

# LAND FOR SALE

**77.63+/- Acres, Palo Alto County, Iowa  
Offered at \$640,000**

## HIGHLIGHTS:

- Excellent producing soils
- CRP income
- Level topography

**Property Location:** Four miles west of Emmetsburg, Iowa on Highway 18 and four miles north on Highway 4.

**Legal Description:** The SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4 of Section 29, T-97-N, R-33-W



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# Property Information

**Property Description:** Good producing farm with good CRP contracts. Located close to grain markets and just off Highway 4 close to Graettinger, Iowa. Some private tile has been placed in recent years and the CRP ground provides excellent pheasant hunting.

**CRP:**

- 3.67± acres, annual payment of \$1,284, expiring September 30, 2025
- 4.20± acres, annual payment of \$910, expiring September 30, 2022
- 10.05± acres, annual payment of \$3,015, expiring September 30, 2027

**Farm Data:**

Cropland 57.42 acres  
 CRP 17.92 acres  
 Total 75.34 acres

**Taxes:** \$1,172

**FSA Information:**

	<u>Base</u>	<u>Yield</u>
Corn	38.50 acres	152 bushels
Soybeans	18.92 acres	44 bushels



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
90	Okoboji mucky silt loam, 0 to 1 percent slopes	0.1	0.17	55	3w
221	Klossner muck, 0 to 1 percent slopes	1.3	1.77	32	3w
55	Nicollet clay loam, 1 to 3 percent slopes	18.0	23.74	89	1
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.7	6.16	59	3w
181B	Clarion-Estherville complex, 2 to 6 percent slopes	1.7	2.28	63	2e
138B	Clarion loam, 2 to 6 percent slopes	17.8	23.45	89	2e
507	Canisteo clay loam, 0 to 2 percent slopes	32.2	42.36	84	2w
62D	Storden loam, 10 to 16 percent slopes, moderately eroded	0.1	0.07	41	4e
TOTALS		76.0	100%	83.34	1.85

Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.