

LAND FOR SALE

80 Acres Emmet County Section 18 Twelve Mile Lake Township

All tillable farm east of Terril

From Terril, IA – 3 ½ miles east on A48

Legal: South Half of the Southeast Quarter (S1/2 SE1/4) of Section Eighteen (18), Township Ninety-eight (98) North, Range Thirty-four (34) West of the 5th PM, Emmet County, Iowa. Farm has been surveyed and contains 80.66 acres.

Description: The Higgins farm is an all tillable gently rolling tract of farmland. The farm contains 74.86 FSA crop acres in one field. An additional 0.7 of an acre will be added to the crop acres from a former building site. The Higgins farm has great productive soils with excellent ratings. Drainage tile has been added in recent years. Tile maps of the farm are available on request. The farm is bordered by A48 on the south and N24 on the east.

Soils: Nicollet, Clarion, Canisteo, Clarion-Storden, Webster, Crippin **CSR2 87 CSR 75.9**

RE Taxes: \$2058 annually

Possession: At close, subject to a lease for 2017

FSA Information

Cropland acres	74.86
Corn Base acres	37.6
Soybean Base	37.2
Corn PLC Yield	147
Soybean PLC Yield	42



Price: \$9650 per surveyed acre

Broker's Note: The ACRE Co. is pleased to be selling the Higgins farm. Land Buyers, here is a great all tillable farm on a hard road east of Terril. Located near local grain markets in Terril, Superior, and Estherville, 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
theacresco.com

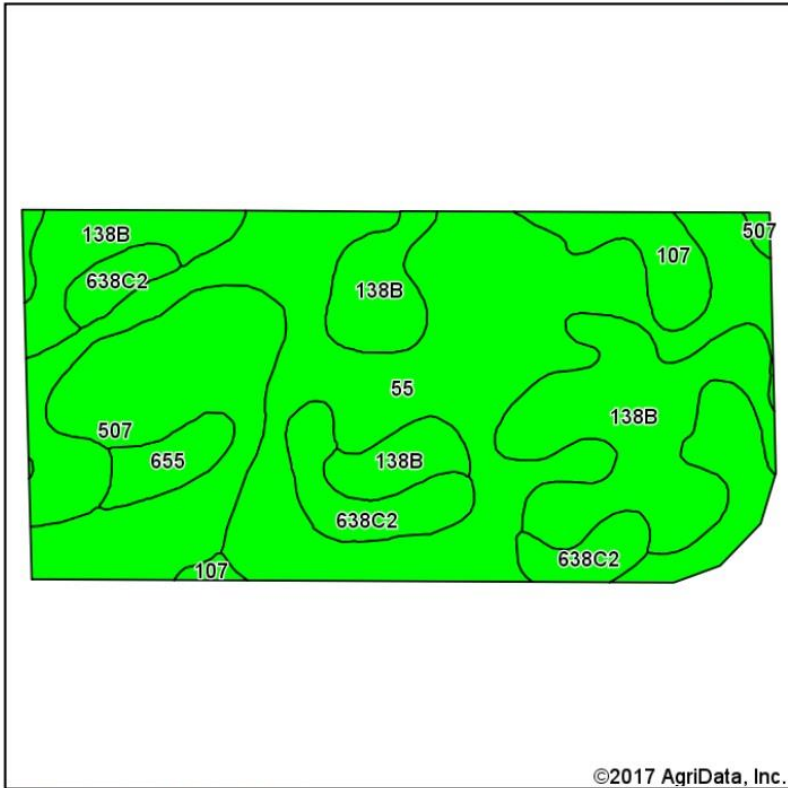
John and Linda Higgins - owners

Chuck Sikora 712-260-2788

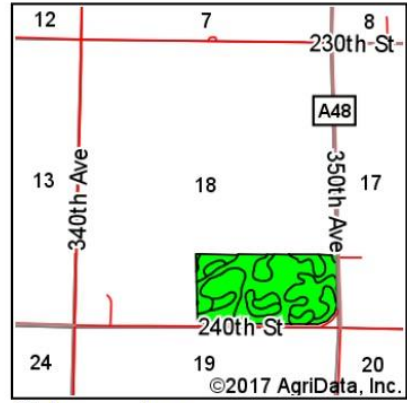
Jon Hjelm, ALC 712-240-3529

Call us to sell your farm!

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Emmet**
 Location: **18-98N-34W**
 Township: **Twelve Mile Lake**
 Acres: **75.5**
 Date: **4/7/2017**



Area Symbol: IA063, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
55	Nicollet clay loam, 1 to 3 percent slopes	33.89	44.9%		lw	89	82
138B	Clarion loam, 2 to 6 percent slopes	18.67	24.7%		lle	89	74
507	Canisteo clay loam, 0 to 2 percent slopes	11.94	15.8%		llw	84	73
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	6.17	8.2%		llle	75	53
107	Webster clay loam, 0 to 2 percent slopes	2.93	3.9%		llw	86	77
655	Crippin loam, 1 to 3 percent slopes	1.90	2.5%		le	91	77
Weighted Average						87	75.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.