

CLAY COUNTY, IOWA FARMLAND

FOR SALE

PROPERTY: 77 acres (+/-)

ASKING PRICE: \$950,000

BLACK DIRT
LAND SALES

**SUBJECT
PROPERTY**

SPENCER

Location	Approximately 3 miles north of Spencer, IA	
Legal Description	W ½, NW ¼, Section 24, Township 97N, Range 37W, Clay County, Iowa	
Price	\$950,000	
Real Estate Taxes (2024-2025)	\$2,232	
Features	• CSR2 Rating: 79.42 • Level topography • Easy access to markets • Full possession in 2027	
Contact	Carrie Duffy • 402.290.7847 • blackdirt.us	

We obtained the information above from sources we believe to be reliable. However, we make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

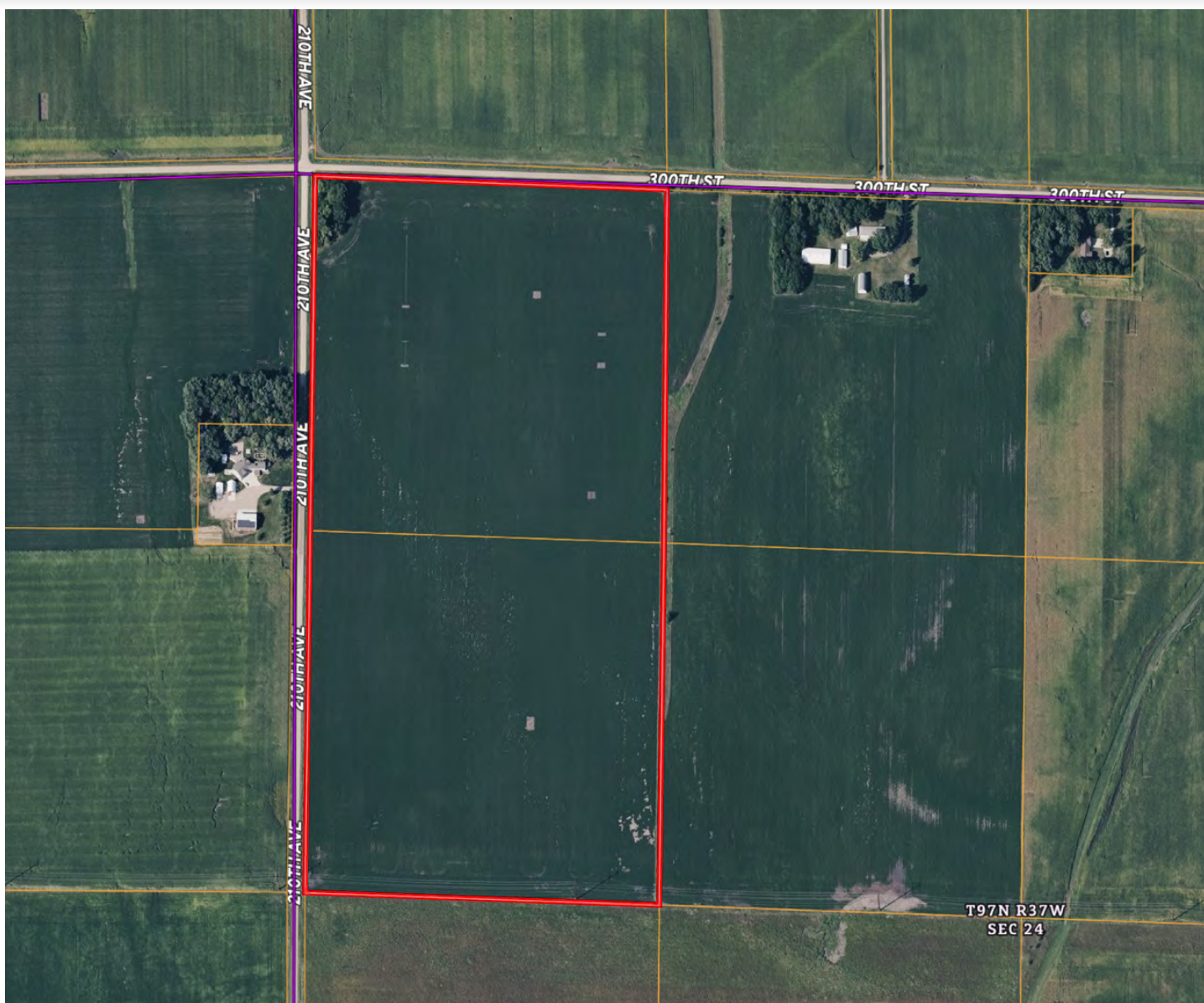
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CROP	BASE ACRES	PLC YIELD
CORN	38	154
SOYBEANS	38	41

DRIVING DIRECTIONS

Beginning approximately 1 mile north of Spencer, Iowa, at intersection of Hwy 18 (320th St) and Hwy 71.

Proceed north 2 miles to 300th Street then west on 300th Street $\frac{3}{4}$ of a mile to the northeast corner of the farm.

Farm is located on the southeast corner of 300th Street & 210th Ave.

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|  Boundary 77.53 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
397	Letri clay loam, 0 to 2 percent slopes	24.52	31.62	90.0	0	86	2w
456	Wilmonton silty clay loam, 1 to 3 percent slopes	22.11	28.51	91.0	0	81	1
559	Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	19.37	24.98	52.0	0	60	2w
577B	Everly clay loam, 2 to 5 percent slopes	8.79	11.34	88.0	0	79	2e
203	Cylinder loam, 0 to 2 percent slopes	2.74	3.53	58.0	0	73	2s
TOTALS		77.53(*)	100%	79.42	-	76.82	1.71

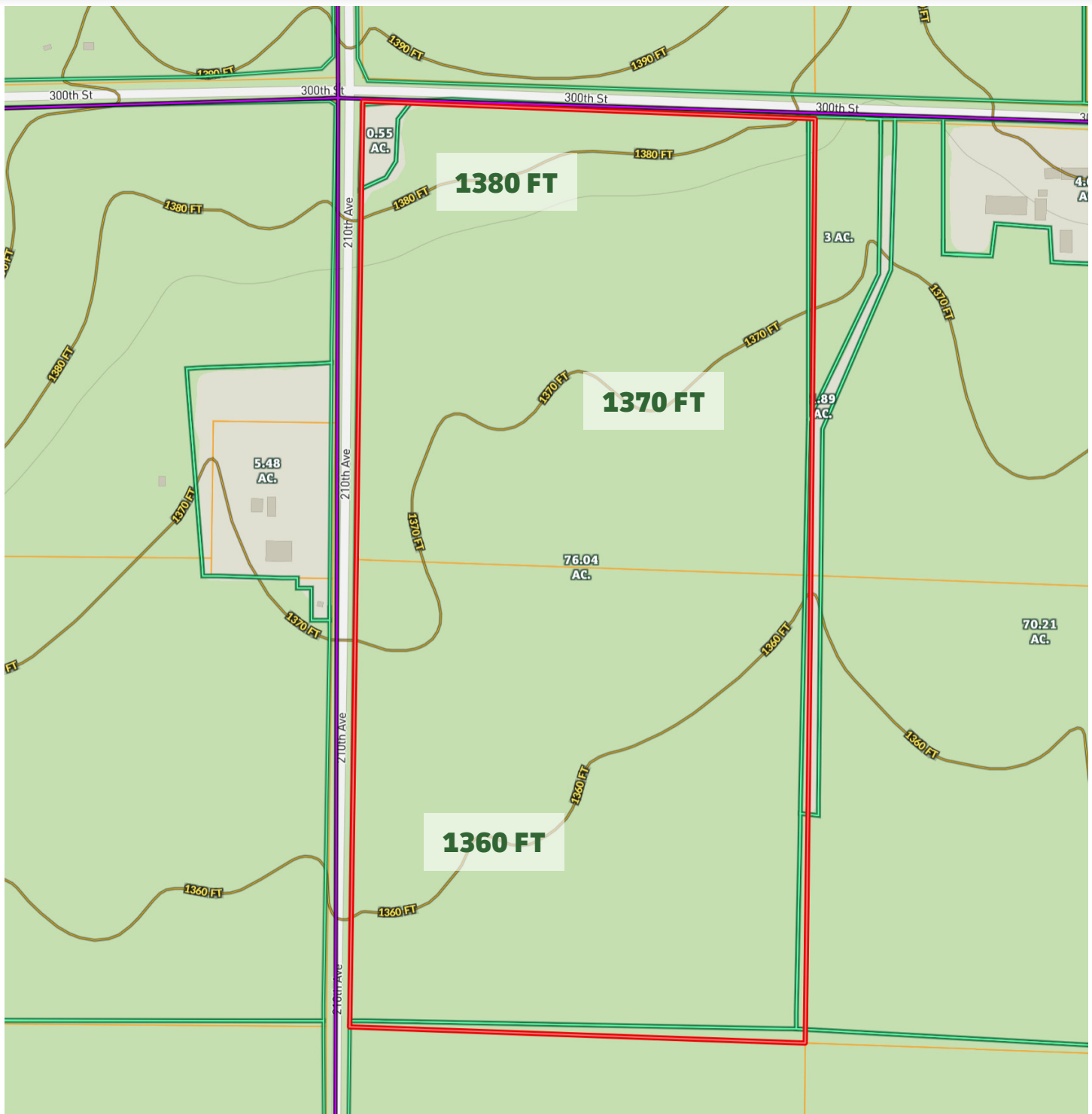
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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