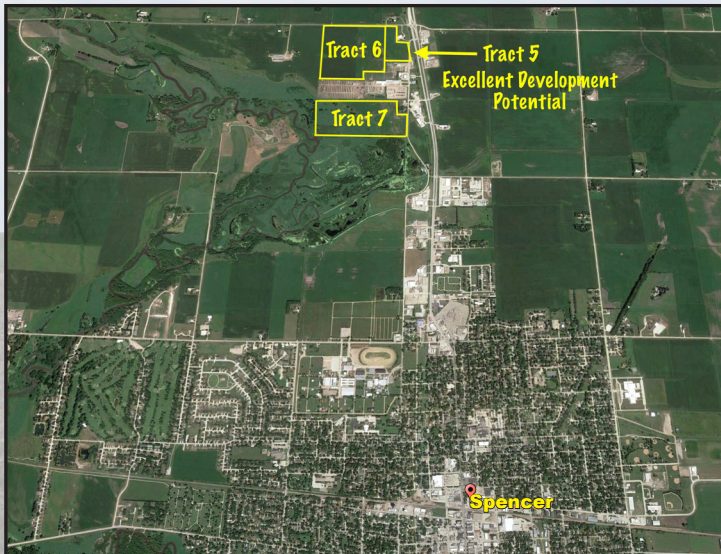
Legal Description: Surveyed as Parcel F in Section Thirty-six (36) Township Ninety-seven (97) North, Range Thirty-seven (37) West of the 5th P.M. Clay County, Iowa.

Real Estate Taxes: \$1,616 Annual (est.)
Average CSR2: 78.2 (tillable acres)
Average CSR1: 59.6 (tillable acres)
Primary Soil Types: Ocheyedon, Belmann, Fostoria, Colo

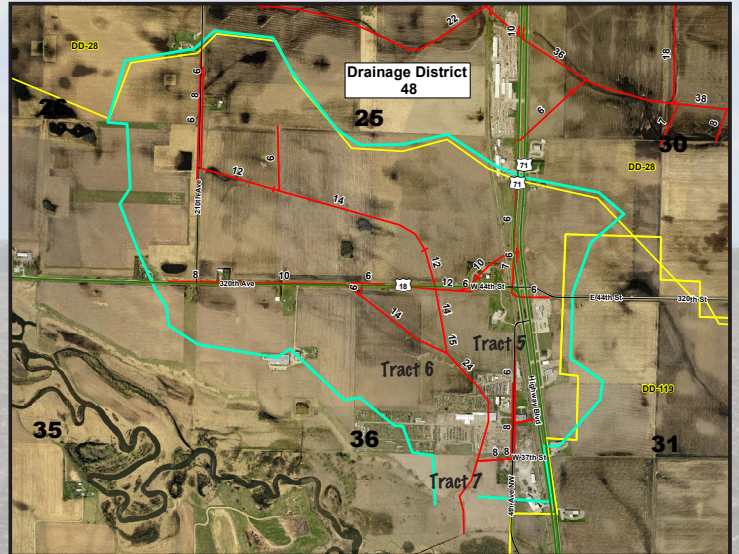
Combined FSA Information for Tracts 5, 6 & 7

Cropland Acres	157.86		
Corn Base Acres	121.00	PLC Yield	167
Soybean Base Acres	26.90	PLC Yield	47

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.

INVESTORS, FARMERS & DEVELOPERS: *Wow, these tracts have a lot to offer. The Hart farms are located at Spencer's north T and would make great farmland tracts or potential development tracts. The farms have been well managed and farmed. There is a large county tile located on tracts 6 & 7 providing for a good outlet for tile. Soil maps, aerial images and surveys are available online at www.cottongrave.com*

For More Information Contact Gary Grave – 712-262-6425
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.