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 SE 1/4) 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

John and Linda Higgins - owners
- Chuck Sikora 712-260-2788
- Jon Hjelm, ALC 712-240-3529

Call us to sell your farm!