Farm for Sale

160 Acres Clay County
Section 30 Meadow Township
Located on 310th St. & 230th Ave.
Half a mile east of Hwy 71

156.3 FSA crop acres

CRP contracts:
104.2 acres @ $303.90/acre, expires 2026
52.1 acres @ $361.91/acre, expires 2026

CSR2 74.4    CSR 67.7

Annual RE Taxes: $4190

Price: $1,360,000.00
  $ 8500 per acre

Jon Hjelm, ALC  712-240-3529
The ACRE Co.    712-262-3529
### Area Symbol: IA041, Soil Area Version: 27

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of Field</th>
<th>CSR2 Legend</th>
<th>Non-Irr Class °C</th>
<th>CSR2**</th>
<th>CSR</th>
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</thead>
<tbody>
<tr>
<td>1053</td>
<td>Belmann clay loam, gypsum phase, 0 to 2 percent slopes</td>
<td>103.17</td>
<td>66.0%</td>
<td>Ile</td>
<td>71</td>
<td>69</td>
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<td>379B</td>
<td>Ocheyedan clay loam, lacustrine substratum, 2 to 5 percent slopes</td>
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<td>15.6%</td>
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<td>375</td>
<td>Fostoria clay loam, lacustrine substratum, 1 to 3 percent slopes</td>
<td>10.74</td>
<td>6.9%</td>
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<td>559</td>
<td>Talcott clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes</td>
<td>7.36</td>
<td>4.7%</td>
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<td>577B</td>
<td>Every clay loam, 2 to 5 percent slopes</td>
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<td>Belmann clay loam, 0 to 2 percent slopes</td>
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<td>Wilmonton clay loam, 1 to 3 percent slopes</td>
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**Weighted Average: 74.4% 67.7**

**Notes:**
- **IA** has updated the CSR values for each county to CSR2.
- °C: Using Capabilities Class Dominant Condition Aggregation Method

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Soils data provided by USDA and NRCS.

Tract Cropland Total: 157.50 acres