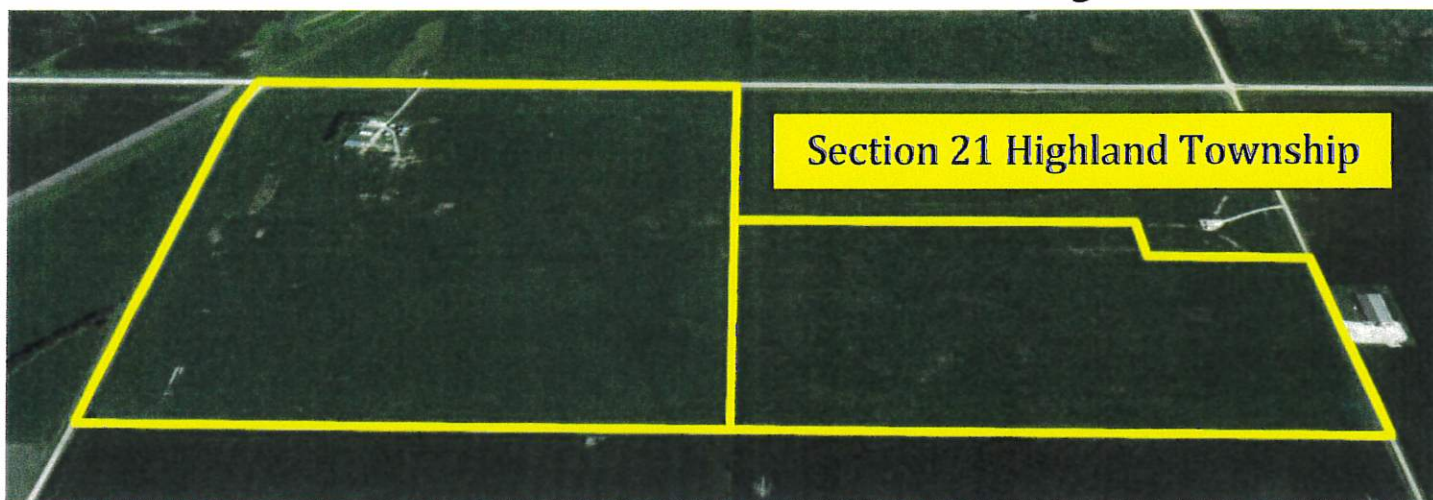


LAND FOR SALE

151.22 Acres & 75.78 Acres Palo Alto County



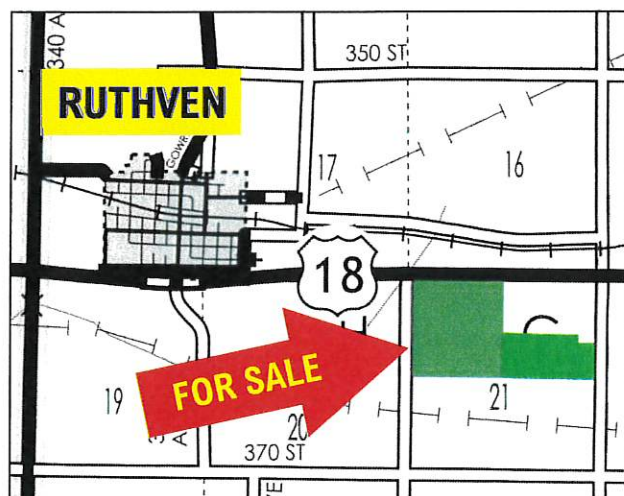
From Ruthven, Iowa - 1 mile east on Highway 18

West Tract - 151.22 Acres

147.45 crop acres (est) CSR2 79.6
Improved building site on Hwy 18

East Tract - 75.78 Acres

75.78 crop acres (est) CSR2 81.8
Inside all tillable tract



Call for additional information and price

Jon Hjelm ALC Broker 712-240-3529

Chuck Sikora Land Agent 712-260-2788

The ACRE Company - Spencer, Iowa

theacreco.com 712-262-3529

Selling Iowa's Best Farmland

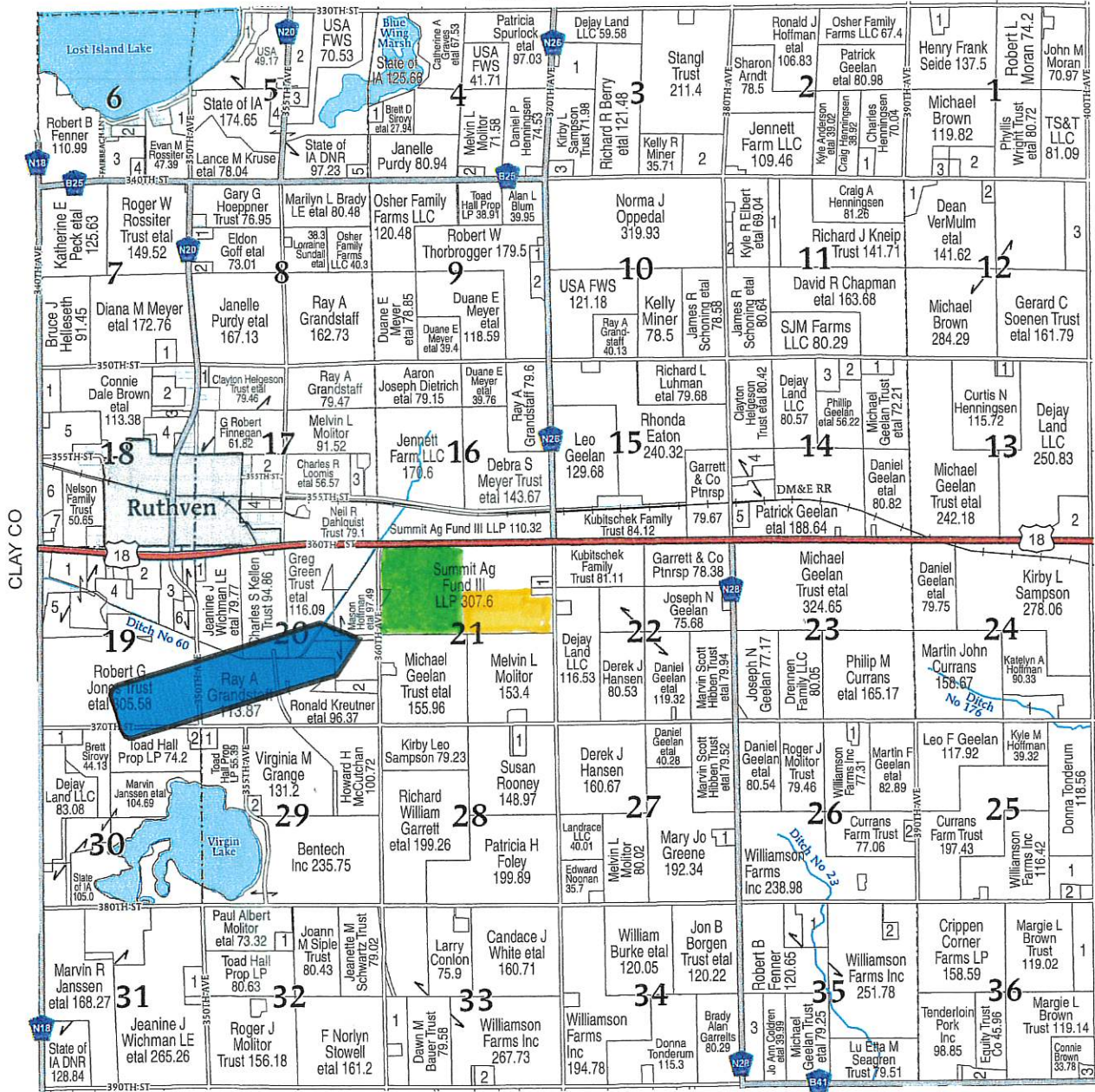
T-96-N

HIGHLAND PLAT

R-34-W

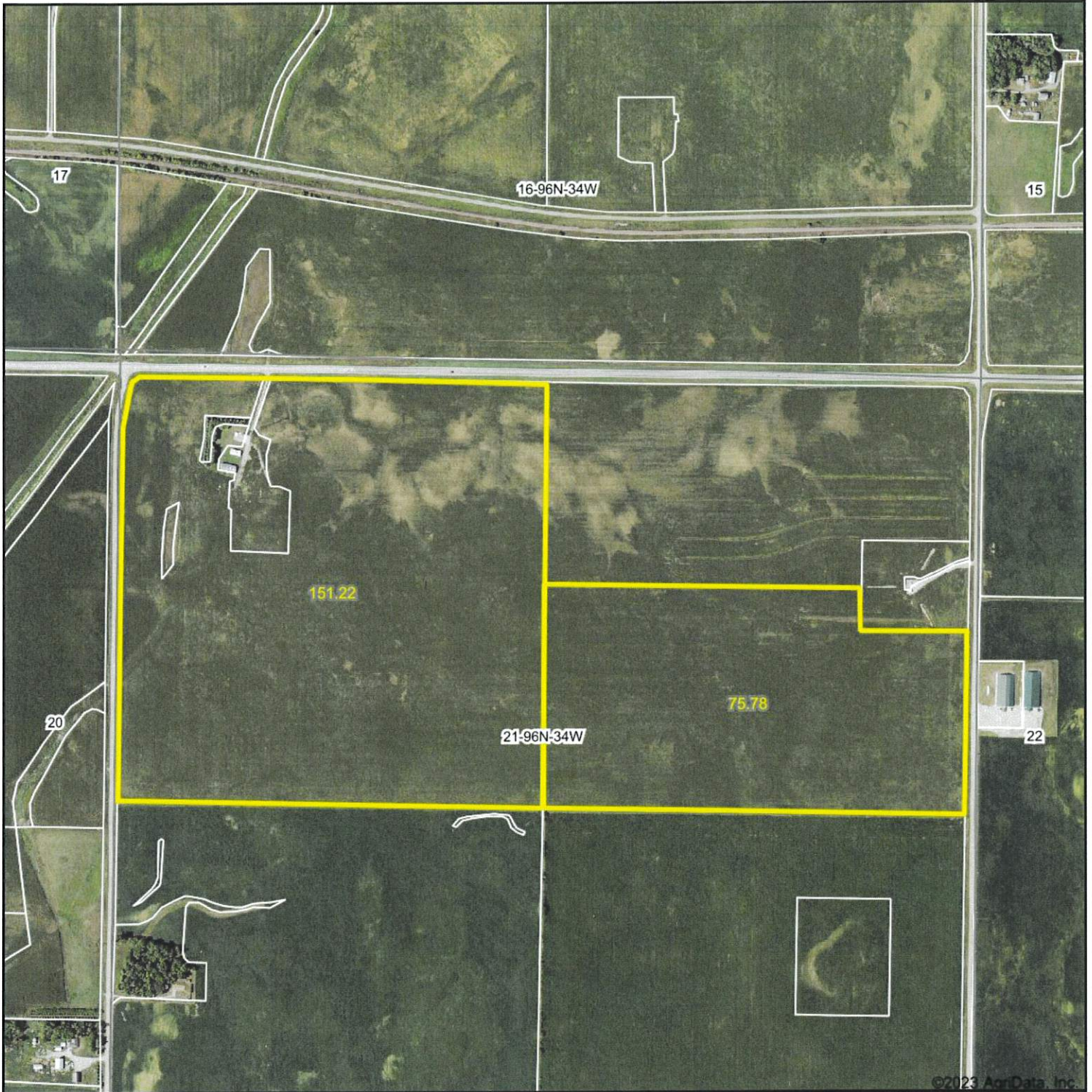
(Landowners)

LOST ISLAND TWP



SILVER LAKE TWP

Aerial Map



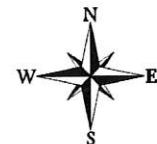
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Boundary Center: 43° 7' 22.33, -94° 51' 58.8



21-96N-34W
Palo Alto County
Iowa



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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9/22/2023

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



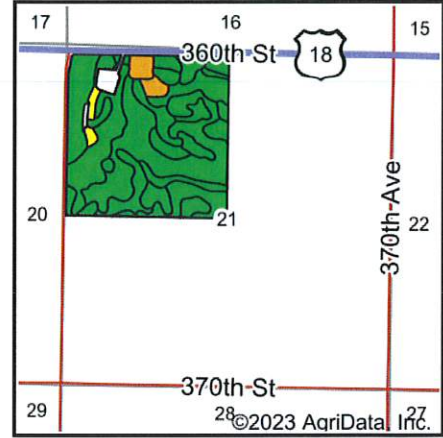
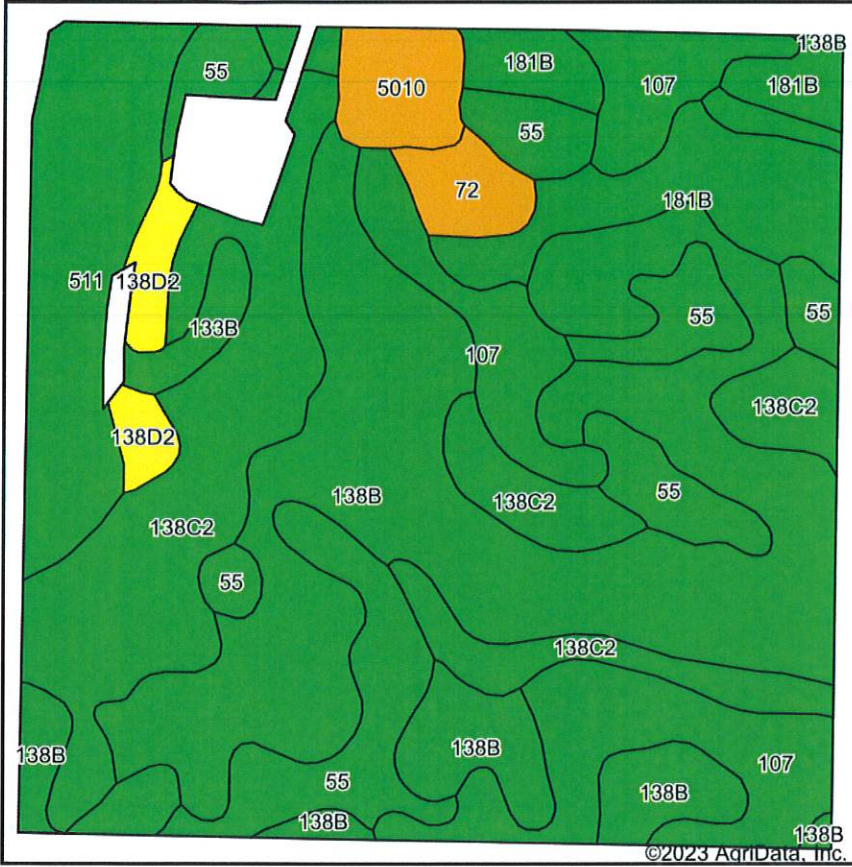
Farm# 6793
Tract# 6113
Section: 16 & 21
Township: Highland

1 inch = 675 feet
February 09, 2018
Wetland Determination Identifiers

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

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Soils Map



State: **Iowa**
 County: **Palo Alto**
 Location: **21-96N-34W**
 Township: **Highland**
 Acres: **147.45**
 Date: **9/28/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IA147, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
138B	Clarion loam, 2 to 6 percent slopes	49.52	33.6%		Ile	89	76	
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	26.15	17.7%		IIIle	83	58	
107	Webster clay loam, 0 to 2 percent slopes	18.99	12.9%		IIw	86	79	
55	Nicollet clay loam, 1 to 3 percent slopes	18.28	12.4%		Iw	89	84	
511	Blue Earth mucky silt loam, 0 to 1 percent slopes	12.70	8.6%		IIIw	66	56	
181B	Clarion-Estherville complex, 2 to 6 percent slopes	11.57	7.8%		Ile	63	53	
5010	Pits, Sand, and Gravel	3.38	2.3%			0	0	
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	2.67	1.8%		IIIle	54	51	
72	Estherville loam, 0 to 2 percent slopes	2.43	1.6%		IIIs	23	53	
133B	Colo silty clay loam, 2 to 4 percent slopes	1.76	1.2%		IIw	80	64	
Weighted Average						*.	79.7	67.9

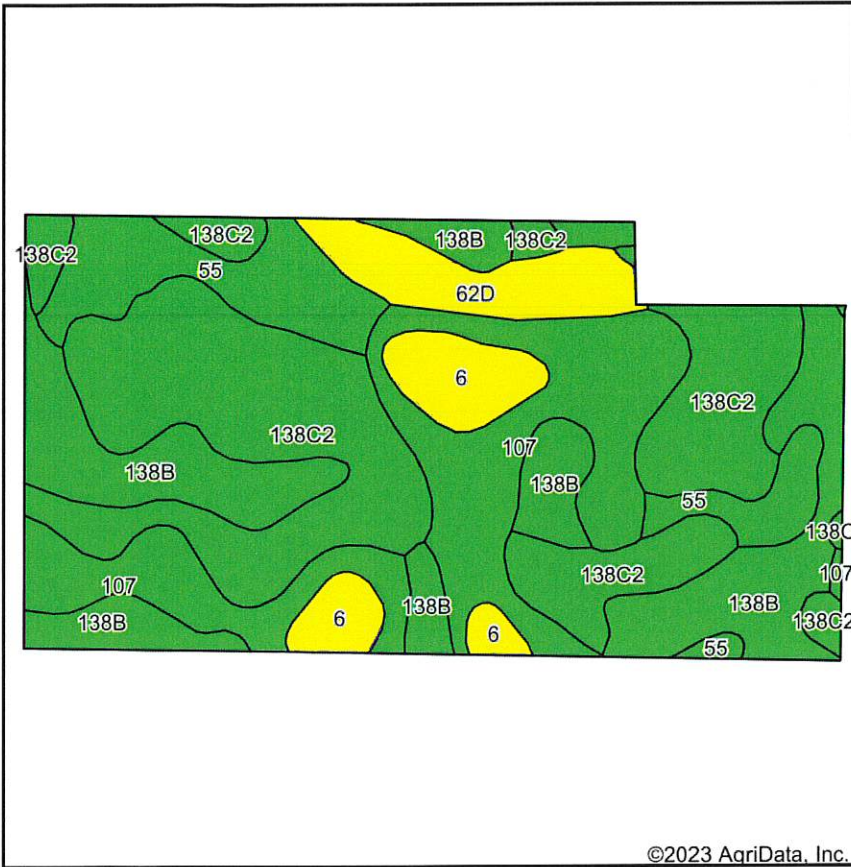
**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

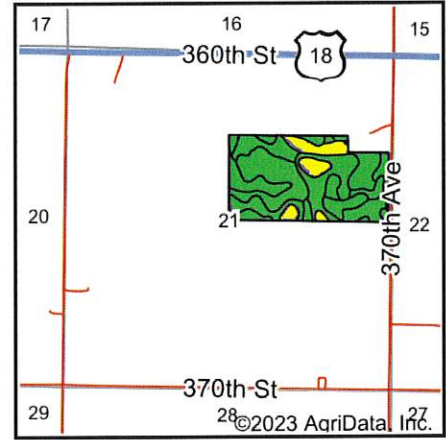
Soils data provided by USDA and NRCS.

Soils Map



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Soils data provided by USDA and NRCS.



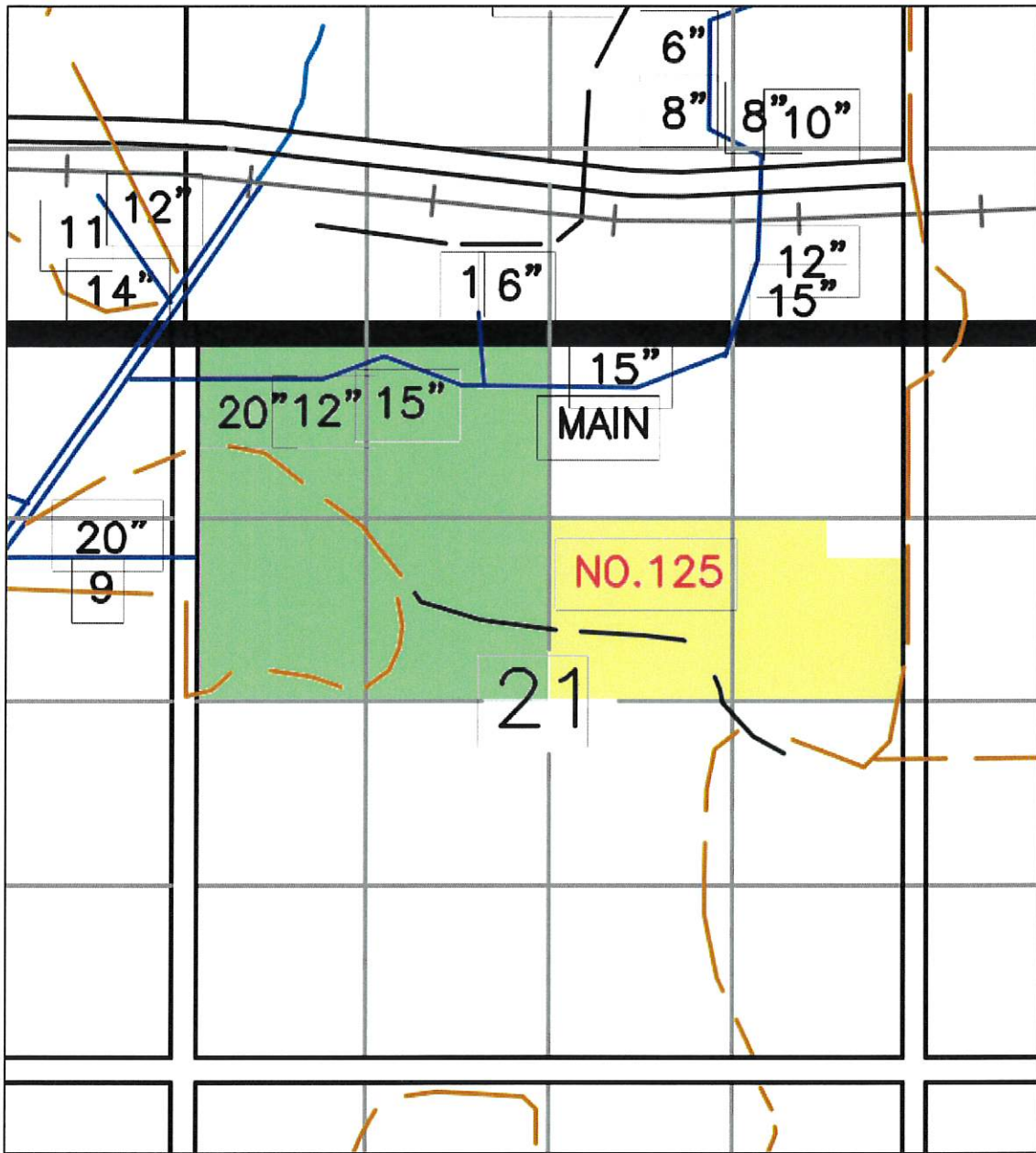
State: **Iowa**
 County: **Palo Alto**
 Location: **21-96N-34W**
 Township: **Highland**
 Acres: **75.78**
 Date: **9/22/2023**



Area Symbol: IA147, Soil Area Version: 29

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	25.51	33.7%		IIIe	83	58	
138B	Clarion loam, 2 to 6 percent slopes	17.58	23.2%		Ile	89	76	
107	Webster clay loam, 0 to 2 percent slopes	16.02	21.1%		IIw	86	79	
55	Nicollet clay loam, 1 to 3 percent slopes	7.90	10.4%		Iw	89	84	
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.40	5.8%		IIIw	59	54	
62D	Storden loam, 10 to 16 percent slopes, moderately eroded	4.37	5.8%		IVe	41	39	
Weighted Average						2.41	81.8	68

**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.



District Tile Map
Section 21 Highland Township
Palo Alto County



151.22 acres

75.78 acres