

# *Land For Sale*

**135 ACRES** *m/l*  
**CLAY COUNTY, IOWA**



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# 135 ACRES m/l CLAY COUNTY, IOWA

Cotton Grave Farm Management is pleased to be offering this top-quality Clay County farm. This 135-acre tract lies just SW of Peterson, Iowa. The Silverman Farm boasts a 96.8 CSR2 with predominantly McCreath and Sac soil types. These deep, black, loess soils provide elite productivity with good internal drainage. This tract is located near many major grain facilities and would make a great investment for any farmer or land investor.

## For more info Contact



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## LAND/FARM DETAILS:

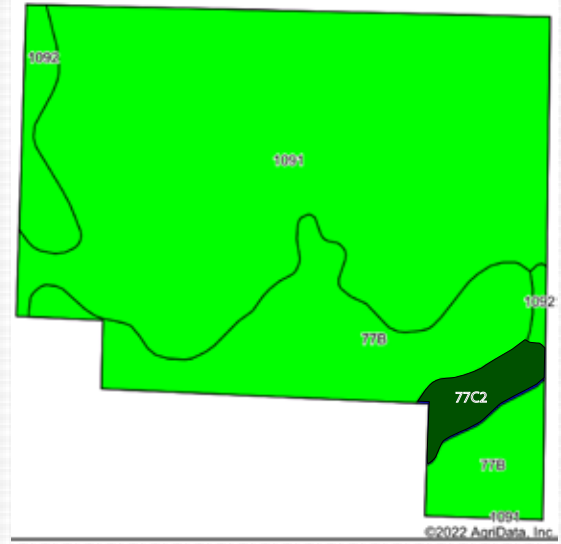


The Silverman property is a nearly all level, improved, almost all tillable farm. The farm contains 132.5 FSA crop acres with a small waterway. With a neighboring farm to the south, this tract is nearly all tillable with very little investment in roads and ditches. The farm has a highly productive and stable cropping history. The farm is bordered on the south by 510 th St and on the west by 100th Avenue.

<b>Legal Desc.</b>	The SW 1/4 of Section 31-94N-38W, excluding SW 34 acres m/l pasture, in Clay County, IA
<b>Owners</b>	Betty Pothast Trust, Jean Family Group
<b>Listing Price</b>	\$2,902,500 Will be adjusted to surveyed acres Price/Ac - \$21,500
<b>Real Estate Taxes</b>	\$4,374 annually
<b>CSR2</b>	96.8
<b>Directions</b>	From the Peterson: 2-miles west on HWY 10, 1/2 -mile south on 100th Ave



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Code	Soil Description	Acres	Percent of Field	Legend	NON-IRR CLASS *C	CSR2**	CSR
1091	McCreath silty clay loam, 0 to 2 percent slopes	92.34	69.3%		lw	98	83
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	31.15	23.4%		lle	95	71
1092	Gillett Grove silty clay loam, 0 to 2 percent slopes	5.79	4.3%		llw	94	78
77C2	Sac silty clay loam, loam substratum, 5 to 9 percent slopes, eroded	4.00	3.0%		llle	88	53
<b>Weighted Average</b>					<b>1.34</b>	<b>96.8</b>	<b>*79.1</b>



FSA Cropland Acres: 132.5 acres  
Corn: 98.78 Base Acres with a PLC yield of 179

Soybean: 32.93 Base Acres with a PLC yield of 64  
Farm is enrolled in ARC - County

\*\*IA 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.