

# LAND FOR SALE

## 74 Acres Pocahontas County Section 15 Cummins Township



*Offered for immediate sale !*

**Legal:** The North Half of the Northeast Quarter (N1/2 NE1/4) of Section Fifteen (15), Township Ninety-nine (99) North, Range Thirty-three (33) West of the 5<sup>th</sup> PM, Pocahontas County, Iowa, minus Parcels A and B.

**Description:** The Lake Investment Co. farm is an attractive all tillable nearly level farm. The farm contains 69.76 FSA crop acres all in one field. The farm contains reputation soils with excellent soil ratings. The farm is bordered on the north by C15 and on the east by 200<sup>th</sup> Avenue.

### FSA information

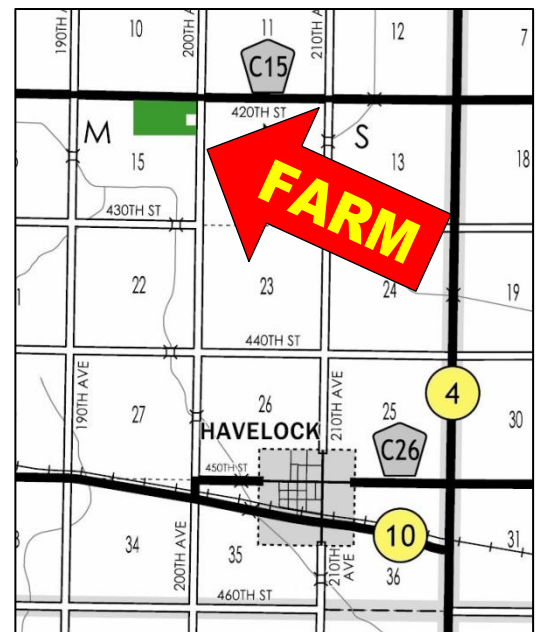
Cropland acres	69.76
Corn Base acres	52.36
Corn PLC Yield	161
Soybean Base acres	17.4
Soybean PLC Yield	49

**Soils:** Canisteo, Webster, Okoboji, Clarion, Nicollet, Harps  
CSR2 80      CSR2 72.5

**Taxes:** \$1796 annually

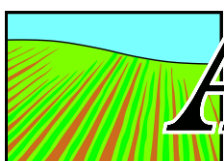
**Possession:** At close, subject to a cash lease for 2017.

**Price: \$651,200.00 \$8800 per acre**



**Broker's Note:** The ACRE Co. is pleased to selling the Lake Investment Company farm. Land Buyers, here is a good looking all tillable farm located right on C15 just west of Hwy 4. The Land Investment Co. farm is located halfway between Pocahontas and Emmetsburg in the heart of a progressive farming area in northwest Iowa with active grain markets and processing. This farm has had excellent care with reduced tillage, strip fertilization, and cover crops. Call for more information on this great farmland investment.

**Lake Investment Co. - owner**



# ACRE CO

Farm Real Estate

Spencer, Iowa 712-262-3529

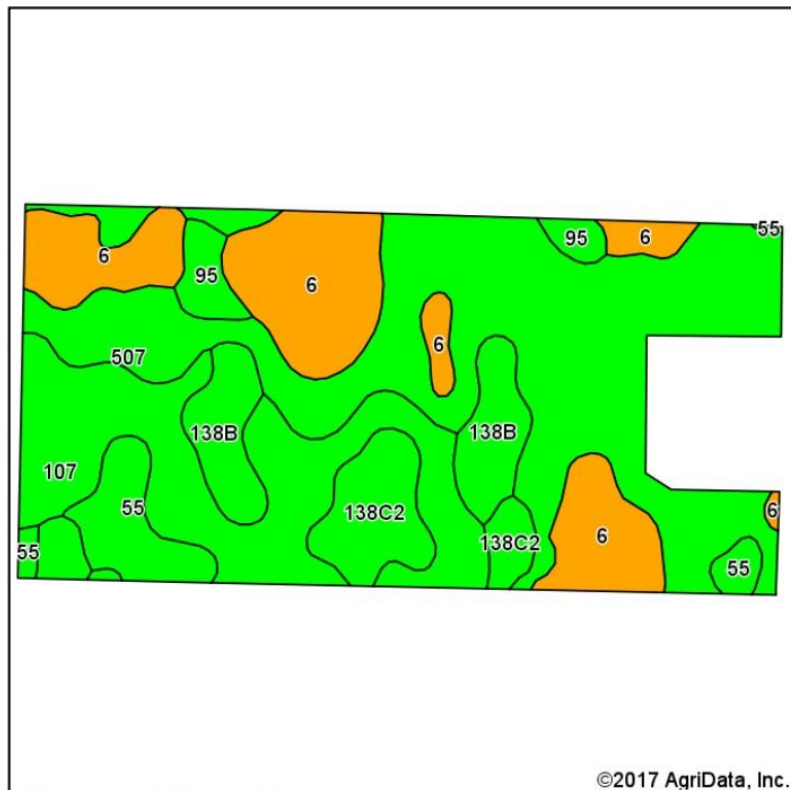
[theacresco.com](http://theacresco.com)

Jon Hjelm, ALC 712-240-3529

Chuck Sikora 712-260-2788

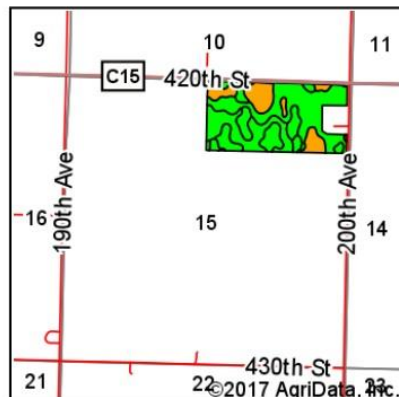
*Call us to sell your farm!*

## Soils Map



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Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Pocahontas**  
 Location: **15-93N-33W**  
 Township: **Cummins**  
 Acres: **69.97**  
 Date: **5/1/2017**



Area Symbol: IA151, Soil Area Version: 23							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	27.18	38.8%		llw	84	76
107	Webster clay loam, 0 to 2 percent slopes	14.00	20.0%		llw	86	81
6	Okoboji silty clay loam, 0 to 1 percent slopes	13.22	18.9%		lllw	59	55
138B	Clarion loam, 2 to 6 percent slopes	5.70	8.1%		llle	89	78
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	4.34	6.2%		llle	83	62
55	Nicollet clay loam, 1 to 3 percent slopes	3.74	5.3%		lw	89	86
95	Harps clay loam, 0 to 2 percent slopes	1.79	2.6%		llw	72	60
<b>Weighted Average</b>						<b>80</b>	<b>72.5</b>

***Call The ACRE Co. to sell your farm !***

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