

FARM FOR SALE

510 Acres Palo Alto County Section 6 Fern Valley Township

500 crop acres in one large field

Large contiguous irrigated all tillable tract with grain storage

On site storage: 91,000 bu storage in 4 grain bins
Including 56,800 bu bin built in 2016

3 center pivot irrigation units – all electric
Including 2018 Valley Model 8000

Subject to a cash lease for 2022

Land buyers, here is your chance to purchase a farm located near outstanding grain markets that has had great care with many newer improvements, including an irrigation unit, new grain bin, and additional private tile. The drainage ditch on the west side of the farm has been recently cleaned.

This farm offers one of the top returns on today's land market!

RE Taxes: \$11,706

Price: \$ 5,253,000.00
\$10,300 per acre

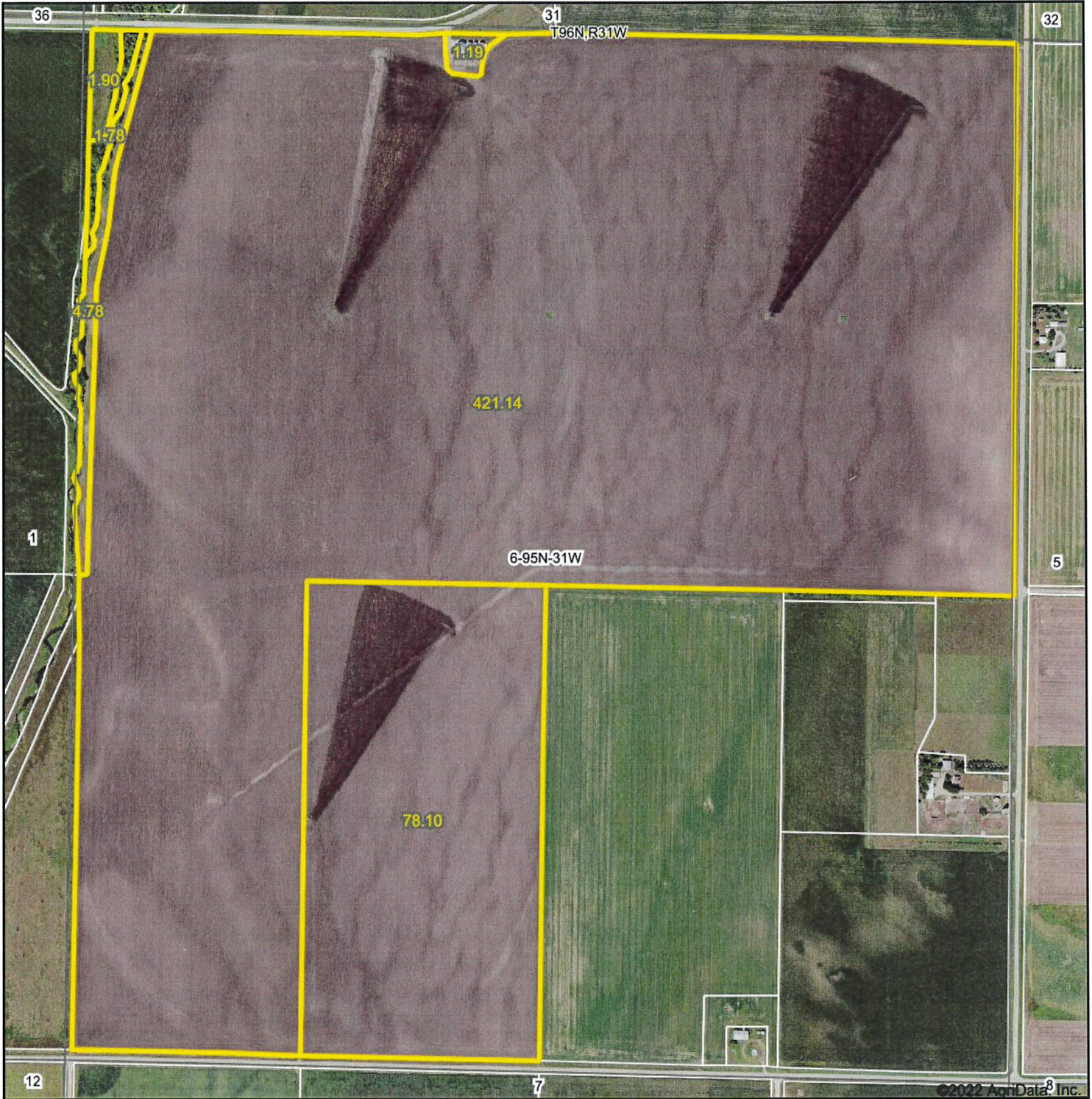
The ACRE Company - Spencer, Iowa

Jon Hjelm ALC 712-240-3529

theacresco.com 712-262-3529

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

Aerial Map



Map Center: 43° 4' 31.27, -94° 33' 3.17



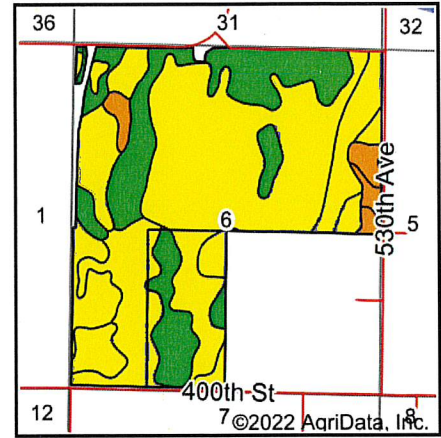
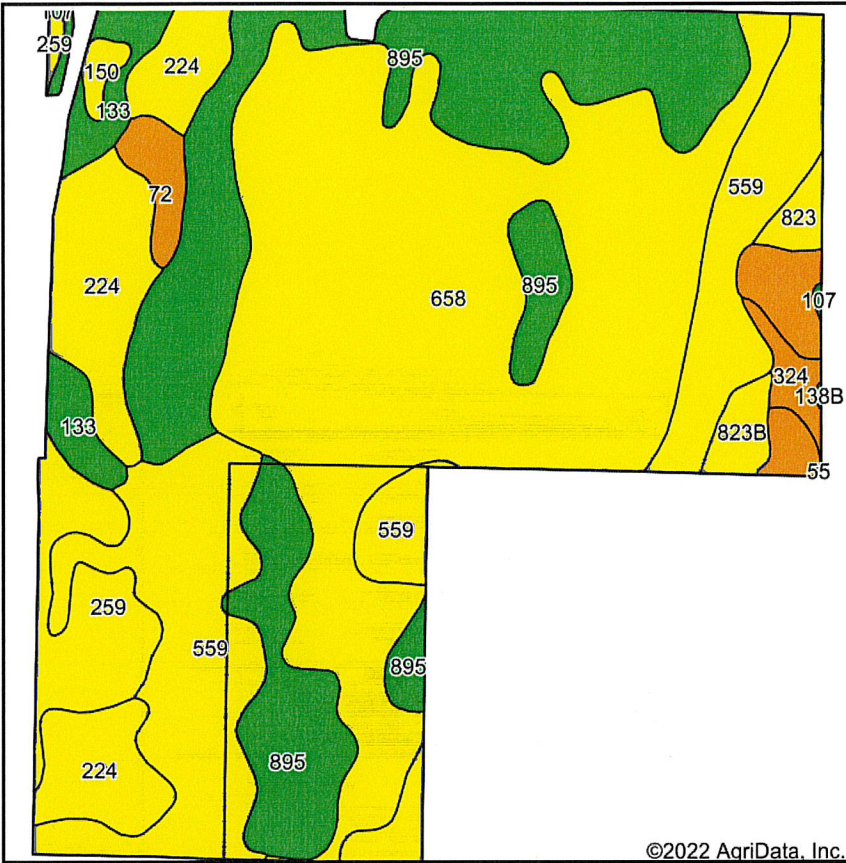
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6-95N-31W
Palo Alto County
Iowa



4/8/2022

Soils Map



State: Iowa
 County: Palo Alto
 Location: 6-95N-31W
 Township: Fern Valley
 Acres: 501.14
 Date: 4/8/2022



Soils data provided by USDA and NRCS.

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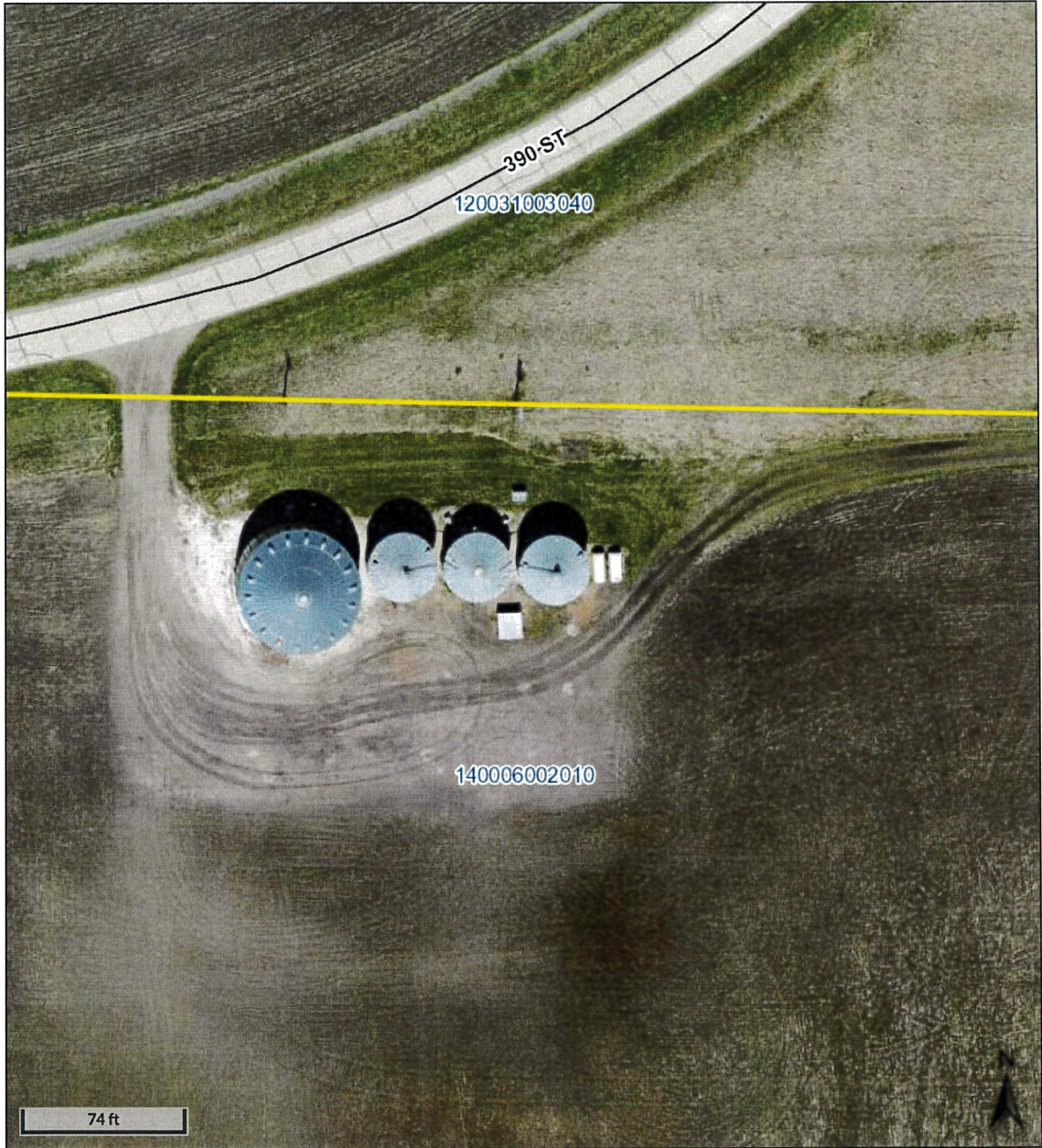
Area Symbol: IA147, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
658	Mayer loam, 0 to 2 percent slopes	194.22	38.8%	Yellow	llw	54	39	
895	Mayer loam, sandy loam subsoil, 0 to 2 percent slopes	108.43	21.6%	Green	llw	79	35	
559	Talcot clay loam, deep, 0 to 2 percent slopes	89.35	17.8%	Light Green	llw	53	62	
224	Linder loam, 0 to 2 percent slopes	43.91	8.8%	Orange	lls	56	45	
259	Biscay clay loam, 0 to 2 percent slopes	21.35	4.3%	Dark Green	llw	52	70	
133	Colo silty clay loam, 0 to 2 percent slopes	13.60	2.7%	Dark Green	llw	74	75	
324B	Dickman fine sandy loam, loamy substratum, 2 to 5 percent slope	9.66	1.9%	Dark Orange	llle	22	37	
72	Estherville loam, 0 to 2 percent slopes	5.72	1.1%	Dark Orange	llls	23	53	
823B	Flagler sandy loam, calcareous subsoil variant, 2 to 5 percent slopes	4.72	0.9%	Light Orange	llle	51	35	
324	Dickman fine sandy loam, loamy substratum, 0 to 2 percent slope	4.02	0.8%	Dark Orange	llls	27	42	
823	Flagler sandy loam, calcareous subsoil variant, 0 to 2 percent slopes	3.40	0.7%	Light Orange	llls	56	38	
150	Hanska loam, 0 to 2 percent slopes	2.21	0.4%	Light Orange	llw	54	39	
107	Webster clay loam, 0 to 2 percent slopes	0.44	0.1%	Dark Green	llw	86	79	
138B	Clarion loam, 2 to 6 percent slopes	0.11	0.0%	Dark Green	lle	89	76	
Weighted Average						2.05	58.7	45.2

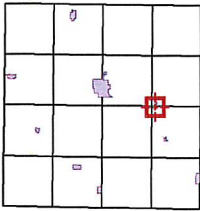
**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method


Soils data provided by USDA and NRCS.



Overview



Legend

- Parcels**
-  BLL
-  Wind Turbine
-  Parcel
-  Roads
-  Corporate Limits

Date created: 4/8/2022
Last Data Uploaded: 4/7/2022 10:47:06 PM

Developed by  **Schneider**
GEOSPATIAL

District Tile Map

