**LAND FOR SALE**

**76 Acres Palo Alto County**

**Section 21 Silver Lake Township**

All tillable farm just east of Silver Lake

From Ayrshire – 1 ¼ miles west on 420th Street

**Legal:** West Half of the Northeast Quarter (W1/2 NE1/4) of Section Twenty-one (21), Township Ninety-five (95) North, Range Thirty-four (34) West of the 5th PM, Palo Alto County, Iowa, minus a small tract in the northeast corner of the farm.

**Description:** The Heiman farm is an attractive gently rolling all tillable tract of farmland. The farm contains 75.96 FSA crop acres all in one large rectangular field. An 8 inch county tile crosses the southeast part of the farm. The farm is bordered on the north by blacktop 420th Street.

**Soils:** Clarion, Nicollet, Webster, Blue Earth, Storden

**CSR 82.2**  **CSR 67.7**

**RE Taxes:** $1790 annually, prorated to January 1, 2016.

**Possession:** At close, subject to a lease for 2016.

**FSA Information**

<table>
<thead>
<tr>
<th>Cropland acres</th>
<th>75.96</th>
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<tbody>
<tr>
<td>Corn Base acres</td>
<td>76</td>
</tr>
<tr>
<td>Corn PLC Yield</td>
<td>167</td>
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**Price:** $8000 per acre

**Brokers Note:** The ACRE Co. is pleased to be selling the Heiman farm. Land Buyers, here is a great all tillable farm on a hard road west of Ayrshire. Located near local grain markets, this farm would make a great land investment or addition to your family farming operation.

For more information, call Chuck Sikora 712-260-2788

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John & Ann Heiman,  
Tony Heiman – owners

Jon Hjelm, ALC  712-240-3529  
Chuck Sikora  712-260-2788

Call us to sell your farm!

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