

# LAND FOR SALE

75.91+/- Acres • Price Reduced to \$17,950 Per Acre  
Mitchell County, Iowa

## Highlights:

- Adjoins Highway 218 as well as Industrial Park
- Buyer could sell commercial lots as well as residential lots
- Currently being crop farmed

L-2300117

**Property Location:** From St. Ansgar, go north on 218. Property is on the edge of city limits on the east side.

**Legal Description:** Long legal; Please see addendum.

**Property Description:** Good location land with options for commercial, residential or continue farming.



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For additional information, please contact:

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**Farm Data:**

Cropland	52.24 acres
CRP	12.10 acres
Other	11.57 acres
<b>Total</b>	<b>75.91 acres</b>

**CRP Information:**

- 12.10 acres, due to expire September 30, 2030.
- Annual payment of \$1,714



**FSA Information:**

	<u>Base</u>	<u>Yield</u>
Corn	29.10 acres	148 bushels
Soybeans	23.14 acres	40 bushels

**Taxes:** \$1,768

**Property Location Map**



**Soil Map**



**Aerial Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
377	Dinsdale silty clay loam, 0 to 2 percent slopes	21.51	41.19	99.0	0	87	1
813B	Atkinson loam, till plain, 2 to 5 percent slopes	20.03	38.36	60.0	0	64	2e
214B	Rockton loam, 20 to 30 inches to limestone, till plain, 2 to 5 percent slopes	6.45	12.35	47.0	0	52	2e
394	Ostrander loam, 0 to 2 percent slopes	3.69	7.07	94.0	100	80	1
214C	Rockton loam, 20 to 30 inches to limestone, till plain, 5 to 9 percent slopes	0.32	0.61	40.0	0	51	3e
813	Atkinson loam, till plain, 0 to 2 percent slopes	0.11	0.21	66.0	0	65	1
804	Ashdale silt loam, 0 to 2 percent slopes	0.06	0.11	80.0	0	88	1
412E	Emeline loam, 9 to 18 percent slopes	0.02	0.04	5.0	0	24	6s
27B	Terril loam, 2 to 5 percent slopes	0.01	0.02	90.0	0	93	2e
<b>TOTALS</b>		<b>52.22(*)</b>	<b>100%</b>	<b>76.74</b>	<b>7.07</b>	<b>73.04</b>	<b>1.52</b>

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