



# *Land For Sale*

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



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**COTTONGRAVE.COM**



# 170 ACRES m/l CLAY COUNTY, IOWA

Cotton Grave Farm Management is pleased to be offering this top-quality Clay County farm. This 170 -acre tract m/l lies just Northeast of Royal, Iowa. The Tewes Farm boasts a 95.5 CSR2 with predominantly McCreath and Gillette soil types. These deep, black soils provide elite productivity with good internal drainage. This tract is located near a major grain facility and would make a great investment for any farmer or land investor.

## For more info Contact



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Call Us Today!**

## LAND/FARM DETAILS:

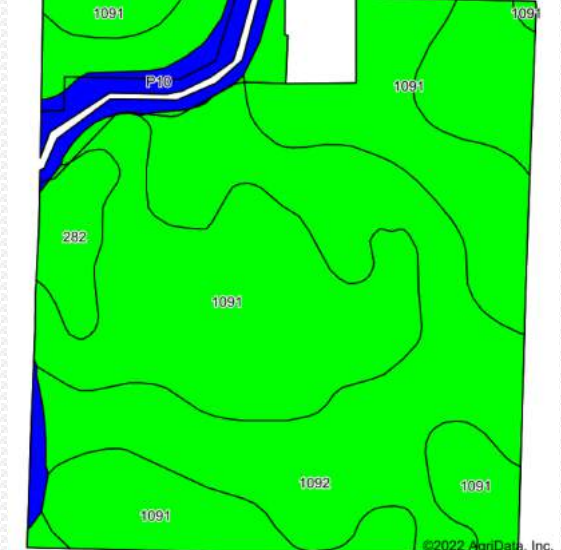


The Tewes property is a nearly all level, highly productive and stable farm with a CSR2 rating of 95.5. Primary soil types in McCreath and Gillett with natural drainage. The farm is bordered on the south by 390th St. on the North, 160th Avenue on the East, just north of Royal Iowa.

<b>Legal Desc.</b>	The Northeast Quarter (NE 1/4) Section One (1), Township Ninety-Five (N95), Range Thirty Eight (38W) West of the 5th P.M Excluding 4.55 acre acreage.
<b>Owners</b>	Ruth E. Tewes Estate
<b>Listing Price</b>	\$3,740,000 Price/Ac - \$22,000
<b>Real Estate Taxes</b>	\$2,459 Annually
<b>CSR2</b>	95.5
<b>Directions</b>	From Royal, Iowa: 1-miles East on 400th St. and 1 mile North on 160th 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	85.62	50.3%		lw	98	83
1092	Gillett Grove silty clay loam, 0 to 2 percent slopes	69.67	41.0%		llw	94	78
P10	Afton silty clay loam, Sheldon creek formation, 0 to 2 percent slopes, occasionally flooded	8.31	4.9%		llw	82	-
282	Ransom silty clay loam, 1 to 3 percent slopes	6.47	3.8%		lw	95	81
<b>Weighted Average</b>					<b>1.46</b>	<b>95.5</b>	<b>*-</b>

***Selling one of the best quality farms in Iowa.***

***Call TODAY to learn more about your future investment!***

**(712) 262-6425**

\*\*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.