LAND FOR SALE

50 Acres Clay County
Section 28 Summit Township

$262 per acre CRP

Legal: A tract of land in the Southeast Quarter (SE1/4) of Section Twenty-eight (28), Township Ninety-seven (97) North, Range Thirty-seven (37) west of the 5th PM, Clay County, Iowa. Contains 50 acres, more or less. The farm will be surveyed by closing.

Description: The Rutter farm is an inside, attractive, nearly level all tillable farm. The farm contains 49.18 FSA crop acres all in one field enrolled in the CRP. The Rutter farm is bordered on the south by Highway 18.

Soils: Wadena, Cylinder, Biscay, Estherville-Hawick
CSR2 55.2  CSR 53.2

FSA Information
Cropland acres 49.18
CRP contract:
49.18 acres @ $262/acre 2017-2027
Total annual payment: $12,885

RE Taxes: $1070 annually (est)
Possession: Buyer will assume the CRP contract.

Broker’s Note: The ACRE Co. is pleased to be selling the Rutter farm. Whether you’re looking for an outdoor recreational tract or a small farmland investment with great return, don’t pass up this opportunity to purchase this all tillable farm west of Spencer. Could be a possibility for an acreage with highway location.

Price: $275,000.00
$5500 per acre

Rutter Family Trust - Owner

Jon Hjelm, ALC  712-240-3529
Chuck Sikora  712-260-2788

Call us to sell your farm!
**Soils Map**

State: Iowa  
County: Clay  
Location: 28-97N-37W  
Township: Summit  
Acres: 48.72  
Date: 8/27/2019

Soil data provided by USDA and NRCS.

<table>
<thead>
<tr>
<th>Area Symbol</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>CSR2 Legend</th>
<th>Norr-In Class °</th>
<th>CSR2**</th>
<th>CSR</th>
</tr>
</thead>
<tbody>
<tr>
<td>108</td>
<td>Wackerloam, 0 to 2 percent slopes</td>
<td>31.18</td>
<td>64.0%</td>
<td>Is</td>
<td>56</td>
<td>52</td>
<td></td>
</tr>
<tr>
<td>203</td>
<td>Cylinder loam, 0 to 2 percent slopes</td>
<td>13.81</td>
<td>28.3%</td>
<td>Is</td>
<td>58</td>
<td></td>
<td></td>
</tr>
<tr>
<td>259</td>
<td>Sandy clay-loam, 0 to 2 percent slopes</td>
<td>1.97</td>
<td>4.0%</td>
<td>Iw</td>
<td>52</td>
<td>70</td>
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<td>541C</td>
<td>Eatherly/Nettowick complex, 2 to 3 percent slopes</td>
<td>1.59</td>
<td>3.2%</td>
<td>Ia</td>
<td>24</td>
<td>2</td>
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<tr>
<td>742D</td>
<td>Hauwois gravelly sandy loam, 12 to 20 percent slopes</td>
<td>0.18</td>
<td>0.4%</td>
<td>Va</td>
<td>6</td>
<td>6</td>
<td></td>
</tr>
</tbody>
</table>

**Weighted Average**: 55.2°

**Note**: 
1. CSR2 has replaced the CSR values for each county to CSR2. 
2. CSR weighted average cannot be calculated on the current soils data, use prior data version for carb values. 
3. *: Using Capabilities Class Dominant Condition Aggregation Method.

Soil data provided by USDA and NRCS.

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**Call The ACRE Co. to sell your farm!**

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