

# IOWA FARM FOR SALE

## 75 Acres Emmet County Section 4 Swan Lake Township

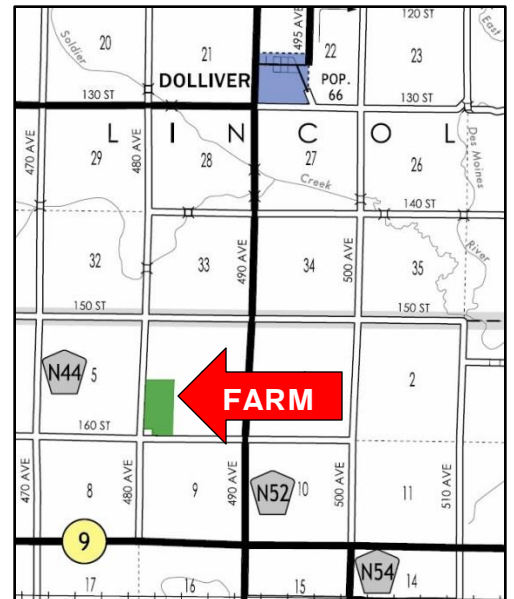


**Location:** From Dolliver – 3 miles south on N52, then ¾ mile west on 160<sup>th</sup> Street

**Legal:** The West Half of the Southwest Quarter (W1/2 SW1/4) Section Four (4), Township Ninety-nine (99) North, Range Thirty-two (32) West of the 5<sup>th</sup> PM, Emmet County, Iowa, minus an acreage.

**Description:** The Evans farm is a rectangular nearly level to very gently rolling unimproved all tillable tract of farmland. The 73.3 FSA acres of productive cropland are all in one large field. The farm contains productive, high quality soils. A 20" county tile crosses the farm providing drainage outlet. The farm is bordered on the west by 480<sup>th</sup> Ave and one the south by 160<sup>th</sup> St. The farm is one mile north of Hwy 9 and just west of N52.

**Soils:** Canisteo, Okoboji, Crippin, Harps, Clarion, Clarion-Storden, Nicollet **Ave CSR 64.6**



### FSA Information

Cropland acres	73.3
Corn Base acres	48.5
Corn Direct / CC Yield	146 / 146
Soybean Base acres	24.8
Soybean Direct / CC Yield	35 / 35

**RE Taxes:** \$1,526 annually

**Price:** \$ 697,500.00 or \$9300/acre

**Broker's Note:** The ACRE Company is pleased to be selling the Evans Emmet County farm. Land buyers, here is your chance to buy an all tillable tract of farmground that would be an excellent farmland investment. The Seller is an excellent farmer who has purchased other farmground and would be interested in leasing this farm from the new owner. For more information on this listing and other land for sale, call us.



Farm Real Estate Spencer, IA

712-262-3529 Office/Fax

Jon Hjelm ALC, Broker 712-240-3529

Chuck Sikora, Land Sales 712-260-2788

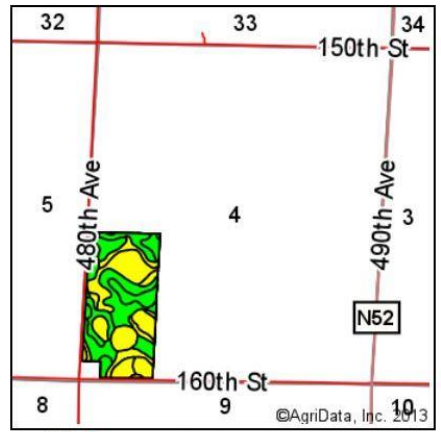
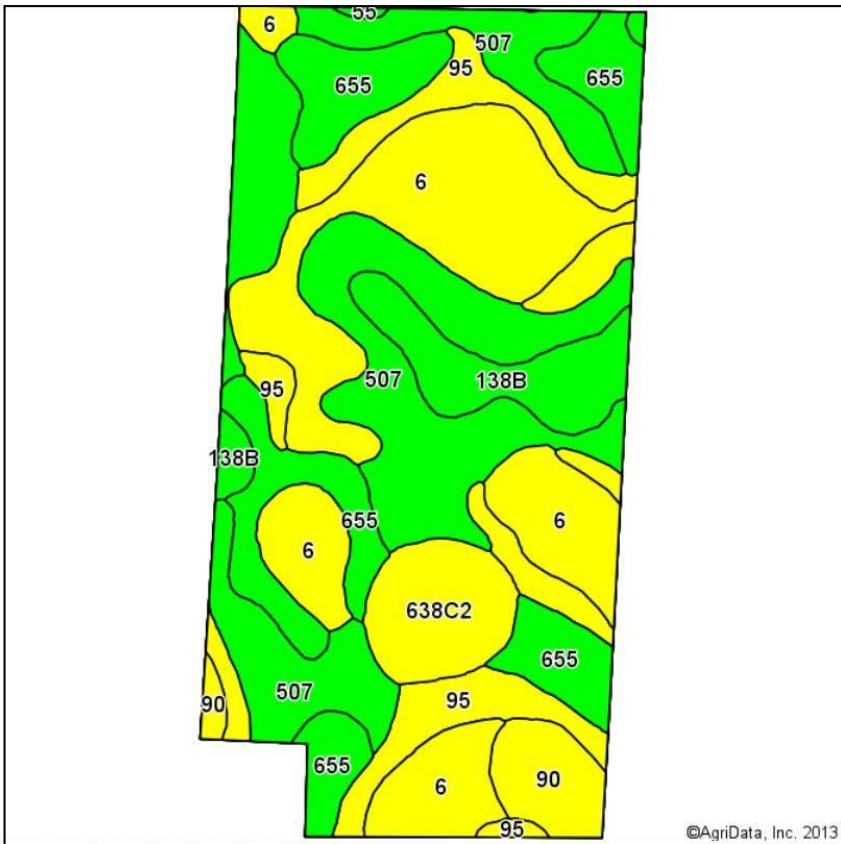


[theacreco.com](http://theacreco.com)

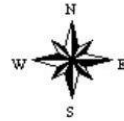
**No. 1 ranked farmland website on Google**

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





State: **Iowa**  
 County: **Emmet**  
 Location: **4-99N-32W**  
 Township: **Swan Lake**  
 Acres: **73.28**  
 Date: **1/16/2014**



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*	Corn	Soybeans
507	Canisteo clay loam, 0 to 2 percent slopes	21.12	28.8%		IIw	73	186	41
6	Okoboji silty clay loam, 0 to 1 percent slopes	19.35	26.4%		IIIw	53	159	34
655	Crippin loam, 1 to 3 percent slopes	11.81	16.1%		I	77	191	44
95	Harps clay loam, 1 to 3 percent slopes	9.44	12.9%		IIw	57	164	36
138B	Clarion loam, 2 to 5 percent slopes	4.71	6.4%		Ile	74	187	42
638C2	Clarion-Storden complex, 5 to 9 percent slopes, moderately eroded	3.97	5.4%		IIIle	53	159	40
90	Okoboji mucky silt loam, 0 to 1 percent slopes	2.78	3.8%		IIIw	54	160	34
55	Nicollet loam, 1 to 3 percent slopes	0.10	0.1%		I	82	198	45
<b>Weighted Average</b>						<b>64.6</b>	<b>174.5</b>	<b>38.7</b>

