



LAND FOR SALE

160 Acres Palo Alto County Section 3 Silver Lake Township

2 miles north & ½ mile west of Ayrshire, IA



154.08 FSA crop acres

25.27 acres CRP

CRP @ \$300 per acre 2017-2032

79.4 CSR2 64.8 CSR

Gently rolling mostly tillable farm

Annual RE Taxes: \$ 4548

Price: \$ 1,152,000

\$ 7200 per acre

Chuck Sikora 712-260-2788

The ACRE Co. 712-262-3529

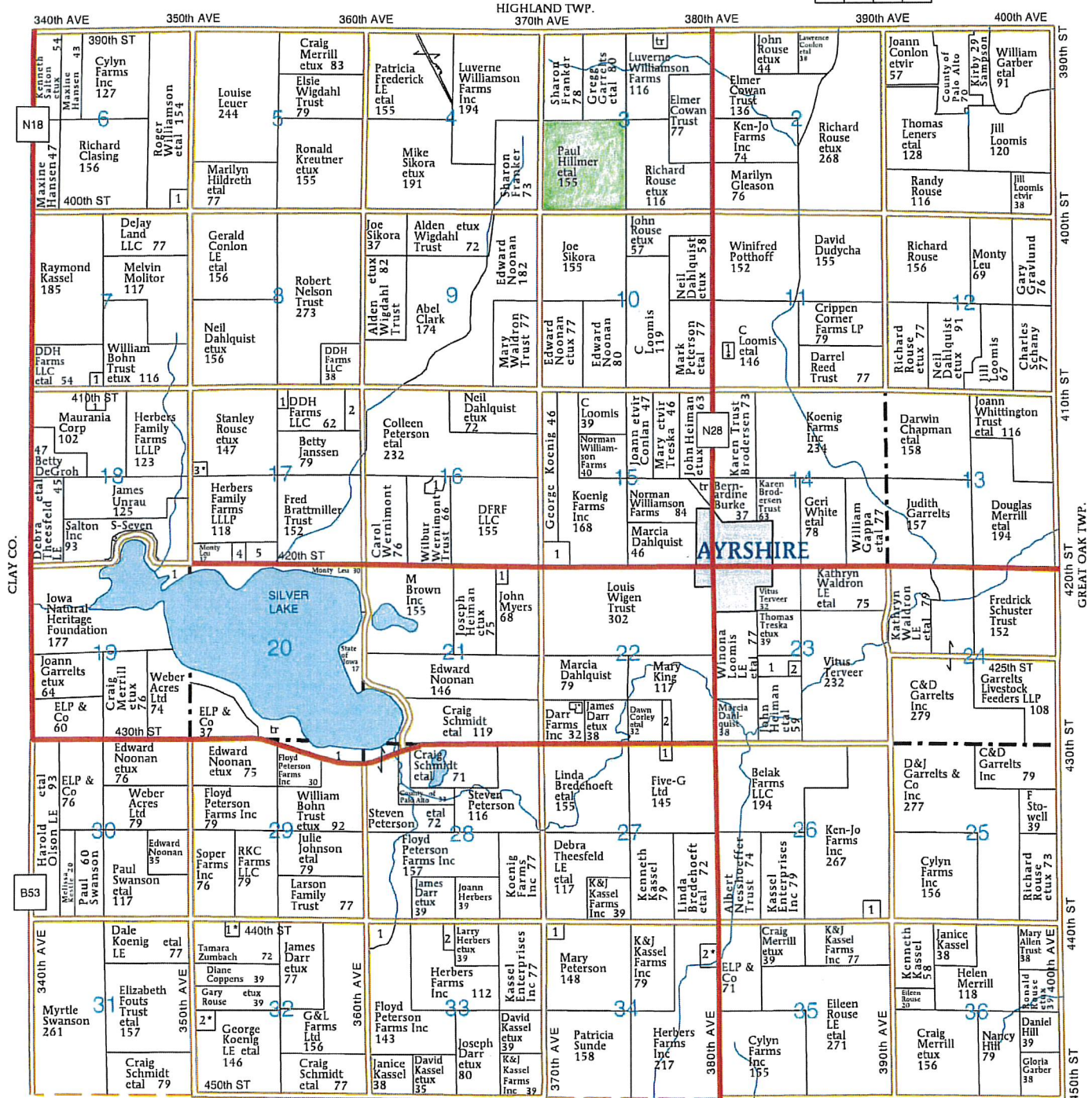
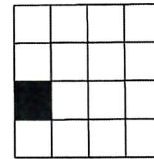
theacreco.com

T-95-N

SILVER LAKE PLAT

(Landowners)

R-34-W



BOOTH TWP.



Common Land Unit
 [White Box] Cropland [Yellow Box] Non-cropland [Orange Box] CRP

2020 Crop Year

Farm 915
Tract 367

Wetland Determination Identifiers

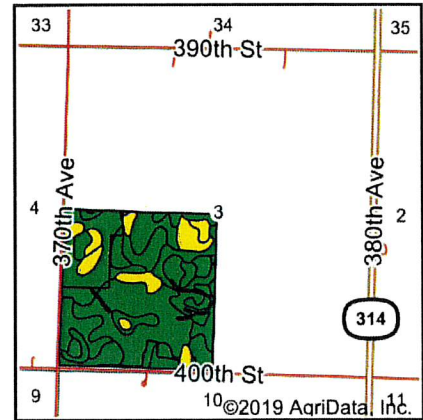
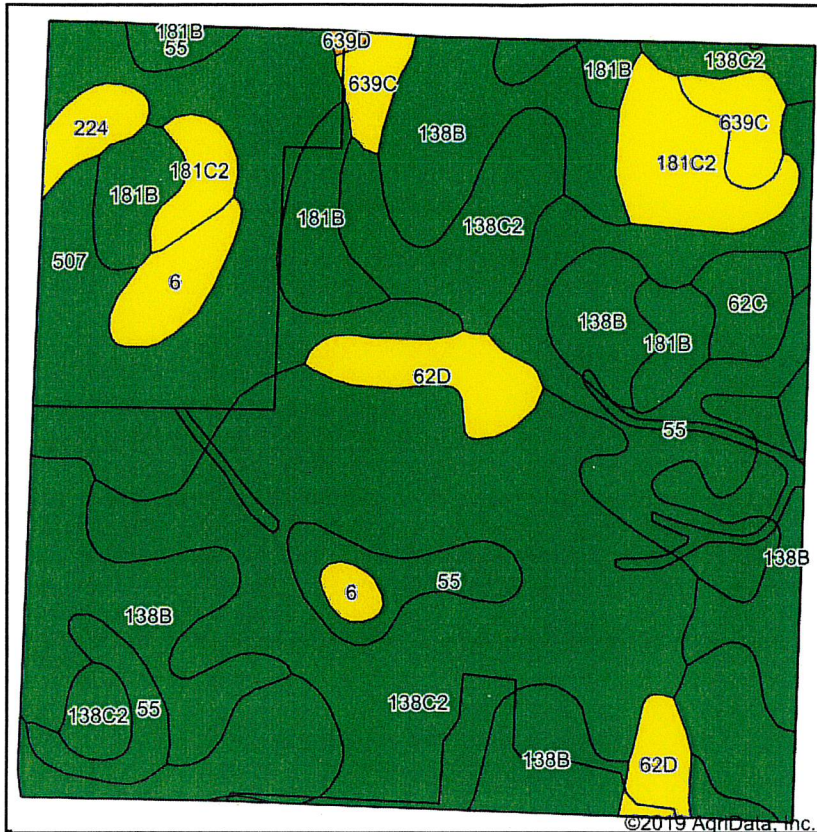
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



Tract 1 of 1

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Soils Map



State: **Iowa**
 County: **Palo Alto**
 Location: **3-95N-34W**
 Township: **Silver Lake**
 Acres: **155.65**
 Date: **1/7/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IA147, Soil Area Version: 26							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	47.69	30.6%		IIIe	83	58
507	Canisteo clay loam, 0 to 2 percent slopes	29.82	19.2%		IIw	84	74
138B	Clarion loam, 2 to 6 percent slopes	28.89	18.6%		Ile	89	76
55	Nicollet clay loam, 1 to 3 percent slopes	18.46	11.9%		Iw	89	84
181B	Clarion-Estherville complex, 2 to 6 percent slopes	8.35	5.4%		Ile	63	53
181C2	Clarion-Estherville complex, 5 to 9 percent slopes, moderately eroded	6.54	4.2%		IVe	49	38
62D	Storden loam, 10 to 16 percent slopes, moderately eroded	5.24	3.4%		IVe	41	39
639C	Storden-Salida complex, 5 to 9 percent slopes	3.42	2.2%		IIIe	58	34
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.20	2.1%		IIlw	59	54
62C	Storden loam, 6 to 10 percent slopes, moderately eroded	2.22	1.4%		IIIe	64	48
224	Linder loam, 0 to 2 percent slopes	1.64	1.1%		IIs	56	45
639D	Storden-Salida complex, 9 to 14 percent slopes	0.18	0.1%		IIIe	34	20
Weighted Average						79.4	64.8

**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.