

Offered For Sale Privately by "Iowa's Land Auctioneers"

# Farm For Sale

## 217 Acres – Palo Alto Co. Section 18 – Lost Island Township



**Location.** 3 miles north of Lost Island Lake, Ruthven, Iowa

**Legal:** The North Half of the Northeast Quarter (N1/2 NE1/4), the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4), the East Half of the Northwest Quarter (E1/2 NW1/4) and the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4), minus a 4.94 acre building site, all in Section Eighteen (18), Township Ninety-seven (97) North, Range Thirty-four (34) West of the Fifth (5th) P.M., Palo Alto County, Iowa

**Land Description:** This all tillable tract consists of nearly level to gently rolling farmland. The farm is bordered by gravel roads, 290<sup>th</sup> St. on the north and 350<sup>th</sup> Ave on the east. The improved building site is not included in this sale. A 12" to 14" county tile main crosses the farm and provides tile outlet.

### FSA Information:

Cropland acres	214.4
Corn Base acres	111.7
Corn Direct / CC Yield	120 / 120
Soybean Base acres	63.6
Soybean Direct / CC Yield	35 / 35
CRP Acres	39.1

**Cropland Soils:** Nicollet, Clarion, Webster, Estherville, Okoboji, Wadena, Talcot **Ave. CSR 70**

**Possession:** at close **RE Taxes:** \$ 4528.00 annual

**Price:** \$ 1,795,000.00 or \$8272.00 per acre

**Brokers Note:** Land buyers, here is your opportunity to purchase a nearly all tillable Palo Alto county farm. The CRP acres are enrolled in 3 separate contracts with an average payment of \$161/acre.



**Grant Pothast, owner**

**Jon Hjelm / The ACRE Co.**

**712-262-3529**

**theacreco.com**

Professional Farm Real Estate Sales / Exchanges / Auctions