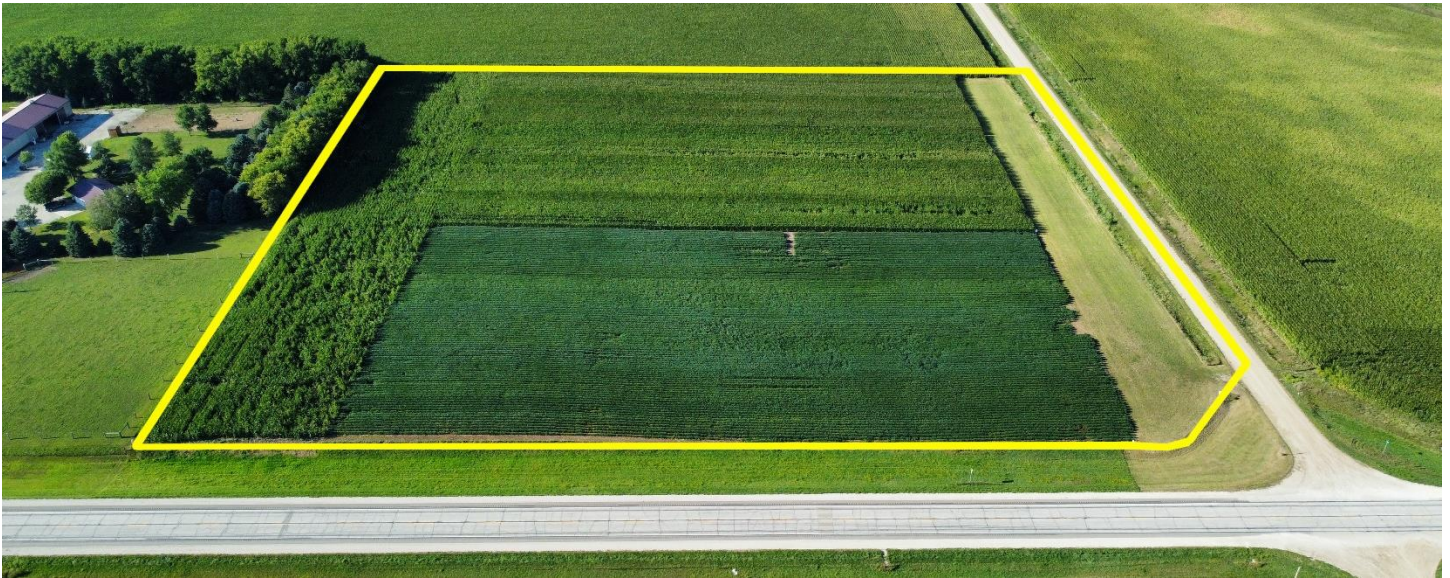


# LAND FOR SALE

## 11 Acres m/l Palo Alto County Section 18 Emmetsburg Township



Inside all tillable farm with great soils

10.53 FSA crop acres

On Hwy 18 west of Emmetsburg

Great location for a potential home site, seed plots, or small business

CSR2 88.4

RE Taxes: \$ 350

Price: \$ 205,120

*\$18,700/acre on 10.969 surveyed acres*

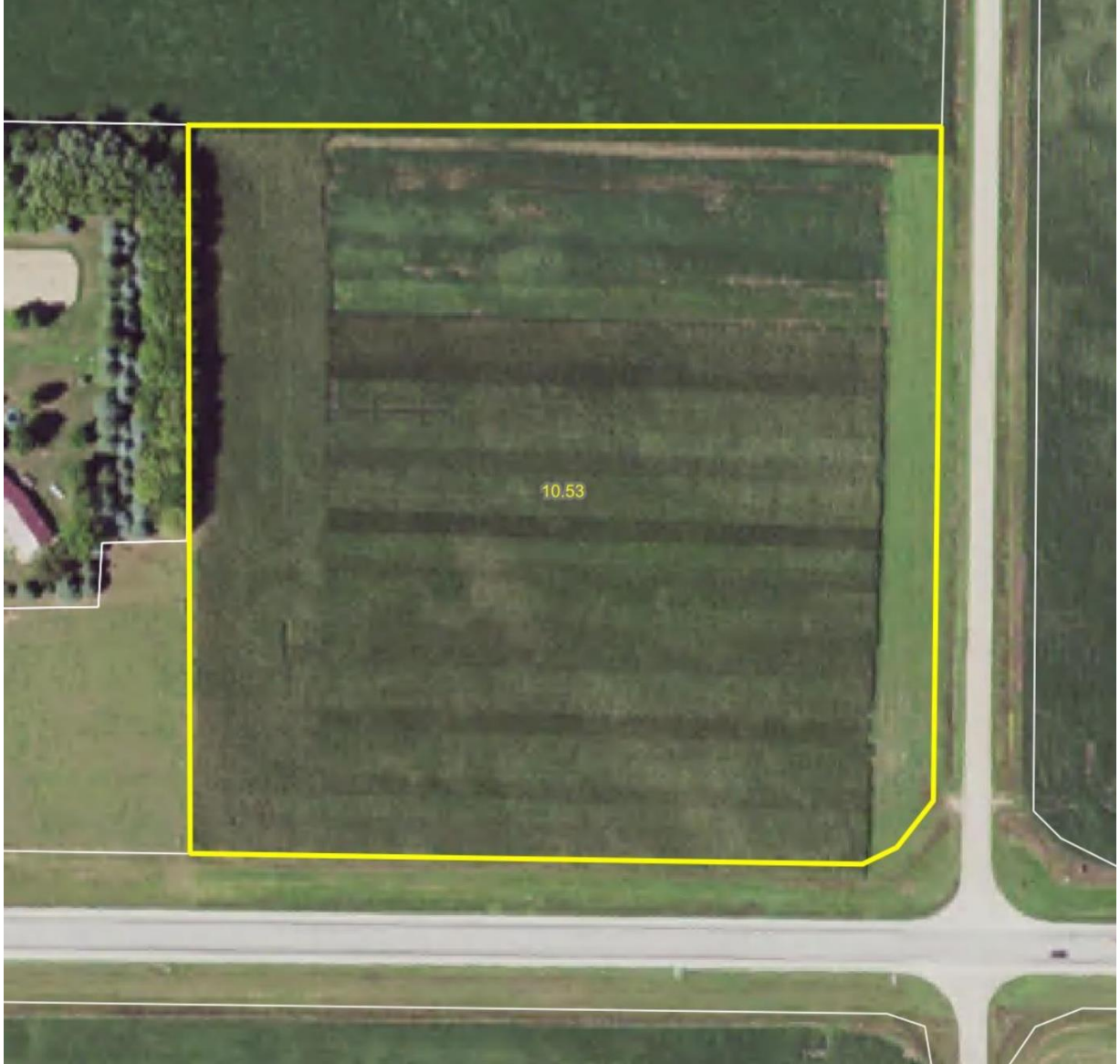
Call Chuck Sikora for more information 712-260-2788

**The ACRE Company - Spencer, Iowa**  
**[theacreco.com](http://theacreco.com) 712-262-3529**

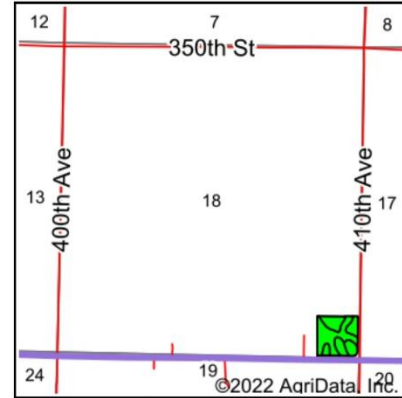
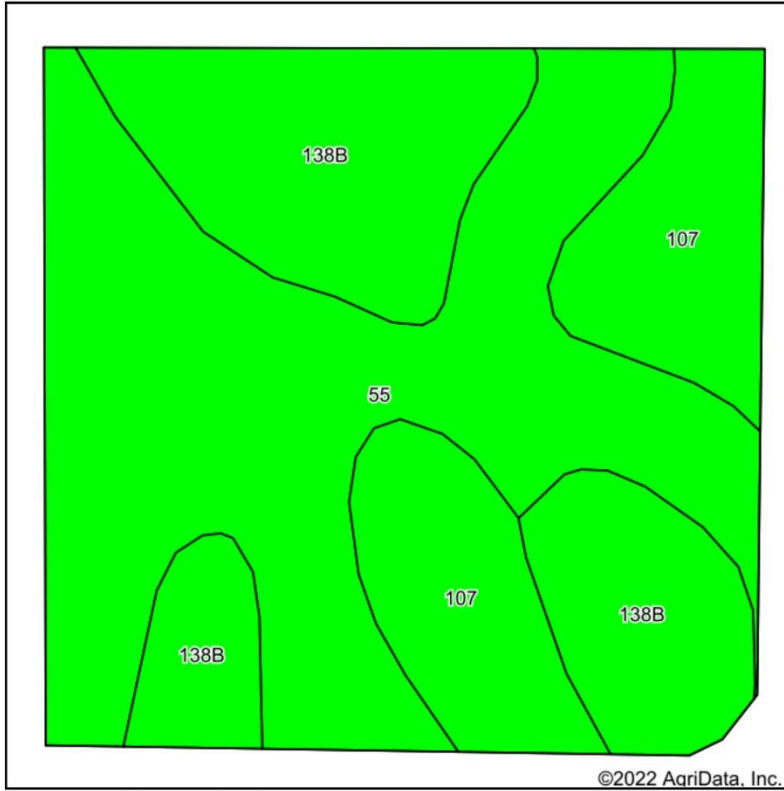
Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.



# Aerial Photo



# Soils Map



State: **Iowa**  
 County: **Palo Alto**  
 Location: **18-96N-33W**  
 Township: **Emmetsburg**  
 Acres: **10.53**  
 Date: **8/24/2022**



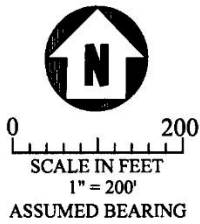
Soils data provided by USDA and NRCS.

Area Symbol: IA147, Soil Area Version: 28

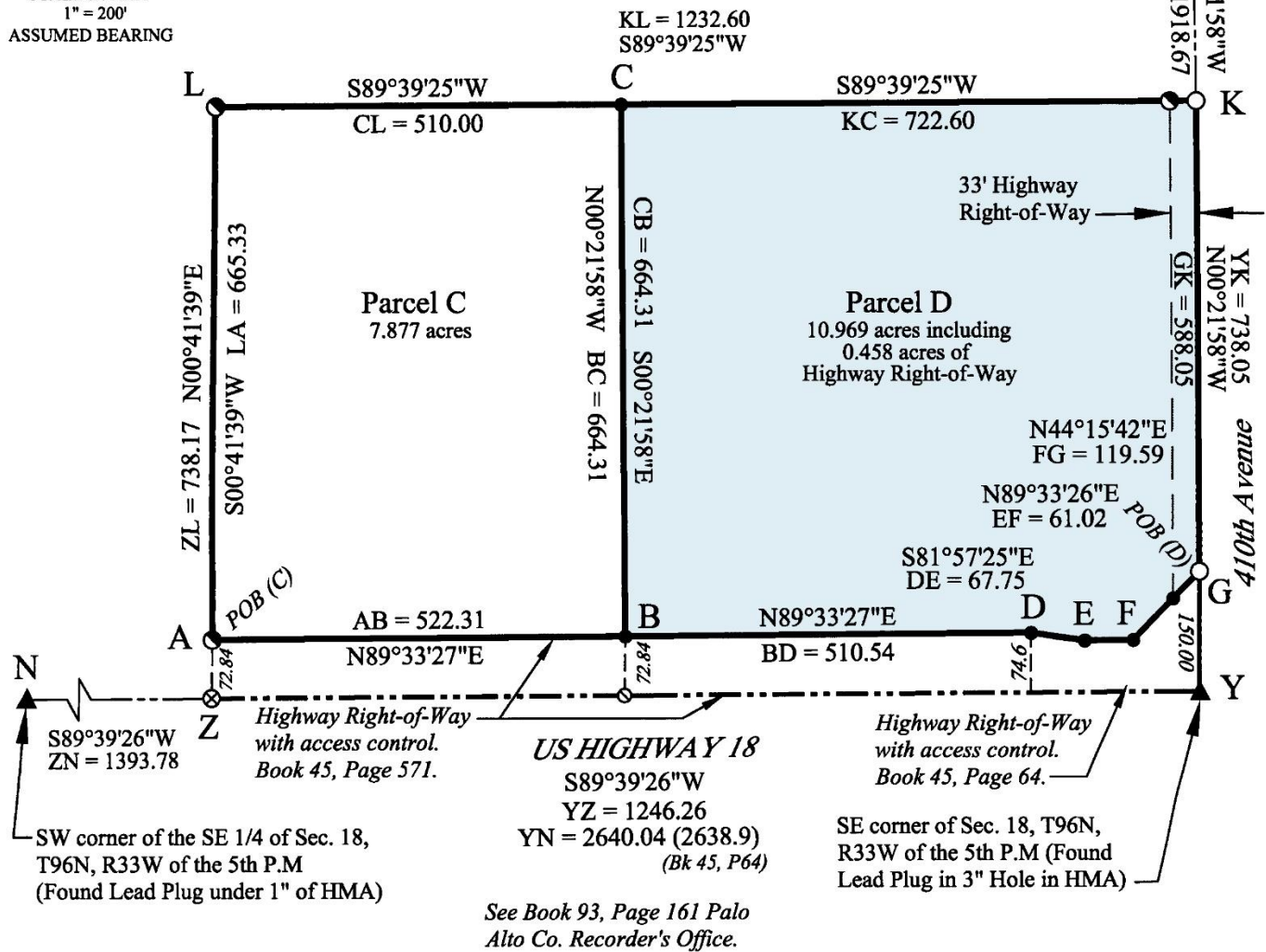
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
55	Nicollet clay loam, 1 to 3 percent slopes	5.18	49.2%			lw	89 84
138B	Clarion loam, 2 to 6 percent slopes	3.21	30.5%			lle	89 76
107	Webster clay loam, 0 to 2 percent slopes	2.14	20.3%			llw	86 79
<b>Weighted Average</b>							<b>1.51 88.4 80.5</b>

\*\*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.

# Survey



NE corner of the SE 1/4 of Sec. 18, T96N, R33W of the 5th P.M (Found 1-1/4" Pipe) → X



## LEGEND

- Set 1/2" Rebar w/Yellow Survey Cap #12304
- Found 1/2" Rebar w/Yellow Survey Cap #12304
- Found 1/2" Rebar in Gravel Road
- ⊙ Set MAG Nail in HMA
- ⊗ Found MAG Nail in HMA
- ▲ Government Section Corner (Monument as Described)