

# Iowa Farm for Sale

## 240 Acres Palo Alto County Section 10 Freedom Township

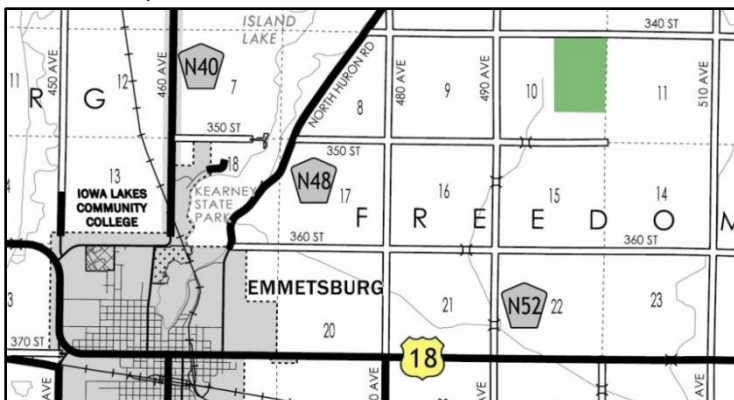
**All tillable with a great CSR!**

**Location:** From Emmetsburg, Iowa – 3 mi north on N48, then 1 ¾ mi east on 340<sup>th</sup> Street (4962 340th St)

**Legal:** The Northeast Quarter (NE1/4) and the North Half of the Southeast Quarter (N1/2 SE1/4) of Section Ten (10), Township Ninety-six (96) North, Range Thirty-two (32) West of the 5<sup>th</sup> PM, Palo Alto County, Iowa.

**Description:** The Thompson farm is an attractive, nearly level to very gently rolling inside tract of farmland. The farm contains 239.9 FSA crop acres all in one large field. A small building site with a Quonset is located in the northwest portion of the farm. The farm is bordered on the north by 340<sup>th</sup> Street, a gravel road.

**Soils:** Webster, Nicollet, Canisteo, Clarion, Talcot, Okoboji, Estherville, Dickman **Ave CSR2 82.5 Ave CSR 76.2**



**Price:** \$ 13,800 per acre

**Possession:** At close; subject to 2014 lease.

**Note:** The ACRE Co. is pleased to be offering the Thompson Palo Alto County farm for sale. Land Buyers, here is a great opportunity to buy one of the highest percent tillable farms we've ever had the opportunity to sell. This farm is located near grain markets in Emmetsburg, Graettinger, and Cylinder, and the ethanol and soybean plants just east of Emmetsburg. Electricity and water are available on site, which offers a good start for possible building expansion. Contact us to learn more about this outstanding farm.

**For more information, call Chuck Sikora 712-260-2788**

Spencer, Iowa 712-262-3529  
Jon Hjelm, ALC ° 712-240-3529



**theacresco.com** *No. 1 ranked farmland website on Google*

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

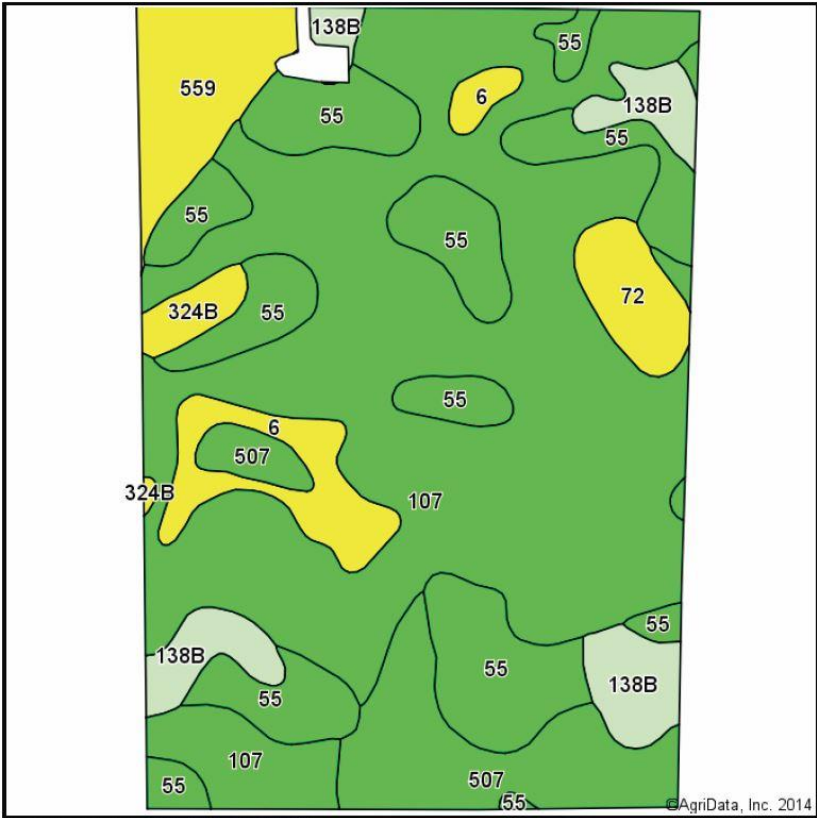


### FSA Information

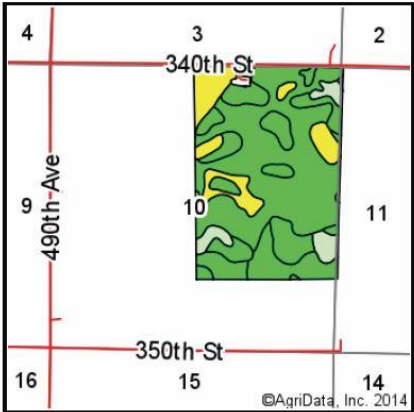
Cropland acres	239.9
Corn Base acres	119.1
Corn Direct / CC Yield	144 / 144
Soybean Base acres	117.4
Soybean Direct / CC Yield	37 / 37



Soils Map-CSR2



Soils data provided by USDA and NRCS.



State: Iowa  
County: Palo Alto  
Location: 10-96N-32W  
Township: Freedom  
Acres: 238.82  
Date: 4/16/2014



Area Symbol: IA147. Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
107	Webster silty clay loam, 0 to 2 percent slopes	123.62	51.8%		Ilw	88	79
55	Nicollet loam, 1 to 3 percent slopes	47.84	20.0%		I	89	84
507	Canisteo silty clay loam, 0 to 2 percent slopes	20.73	8.7%		Ilw	88	74
138B	Clarion loam, 2 to 6 percent slopes	14.32	6.0%		Ile	90	76
559	Talcot clay loam, deep, 0 to 2 percent slopes	12.21	5.1%		Ilw	53	62
6	Okoboji silty clay loam, 0 to 1 percent slopes	10.61	4.4%		Illw	55	54
72	Estherville loam, 0 to 2 percent slopes	6.38	2.7%		Ills	23	53
324B	Dickman fine sandy loam, loamy substratum, 2 to 5 percent slope	3.11	1.3%		Ille	22	37
Weighted Average						82.5	76.2

