

LAND AUCTION

76.2 Acres Clay County Section 21 Sioux Township



Top Soils - Prime Location

Wednesday - January 22, 2025 - 10:00 am
Dickens Community Center, 100 Main Street, Dickens, IA

Legal: S1/2 NE1/4 Section 21-96-36, Clay County, Iowa, minus two improved acreages.

Description: The Madsen farm is a great looking, nearly level farm. The farm is all tillable, containing 74 FSA crop acres in one large field. The farm is bordered on the south by 365th Street and on the east by 250th Avenue.

Soils: Afton, McCreath, Roine **CSR2 89.4**

FSA Information

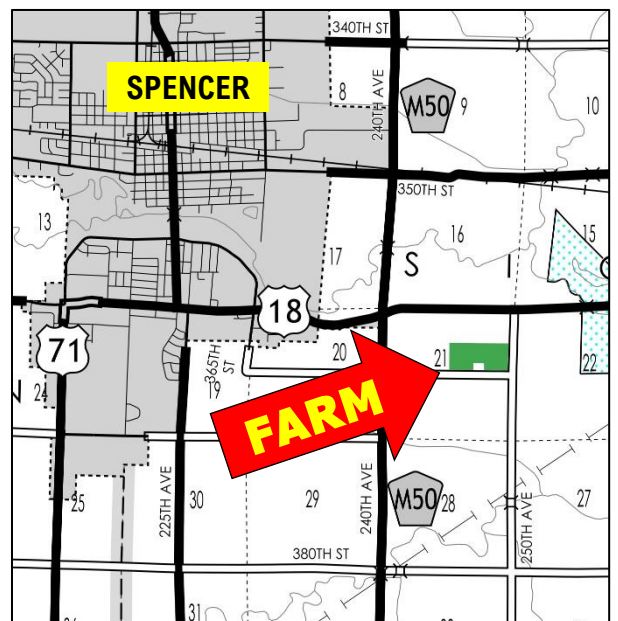
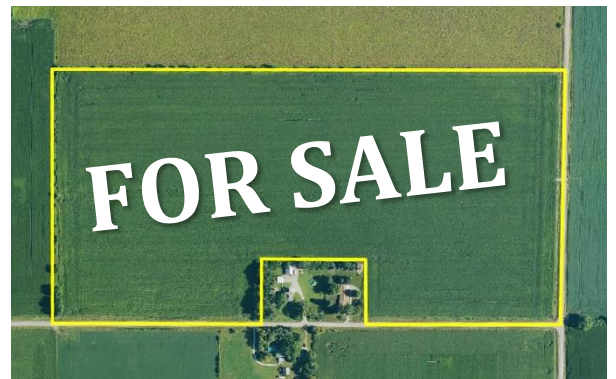
Cropland acres	74	
Corn Base acres	37	Soybean Base acres 37
Corn PLC Yield	180	Soybean PLC Yield 52

Real Estate Taxes: \$2278 annually. Taxes will be prorated to January 1, 2025.

Terms: 10 percent down sale day, balance due at close March 12, 2025.

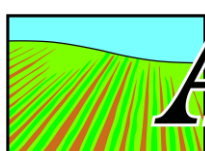
Possession: At close, subject to lease. The farm is leased for the 2025 crop season. Buyer to receive all rental income for the 2025 crop season.

Broker's Note: The ACRE Co. is pleased to be selling the Madsen Estate farm at public auction. Land Buyers, here is a rare opportunity to purchase a nearly level, all tillable, short 80 located one mile east of Spencer. The Madsen Estate farm will make an outstanding addition to any family farming operation or a top farmland investment. Call us for more information. We look forward to seeing you in Dickens at the sale!



Seller: Bessie Madsen Estate

Attorney: John Bjornstad,
Bjornstad Law Office, Spirit Lake, IA



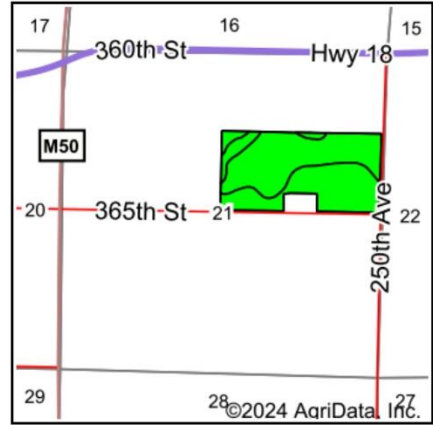
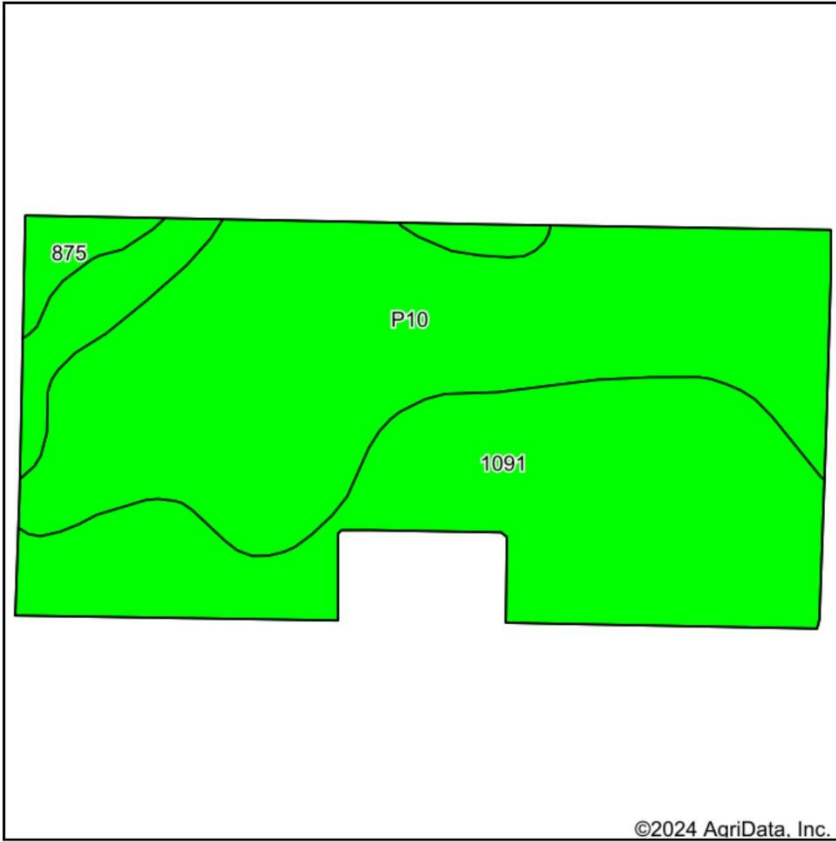
ACRE CO

Farm Real Estate
Spencer, Iowa 712-262-3529
theacresco.com

Jon Hjelm, ALC 712-240-3529
Chuck Sikora 712-260-2788
Joe Laubenthal 515-368-3815

Selling Iowa's Best!

Soils Map



State: **Iowa**
 County: **Clay**
 Location: **21-96N-36W**
 Township: **Sioux**
 Acres: **74**
 Date: **12/5/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA041, Soil Area Version: 34								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
P10	Afton silty clay loam, Sheldon creek formation, 0 to 2 percent slopes, occasionally flooded	38.47	52.0%		llw	82		
1091	McCreath silty clay loam, 0 to 2 percent slopes	33.80	45.7%		lw	98	83	
875	Roine fine sandy loam, 0 to 2 percent slopes	1.73	2.3%		llls	86	46	
Weighted Average						1.57	89.4	*-

**IA has updated the CSR values for each county to CSR2.
 *- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.
 *c: Using Capabilities Class Dominant Condition Aggregation Method



Selling Iowa's Best Farmland

The Owner reserves the right to reject any and all bids. The ACRE Co. represents 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 The ACRE Co.