



# LAND FOR SALE

## 106 Acres Dickinson County Section 16 Milford Township



Inside nearly level all tillable farm

105.43 FSA crop acres

CSR2 85.1

Pattern tiled

### FSA Information

Cropland acres 105.43

Corn Base acres	52.5	Soybean Base acres	52.5
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Corn PLC Yield	166	Soybean PLC Yield	47
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RE Taxes: \$2376 annually

Price: \$ 1,038,800.00

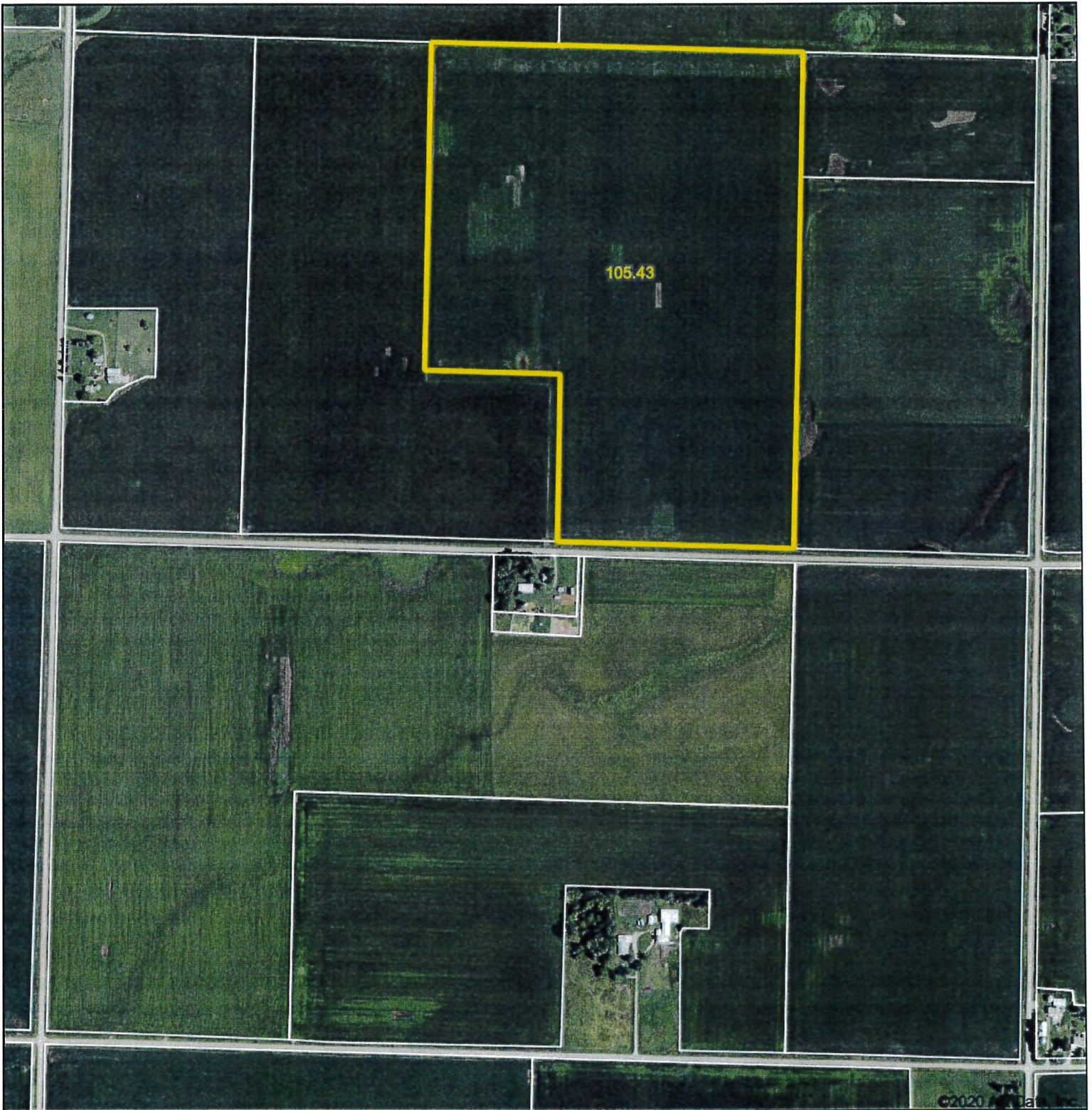
\$9,800 per acre

**Chuck Sikora**      **712-260-2788**

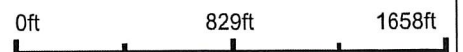
**The ACRE Co.**      **712-262-3529**

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

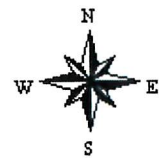
# Aerial Map



Map Center: 43° 18' 22.06, -95° 6' 8.5

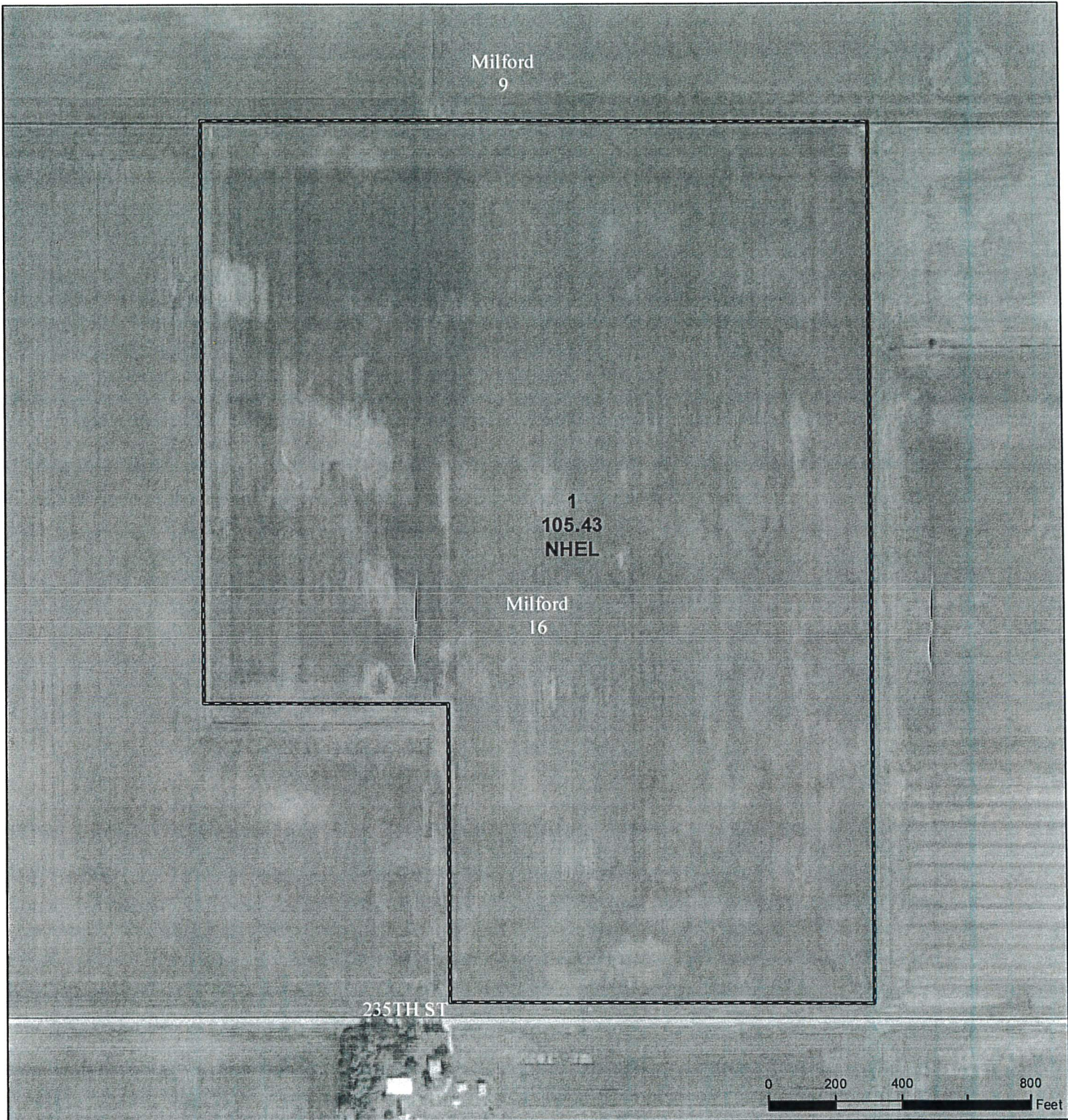


16-98N-36W  
Dickinson County  
Iowa



11/6/2020





Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 105.43 acres

2019 Program Year

Map Created March 28, 2019

Farm 526  
Tract 1101

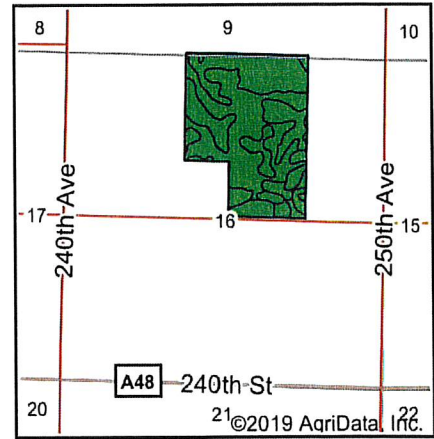
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# Soils Map



Soils data provided by USDA and NRCS.



State: Iowa  
 County: Dickinson  
 Location: 16-98N-36W  
 Township: Milford  
 Acres: 105.43  
 Date: 8/20/2019



Area Symbol: IA059. Soil Area Version: 28							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
55	Nicollet clay loam, 1 to 3 percent slopes	44.54	42.2%		lw	89	73
138B	Clarion loam, 2 to 6 percent slopes	33.84	32.1%		lle	89	73
107	Webster clay loam, 0 to 2 percent slopes	11.16	10.6%		llw	86	70
390	Waldorf silty clay loam, 0 to 2 percent slopes	9.53	9.0%		llw	69	59
200	Cylinder complex, 0 to 2 percent slopes	4.81	4.6%		lls	59	45
308	Wadena loam, 0 to 2 percent slopes	1.38	1.3%		lls	56	43
655	Crippin loam, 1 to 3 percent slopes	0.17	0.2%		le	91	71
Weighted Average						85.1	69.7

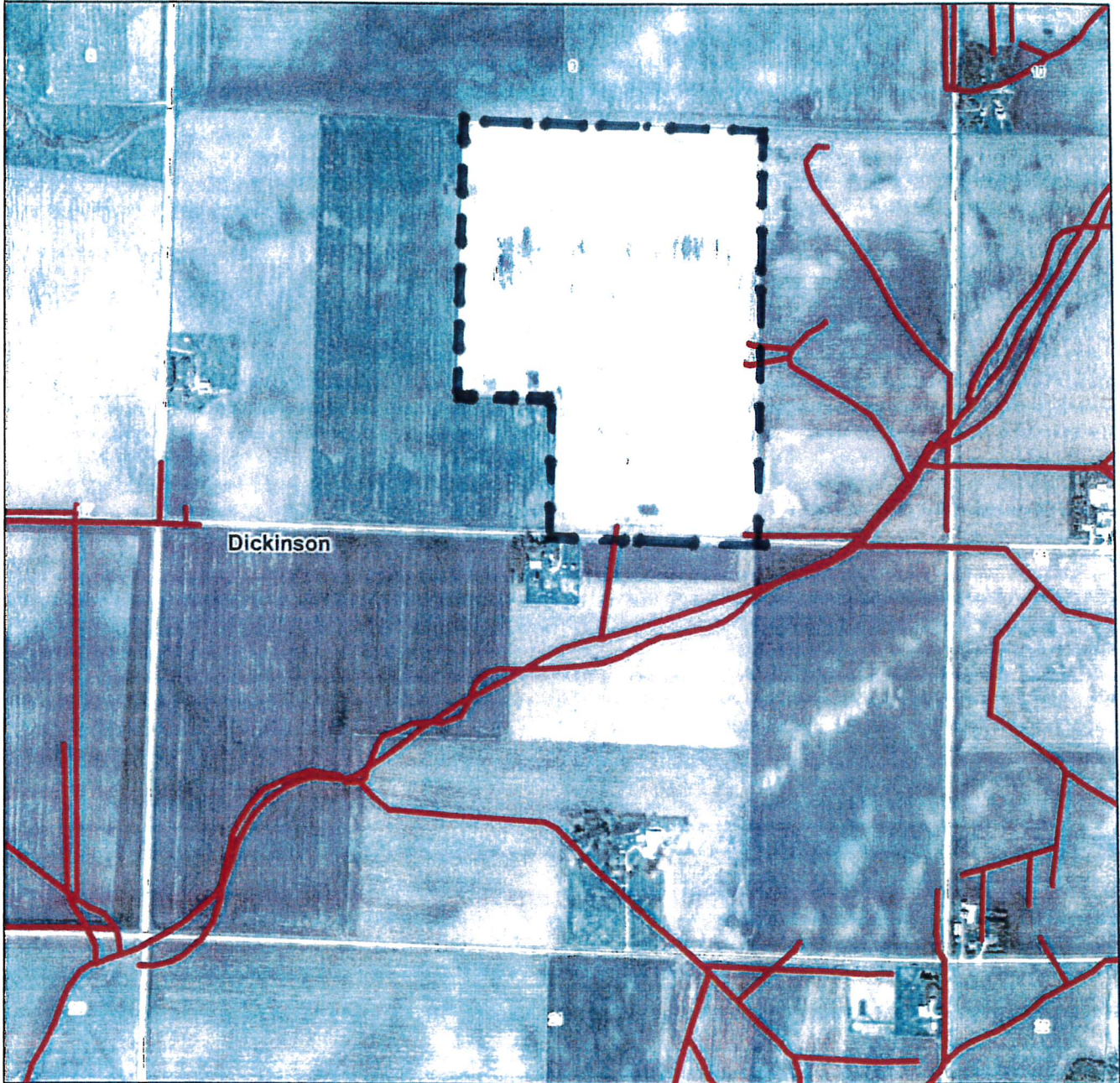
\*\*IA has updated the CSR values for each county to CSR2.  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

# County Tile

Date: 10/23/2019

Customer(s):  
Legal Description: Sec 16 Milford Twp  
Dickinson County IA

Field Office: SPIRIT LAKE SERVICE CENTER  
Agency: USDA-NRCS  
Assisted By: CLINT HAIN



Prepared with assistance from USDA-Natural Resources Conservation Service

### Legend

— Dickinson Drainage District Tile

□ Iowa - Counties

— Iowa - Section Lines



1 inch = 1,000 feet

