LAND FOR SALE

80 Acres Palo Alto County
Section 33 Highland Township

100% Corn Base!

From Ruthven – 1 miles east, 3 south, ¼ mile east

**Legal:** East Half of the West Half and the West Half of the East Half of the Southwest Quarter of Section 33-96-34, Highland Township, Palo Alto County, Iowa. Contains 80 acres, more or less.

**Description:** The Noonan farm is an attractive gently rolling all tillable tract of farmland. The farm contains 78.33 FSA crop acres all in one large rectangular field. The majority of the farm is located in Drainage District 43. A county tile crosses the southwest part of the farm. Additional private tile has been installed recently. All fences have been removed. The farm is bordered on the south by 390th Street.

**Soils:** Clarion, Nicollet, Webster, Storden, Okoboji, Colo

**CSR:** 79.5  CSR 67

**RE Taxes:** $2142

**Possession:** At close. Available for the 2018 crop season, or attractive leaseback option to buyer.

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<th>FSA Information</th>
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<td>Cropland acres</td>
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<tr>
<td>Corn Base acres</td>
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<td>Corn PLC Yield</td>
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**Price:** $8250 per acre

**Broker’s Note:** The ACRE Co. is pleased to be selling the Noonan farm. Land Buyers, here is a great all tillable farm between Ruthven and Ayrshire, and west of Emmetsburg. This farm is ready for your planter. 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

Edward Noonan - owner

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

Call us to sell your farm!
Soils Map

State: Iowa
County: Palo Alto
Location: 33-86N-34W
Township: Highland
Acres: 78.33
Date: 12/8/2017

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