

# 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 420<sup>th</sup> 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 5<sup>th</sup> 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 420<sup>th</sup> Street.

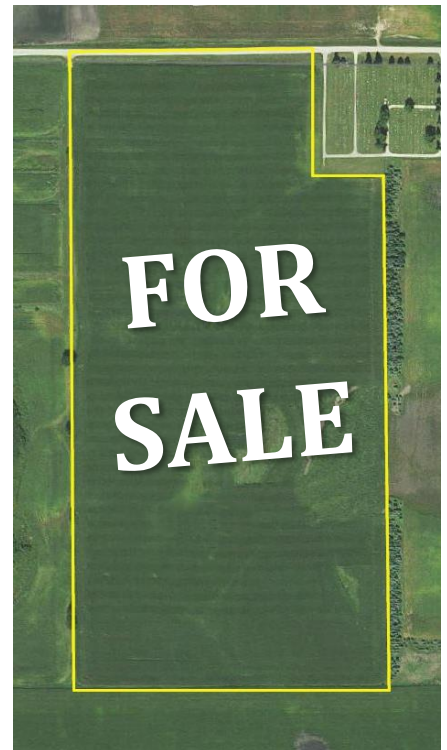
**Soils:** Clarion, Nicollet, Webster, Blue Earth, Storden  
CSR2 82.2 CSR 67.7

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

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

### FSA Information

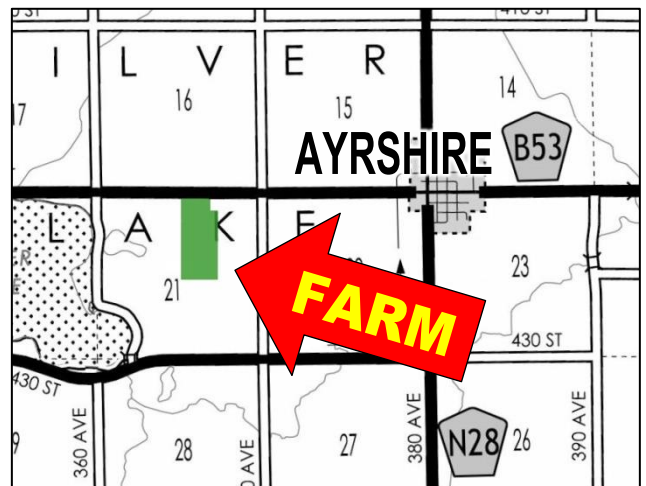
Cropland acres	75.96
Corn Base acres	76
Corn PLC Yield	167



**Price: \$8000 per acre**

**Broker's 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



Farm Real Estate  
Spencer, Iowa 712-262-3529  
[theacrecos.com](http://theacrecos.com)

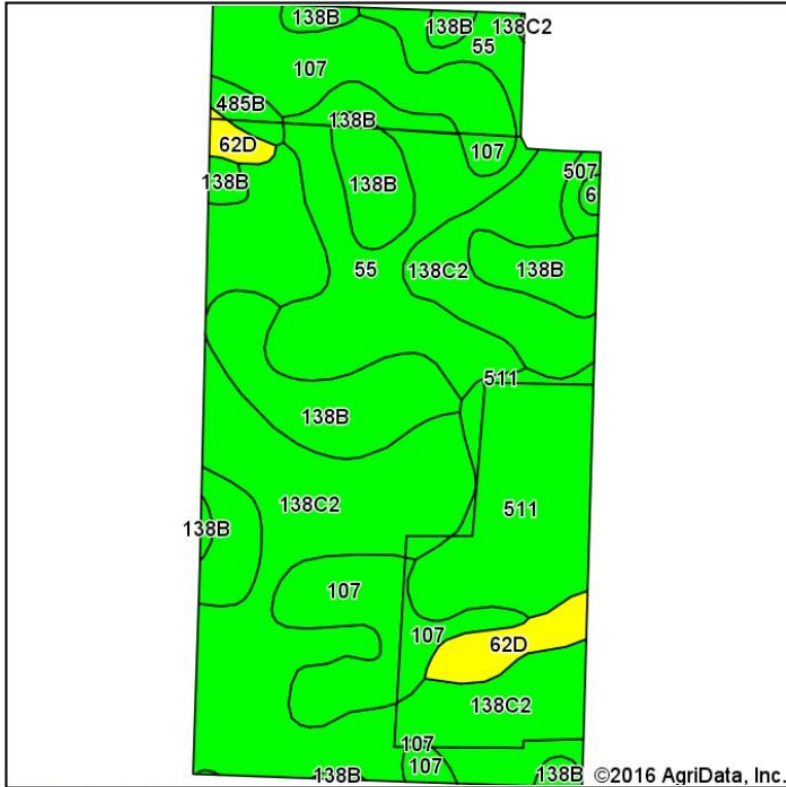
**John & Ann Heiman,  
Tony Heiman - owners**

Jon Hjelm, ALC 712-240-3529

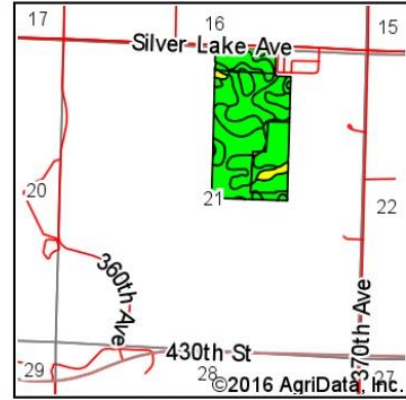
Chuck Sikora 712-260-2788

*Call us to sell your farm!*

## Soils Map



Soils data provided by USDA and NRCS.

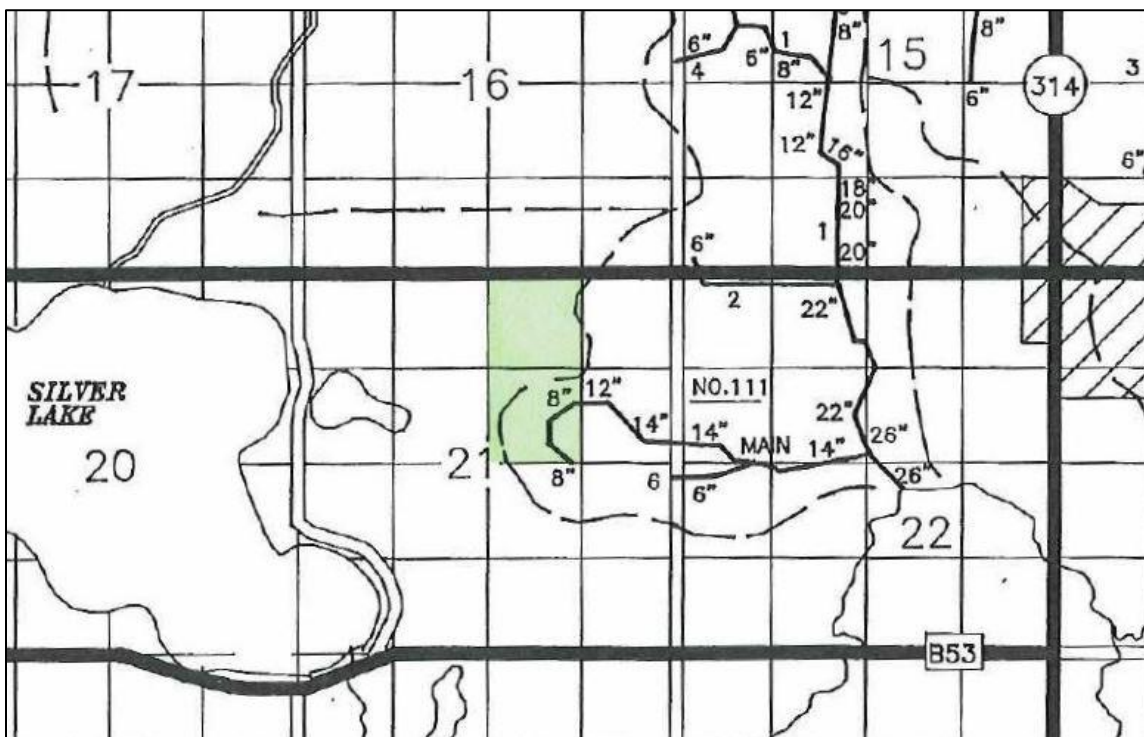


State: Iowa  
 County: Palo Alto  
 Location: 21-95N-34W  
 Township: Silver Lake  
 Acres: 76.32  
 Date: 4/21/2016



Area Symbol: IA147, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	28.38	37.2%		IIIe	83	58
55	Nicollet clay loam, 1 to 3 percent slopes	13.10	17.2%		Iw	89	84
107	Webster clay loam, 0 to 2 percent slopes	11.65	15.3%		IIw	86	79
138B	Clarion loam, 2 to 6 percent slopes	10.82	14.2%		IIe	89	76
511	Blue Earth mucky silt loam, 0 to 1 percent slopes	8.61	11.3%		IIIw	66	56
62D	Storden loam, 10 to 16 percent slopes, moderately eroded	2.32	3.0%		IVe	41	39
485B	Spillville loam, 2 to 5 percent slopes	0.73	1.0%		IIe	89	76
507	Canisteo clay loam, 0 to 2 percent slopes	0.54	0.7%		IIw	84	74
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.17	0.2%		IIIw	59	54
<b>Weighted Average</b>						<b>82.2</b>	<b>67.7</b>



## County Tile Map