**LAND AUCTION**

230.5 Acres Clay County
Section 33 Garfield Township

**Wednesday - February 12, 2020 - 10:00 am**
Auction Location: Marathon Community Center, Marathon, IA

**Legal:** Description: SW1/4 and S1/2 NW1/4 Section 33-94-35, Clay County, Iowa, minus the railroad right-of-way.
Description: Selling will be a gently rolling nearly all tillable farm. The farm contains 218.47 FSA crop acres in two big fields divided by a railroad right-of-way. A 6.8 acre grove of trees is located in the southeast corner of the farm. The farm is bordered on the west by 300th Avenue and on the south by 510th Street.
Soils: Canisteo, Nicollet, Clarion, Coland-Terril, Okoboji, Webster

<table>
<thead>
<tr>
<th>South Tract</th>
<th>North Tract</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acres m/l</td>
<td>150</td>
</tr>
<tr>
<td>Crop acres</td>
<td>138.12</td>
</tr>
<tr>
<td>CSR2</td>
<td>85.6</td>
</tr>
<tr>
<td>RE Taxes (est)</td>
<td>$4515</td>
</tr>
</tbody>
</table>

**Method of Sale:** Successful bidder will have the choice of the North Tract, the South Tract, or both tracts.

**Terms:** 10 percent down sale day, balance due at close March 26, 2020. Taxes will be prorated to January 1, 2020.

**Possession:** At close. Possession is subject to a lease for 2020.

**FSA Information (whole farm)**
- Cropland acres: 218.47
- Corn Base acres: 109.2
- Corn PLC Yield: 148
- Soybean Base acres: 148
- Soybean PLC Yield: 43

**Broker’s Note:** The ACRE Co. is pleased to be selling this large Clay County farm at public auction. Land Buyers, here is a great opportunity to purchase a productive tract in the Webb/Marathon/Sioux Rapids area. Take a drive and check out this farm. A great addition to your land holdings or farming operation. See you sale day!

**Owners:**
- Sherrill J. Lubbers Living Trust
- Stanley Bjorklund & Alice Anderson

**Attorney:** Nola Jensen
Stern, Diehl, Cornish & Jensen, Albert City, IA

- Jon Hjelm, ALC  712-240-3529
- Chuck Sikora  712-260-2788
- Austin Peterson  712-260-3678

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

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Soils Map provided by USDA and NRCS.

### Soils Map:

**State:** Iowa  
**County:** Clay  
**Location:** 33-94N-35W  
**Township:** Garfield  
**Acres:** 218.47  
**Date:** 1/13/2020

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**Soils Data Table:**

<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 &quot;c&quot;</th>
<th>CSR2**</th>
<th>CSR</th>
</tr>
</thead>
<tbody>
<tr>
<td>507</td>
<td>Cambic clay loam, 0 to 2 percent slopes</td>
<td>66.61</td>
<td>30.5%</td>
<td>Ite</td>
<td>81</td>
<td>73</td>
<td></td>
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<tr>
<td>56</td>
<td>Nodake clay loam, 1 to 3 percent slopes</td>
<td>65.92</td>
<td>30.0%</td>
<td>Ite</td>
<td>85</td>
<td>80</td>
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<tr>
<td>1389</td>
<td>Clayton loam, 2 to 6 percent slopes</td>
<td>5.23</td>
<td>2.4%</td>
<td>Ite</td>
<td>89</td>
<td>74</td>
<td></td>
</tr>
<tr>
<td>201B</td>
<td>Colano-Terril complex, 2 to 5 percent slopes</td>
<td>10.33</td>
<td>4.7%</td>
<td>Ite</td>
<td>81</td>
<td>51</td>
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<tr>
<td>138C2</td>
<td>Clayton loam, 6 to 10 percent slopes, moderately eroded</td>
<td>9.61</td>
<td>4.4%</td>
<td>Ite</td>
<td>83</td>
<td>59</td>
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<tr>
<td>27B</td>
<td>Terril loam, 2 to 6 percent slopes</td>
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<td>2.5%</td>
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<td>75</td>
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<td>Ordille silty clay loam, 0 to 1 percent slopes</td>
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<td>107</td>
<td>Washall clay loam, 0 to 2 percent slopes</td>
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<td>1.9%</td>
<td>Ite</td>
<td>88</td>
<td>77</td>
<td></td>
</tr>
</tbody>
</table>

**Weighted Average:** 86.1 74

**Notes:**  
- **NSA has updated the CSR values for each county to CSR2.**  
- "c": Using Capabilities Class Dominant Condition Aggregation Method  
- Soils data provided by USDA and NRCS.