



LAND FOR SALE

173 Acres m/l Palo Alto County

Sections 21 & 22 Nevada Township



Good looking level cropland

Inside mostly tillable farm

145.53 FSA crop acres

Balance in wooded recreational land
along the Des Moines River

Cropland acres CSR2 58.2

RE Taxes: \$3448 annually

Price: \$ 1,288,850

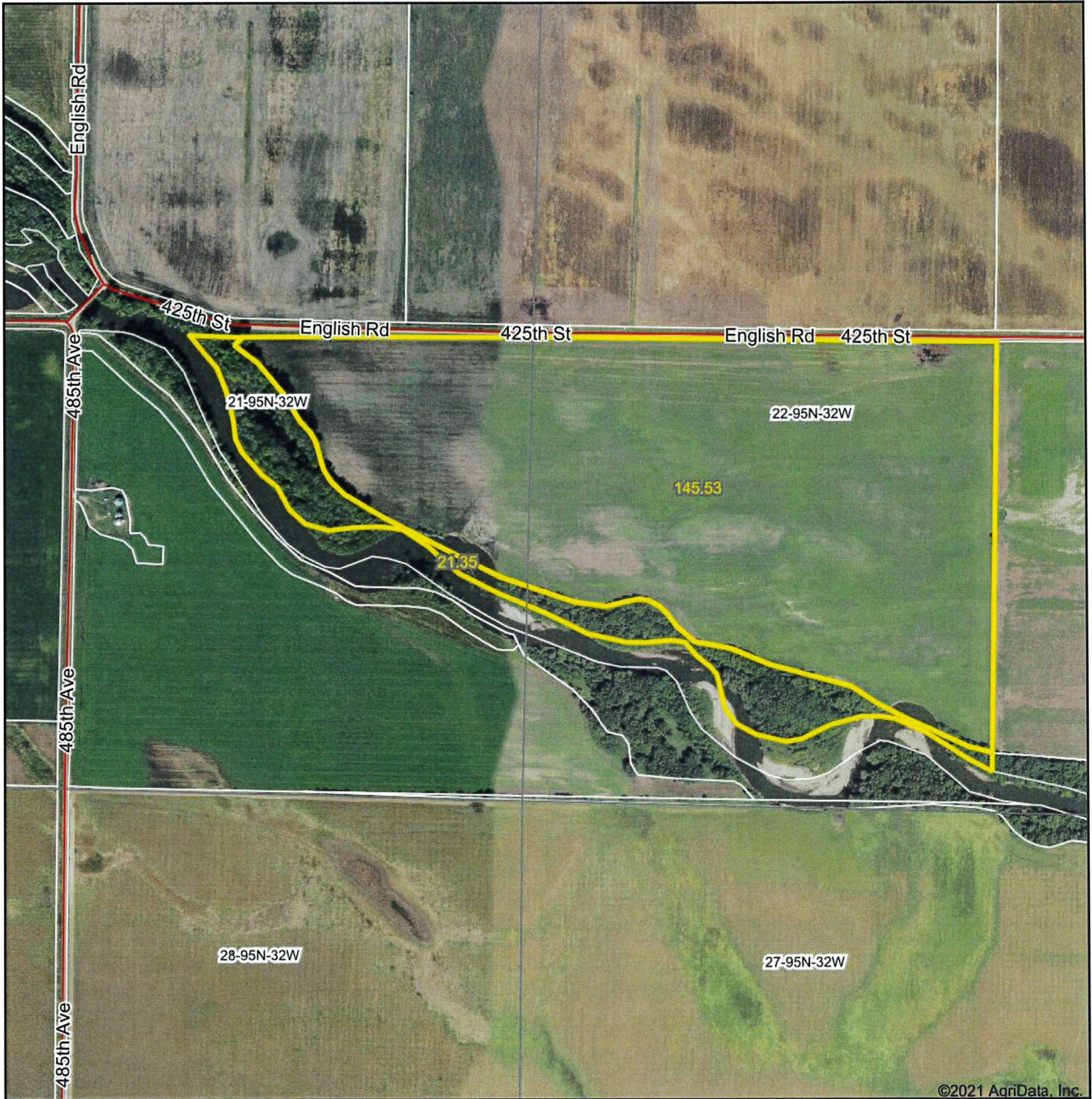
\$7,450 per acre

Chuck Sikora 712-260-2788

The ACRE Co. 712-262-3529

theacreco.com

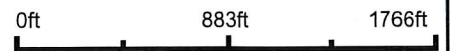
Aerial Map



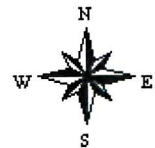
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Map Center: 43° 1' 40.21, -94° 37' 9.26



22-95N-32W
Palo Alto County
Iowa

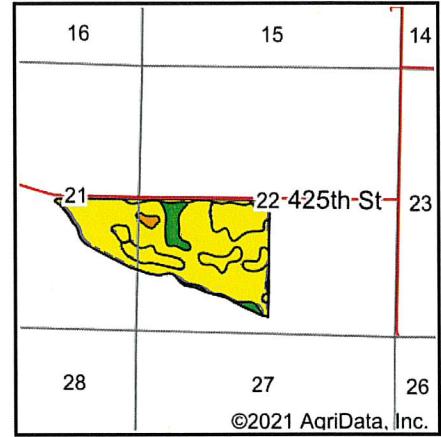
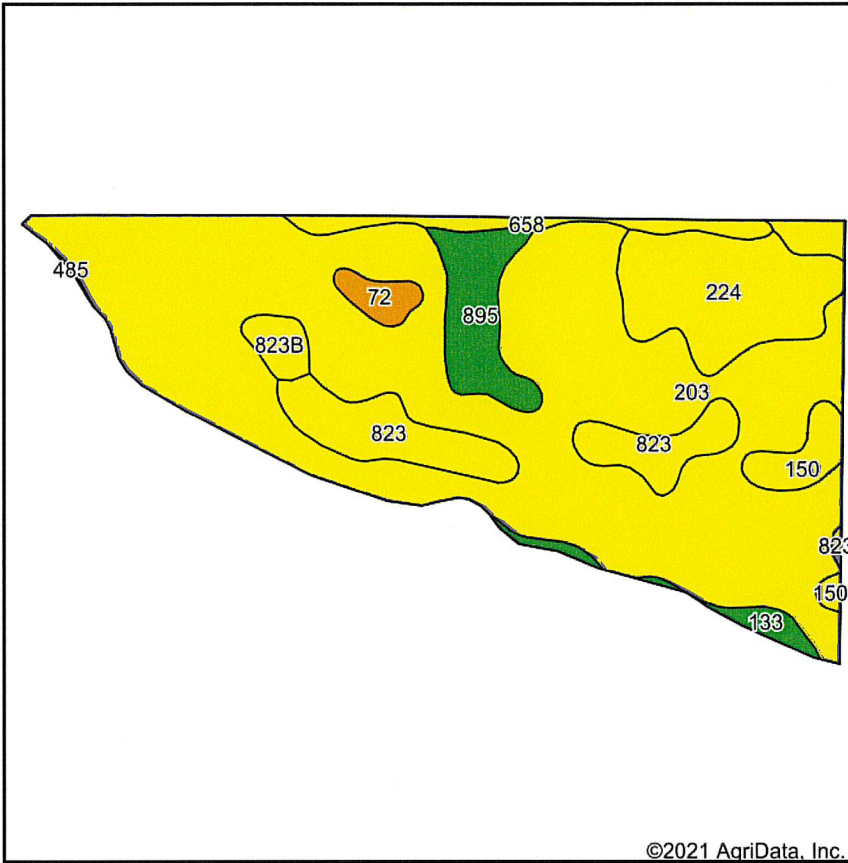


6/11/2021



Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Iowa**
 County: **Palo Alto**
 Location: **22-95N-32W**
 Township: **Nevada**
 Acres: **145.53**
 Date: **6/11/2021**



Soils data provided by USDA and NRCS.

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Area Symbol: IA147, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
203	Cylinder loam, 0 to 2 percent slopes	98.10	67.4%			IIIs	76
224	Linder loam, 0 to 2 percent slopes	14.61	10.0%			IIIs	45
823	Flagler sandy loam, calcareous subsoil variant, 0 to 2 percent slopes	12.21	8.4%			IIIIs	38
895	Mayer loam, sandy loam subsoil, 0 to 2 percent slopes	7.18	4.9%			IIW	35
658	Mayer loam, 0 to 2 percent slopes	3.65	2.5%			IIW	39
150	Hanska loam, 0 to 2 percent slopes	3.50	2.4%			IIW	39
133	Colo silty clay loam, 0 to 2 percent slopes	2.20	1.5%			IIW	75
823B	Flagler sandy loam, calcareous subsoil variant, 2 to 5 percent slopes	2.06	1.4%			IIIe	35
72	Estherville loam, 0 to 2 percent slopes	1.93	1.3%			IIIIs	53
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	0.09	0.1%			IIW	81
Weighted Average						58.2	65

**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.