

LAND FOR SALE

78 Acres m/1 Palo Alto County Section 22 Rush Lake Township



Curlew / Mallard area

Legal: East Half of the Southwest Quarter (E1/2 SW1/4) of Section Twenty-two (22), Township Ninety-four (94) North, Range Thirty-three (33) West of the 5th PM, Palo Alto County, Iowa, minus a 1.82 acre acreage.

Description: A nearly all tillable nearly level farm. The farm contains 75.61 FSA crop acres, including a 1.5 acre CRP filter strip along an open ditch on the east side of the farm. A 26" county tile crosses the farm providing access for outlet. Bordered on the south by B63.

Soils: Biscay, Canisteo, Nicollet, Linder, Okobojo, Clarion
CSR2 69.7 CSR 70.3

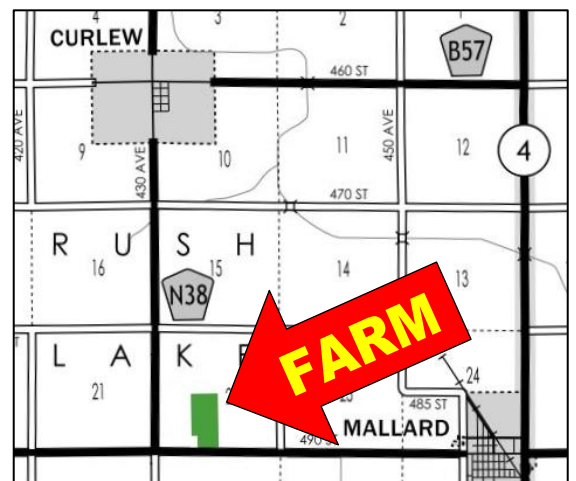
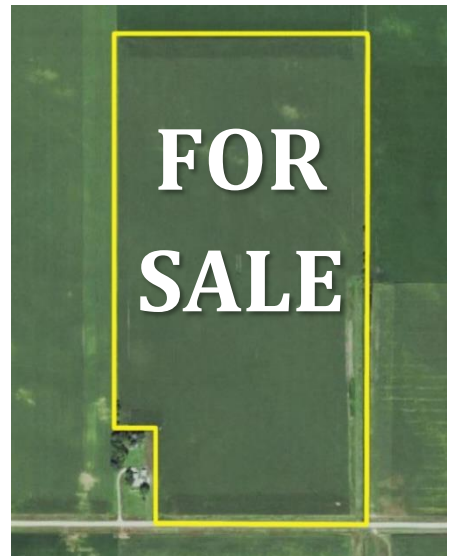
FSA Information

Cropland acres	75.61
Corn Base acres	37.9
Soybean Base	36.21
Corn PLC Yield	152
Soybean PLC Yield	40
CRP: 1.5 acres @ \$227/acre 2018-2033	

RE Taxes: \$1830 annually

Possession: Farm is available for 2019 crop season.

Price: \$ 647,400
\$ 8300 per acre



Broker's Note: The ACRE Co. is pleased to be selling the Elbert farm. Land Buyers, here is a great opportunity to purchase 78 acres in the Mallard/Curlew area. This farm would be a great addition to your land holdings or family farming operation. Call Chuck Sikora for more information.

Rick and Julie Elbert - owners

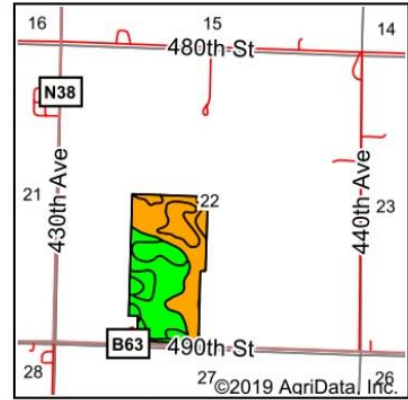
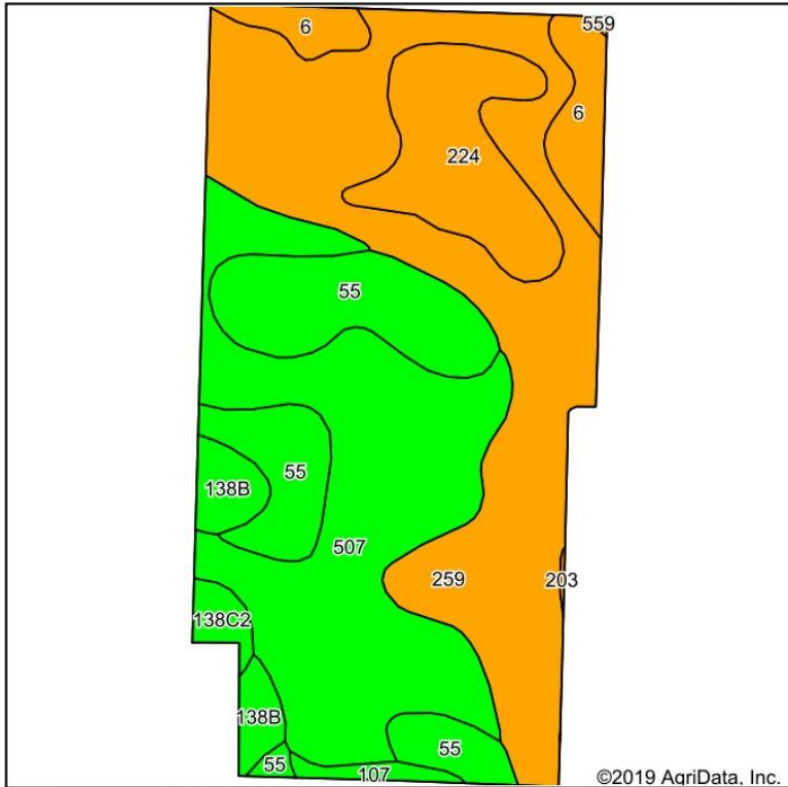


Farm Real Estate
Spencer, Iowa 712-262-3529
theacreco.com

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

Call us to sell your farm!

Soils Map



State: Iowa
 County: Palo Alto
 Location: 22-94N-33W
 Township: Rush Lake
 Acres: 74.49
 Date: 3/11/2019

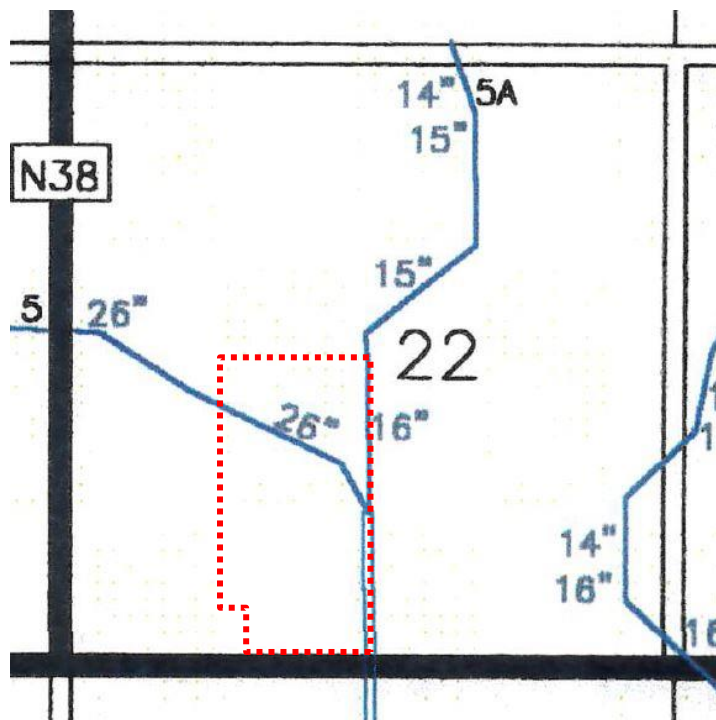


Soils data provided by USDA and NRCS.

Area Symbol: IA147, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
259	Biscay clay loam, 0 to 2 percent slopes	26.48	35.5%		Ilw	52	70
507	Canisteo clay loam, 0 to 2 percent slopes	21.95	29.5%		Ilw	84	74
55	Nicollet clay loam, 1 to 3 percent slopes	11.41	15.3%		Iw	89	84
224	Linder loam, 0 to 2 percent slopes	7.05	9.5%		Ills	56	45
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.62	4.9%		Illw	59	54
138B	Clarion loam, 2 to 6 percent slopes	2.37	3.2%		Ile	89	76
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	0.88	1.2%		IIle	83	58
107	Webster clay loam, 0 to 2 percent slopes	0.66	0.9%		Ilw	86	79
559	Talcot clay loam, deep, 0 to 2 percent slopes	0.07	0.1%		Ilw	53	62
Weighted Average						69.7	70.3

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



County Tile Map Section 22 Rush Lake Twp