

# LAND FOR SALE

## 80 Acres Clay County

Section 28 Logan Township



*Productive cropland and CRP acres*

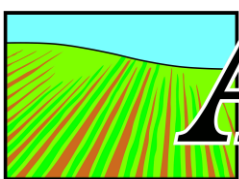
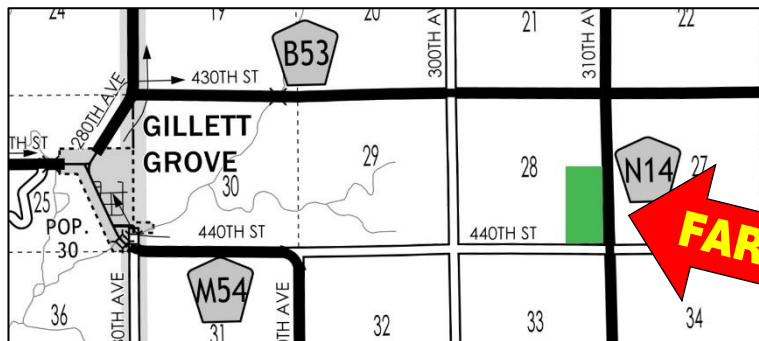
- Attractive gently rolling farm on N14
- 71.7 FSA crop acres including 14.4 acres CRP
- Productive soils CSR2 78.5
- CRP: 13.6 ac @ \$225/acre, 0.8 ac @ \$324/acre
- RE Taxes: \$2192

Price: \$740,000.00 \$9250/acre

*For more information call*

*Jon Hjelm 712-240-3529 or Chuck Sikora 712-260-2788*

*A farmland investment with top bird hunting!*



# ACRE CO

Farm Real Estate

Spencer, IA 712-262-3529

*Selling Iowa's Best*

Jon Hjelm, ALC 712-240-3529

Chuck Sikora 712-260-2788

Austin Peterson 712-260-3678

Joe Laubenthal 515-368-3815

[theacreco.com](http://theacreco.com)

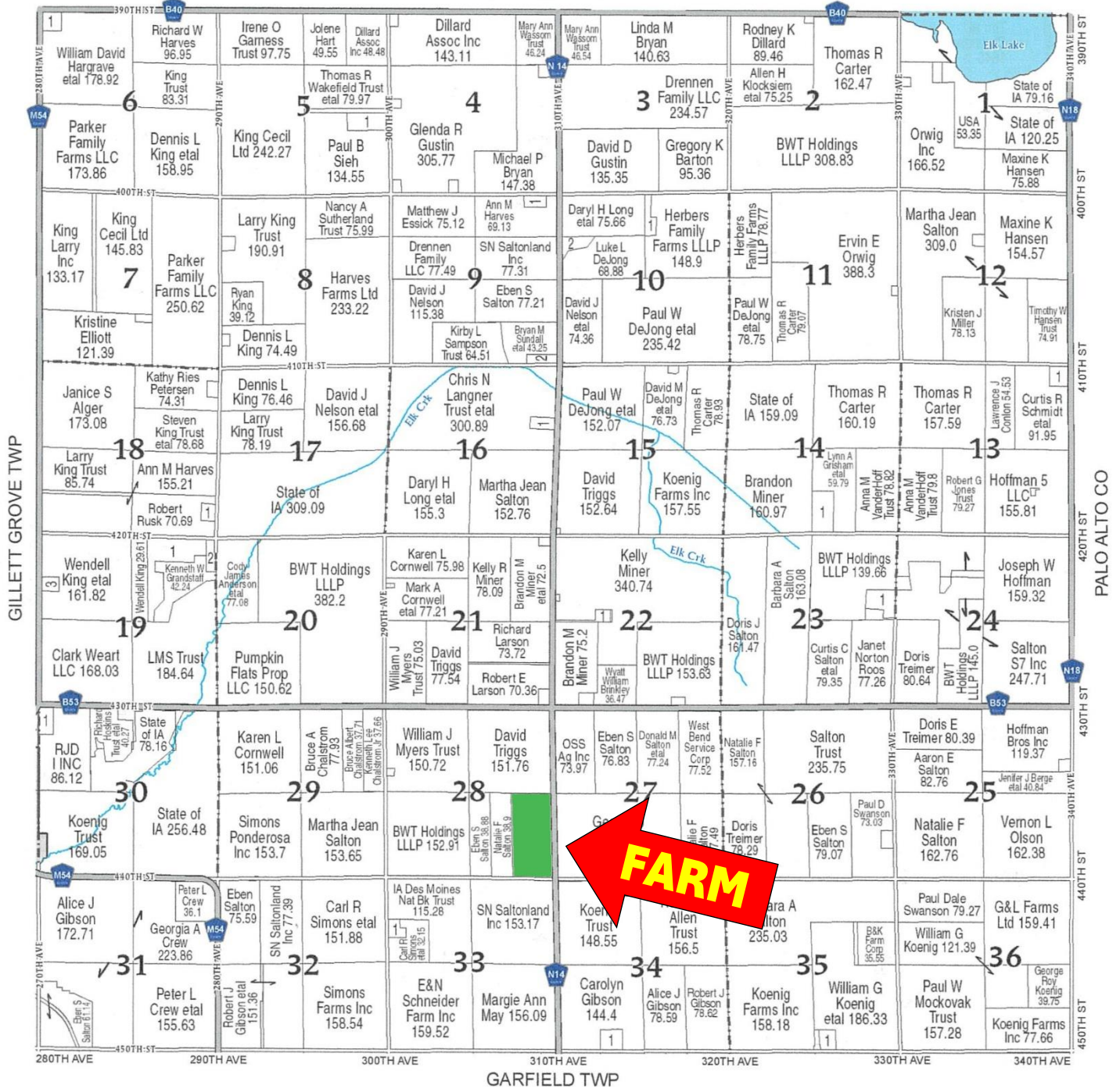
Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.

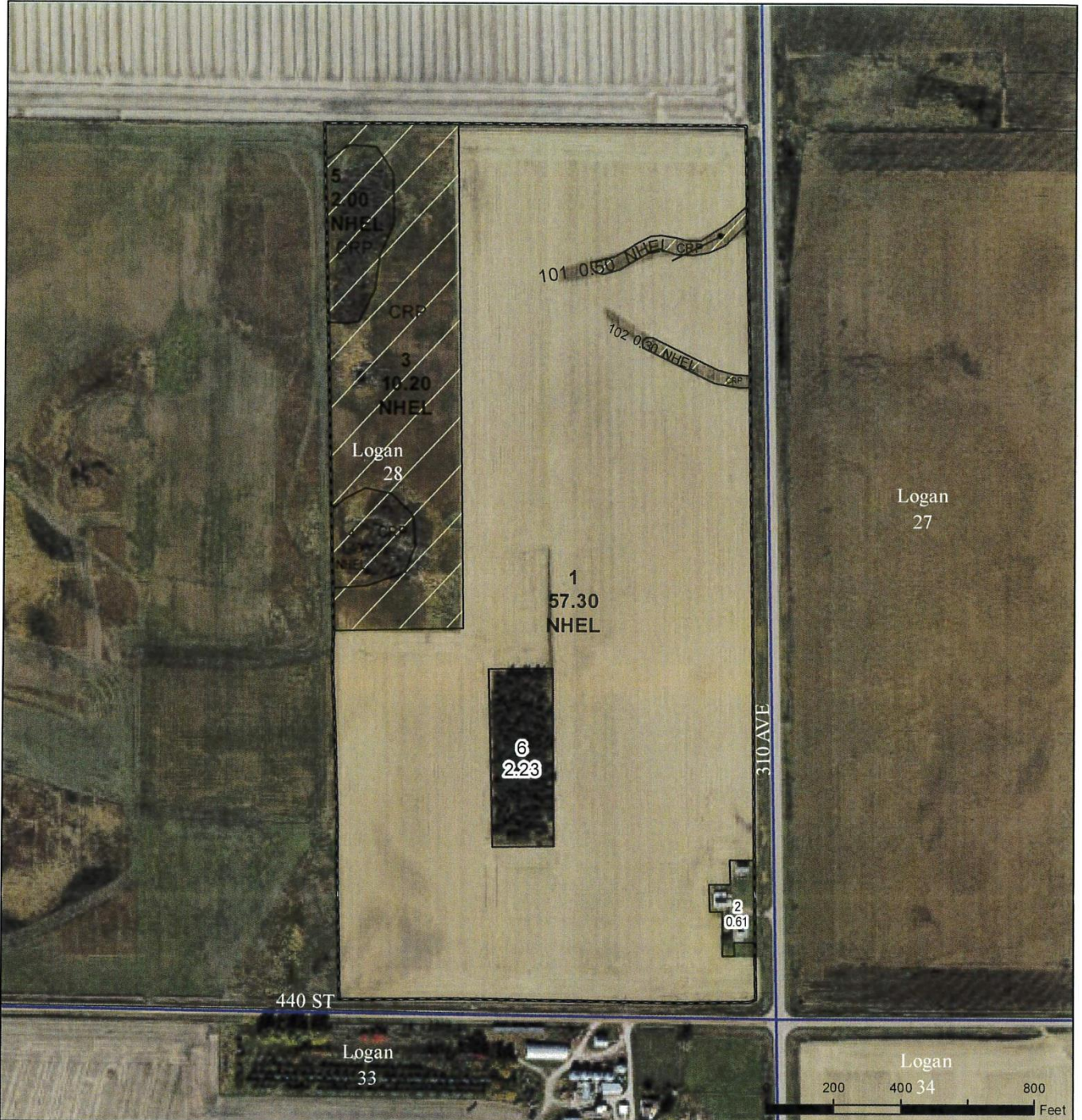
T-95-N

# LOGAN PLAT

R-35-W

(Landowners)  
FREEMAN TWP





**Legend**

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Intended use \_\_\_\_\_ Grain (yel/com) \_\_\_\_\_ Forage \_\_\_\_\_ Grazed

Tract Cropland Total: 71.70 acres

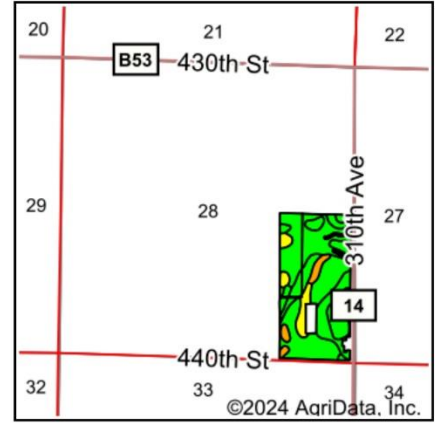
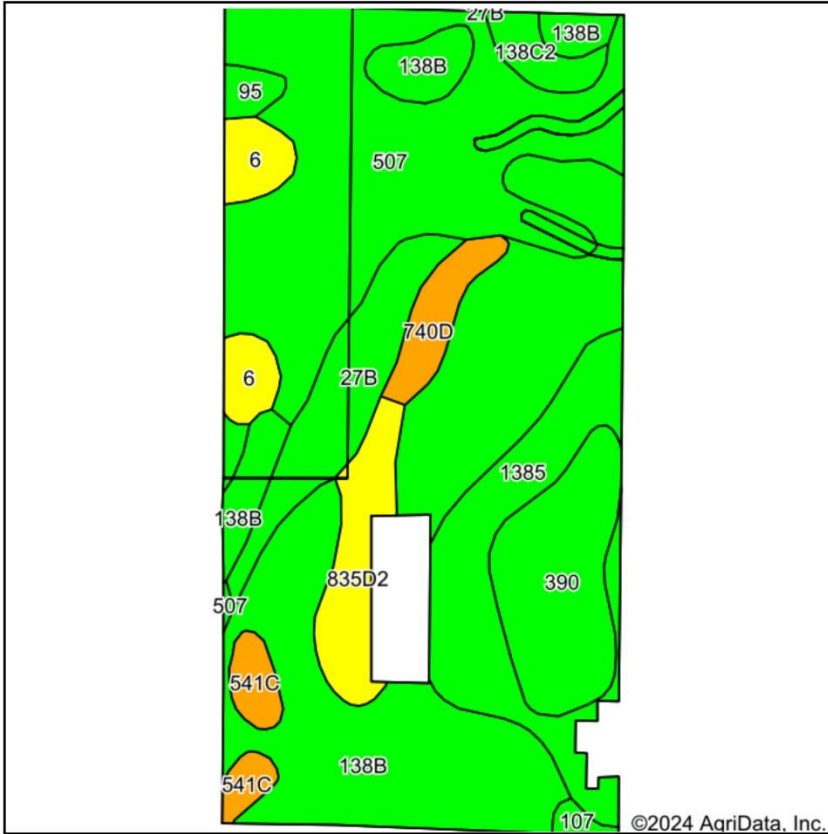
2024 Program Year  
Map Created April 16, 2024

Farm 817  
Tract 2127

Non Irrigated "Options only for certification maps and valid if filled in"  
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USDA is an equal opportunity provider, employer, and lender.

# Soils Map



State: **Iowa**  
 County: **Clay**  
 Location: **28-95N-35W**  
 Township: **Logan**  
 Acres: **71.7**  
 Date: **7/26/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA041, Soil Area Version: 33

| Code                    | Soil Description   | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2**      | CSR         |             |
|-------------------------|--|-------|------------------|-------------|------------------|-------------|-------------|-------------|
| 138B                    | Clarion loam, 2 to 6 percent slopes                                | 24.35 | 34.1%            |             | Ile              | 89          | 74          |             |
| 507                     | Canisteo clay loam, 0 to 2 percent slopes                          | 18.99 | 26.5%            |             | Ilw              | 84          | 73          |             |
| 1385                    | Ocheda silty clay loam, 1 to 3 percent slopes                      | 7.41  | 10.3%            |             | Ilw              | 76          | 73          |             |
| 390                     | Waldorf silty clay loam, 0 to 2 percent slopes                     | 5.98  | 8.3%             |             | Ilw              | 69          | 63          |             |
| 27B                     | Terril loam, 2 to 6 percent slopes                                 | 4.51  | 6.3%             |             | Ile              | 87          | 75          |             |
| 835D2                   | Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded | 3.11  | 4.3%             |             | IVe              | 53          | 46          |             |
| 6                       | Okoboji silty clay loam, 0 to 1 percent slopes                     | 2.11  | 2.9%             |             | IIIw             | 59          | 55          |             |
| 740D                    | Hawick gravelly sandy loam, 12 to 20 percent slopes                | 1.70  | 2.4%             |             | VIIIs            | 5           | 5           |             |
| 541C                    | Estherville-Hawick complex, 5 to 9 percent slopes                  | 1.45  | 2.0%             |             | IIIIs            | 24          | 5           |             |
| 138C2                   | Clarion loam, 6 to 10 percent slopes, moderately eroded            | 1.21  | 1.7%             |             | IIle             | 83          | 59          |             |
| 95                      | Harps clay loam, 0 to 2 percent slopes                             | 0.59  | 0.8%             |             | Ilw              | 72          | 57          |             |
| 107                     | Webster clay loam, 0 to 2 percent slopes                           | 0.29  | 0.4%             |             | Ilw              | 86          | 77          |             |
| <b>Weighted Average</b> |  |       |                  |             |                  | <b>2.27</b> | <b>78.5</b> | <b>67.6</b> |

\*\*IA has updated the CSR values for each county to CSR2.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

IOWA  
CLAY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 817

Prepared : 7/24/24 9:47 AM CST

Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : MARTIN P KOENIG  
CRP Contract Number(s) : 11055B, 11678  
Recon ID : None  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

Farm Land Data

| Farmland           | Cropland           | DCP Cropland           | WBP            | EWP  | WRP   | GRP  | Sugarcane            | Farm Status | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|-------|------|----------------------|-------------|------------------|
| 74.54              | 71.70              | 71.70                  | 0.00           | 0.00 | 0.00  | 0.00 | 0.0                  | Active      | 1                |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped |      | CRP   | MPL  | DCP Ag.Rel. Activity | SOD         |                  |
| 0.00               | 0.00               | 57.30                  | 0.00           |      | 14.40 | 0.00 | 0.00                 | 0.00        |                  |

Crop Election Choice

| ARC Individual | ARC County  | Price Loss Coverage |
|----------------|-------------|---------------------|
| None           | CORN, SOYBN | None                |

DCP Crop Data

| Crop Name    | Base Acres   | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|--------------|--------------|-----------------------------|-----------|-----|
| Corn         | 33.60        | 0.00                        | 157       |     |
| Soybeans     | 23.70        | 12.00                       | 43        |     |
| <b>TOTAL</b> | <b>57.30</b> | <b>12.00</b>                |           |     |

