

# IOWA FARM FOR SALE

## 160 Acres Osceola County Section 14 Baker Township

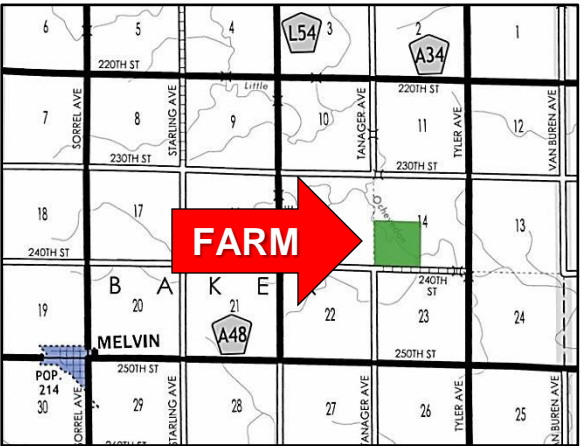


**Location:** From Melvin – 3 miles east on A48, then 1 mile north on Tanager Avenue

**Legal:** The Southwest Quarter (SW1/4) of Section Fourteen (14), Township Ninety-eight (98) North, Range Forty (40) West of the 5<sup>th</sup> PM, Osceola County, Iowa.

**Description:** The TenKley farm is an inside, attractive, gently rolling, nearly all tillable farm. The farm varies from terraced gently rolling sidehills to level bottomland. A creek runs through the farm dividing the cropland into three main fields of 57.78, 27.76, and 57.47 acres. The farm is bordered on the south by 240<sup>th</sup> Street.

**Soils:** Coland, Everly, Cylinder, Storden, Biscay, Terril, Wadena, Coland-Terril, Pits, Wilmonton, Wadena  
**Ave CSR 51.6**



### FSA Information

Cropland acres	144.7
Corn Base acres	72.6
Corn Direct / CC Yield	114 / 114
Soybean Base acres	69.4
Soybean Direct / CC Yield	32 / 32

**RE Taxes:** \$2,512 annually

**Price:** \$ 1,048,000.00 or \$6550/acre

**Broker's Note:** The ACRE Company is pleased to be selling the TenKley Osceola County farm. Land buyers, here is your chance to buy a productive tract of farmground that would make an excellent addition to your farming operation or a top farmland investment with additional hunting and outdoor recreation. For more information on this listing and other land for sale, call us.



**Farm Real Estate Spencer, IA**

712-262-3529 Office/Fax

Jon Hjelm ALC

712-240-3529

Chuck Sikora

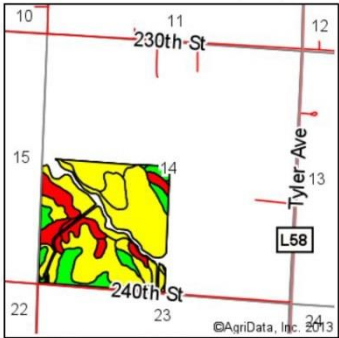
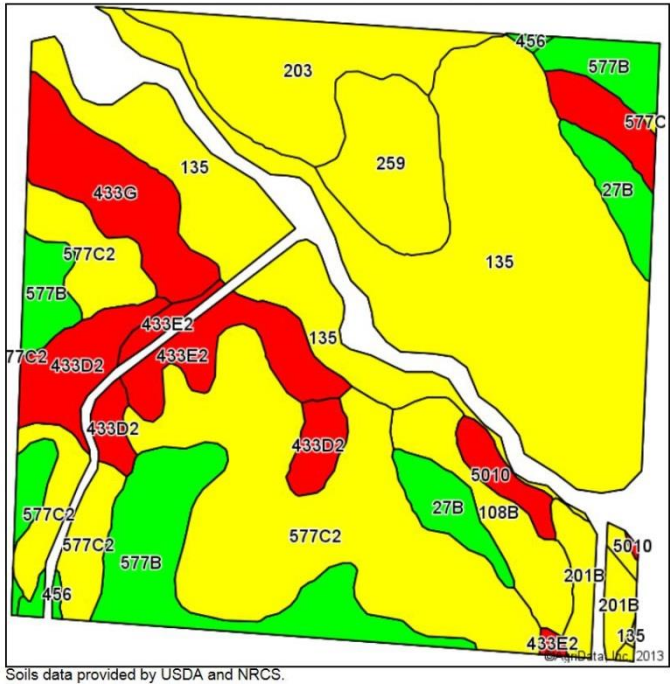
712-260-2788

[theacreco.com](http://theacreco.com)

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

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





State: Iowa  
County: Osceola  
Location: 14-98N-40W  
Township: Baker  
Acres: 144.64  
Date: 1/16/2014



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*	Corn	Soybeans
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	45.15	31.2%		IIw	58	163	52
577C2	Everly clay loam, 5 to 9 percent slopes, moderately eroded	31.76	22.0%		IIIe	63	174	61
577B	Everly clay loam, 2 to 5 percent slopes	14.76	10.2%		Ile	72	187	65
203	Cylinder clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	10.35	7.2%		IIIs	49	155	54
433D2	Storden clay loam, 7 to 14 percent slopes, moderately eroded	8.72	6.0%		IIIe	18	114	40
259	Biscay clay loam, 0 to 2 percent slopes	6.93	4.8%		IIw	41	140	45
433G	Storden clay loam, 18 to 40 percent slopes	6.80	4.7%		VIIe	5	96	34
433E2	Storden clay loam, 14 to 18 percent slopes, moderately eroded	5.52	3.8%		IVe	8	101	35
108B	Wadena loam, 24 to 32 inches to sand and gravel, 2 to 5 percent slopes	4.65	3.2%		Ile	41	145	51
27B	Terril loam, 2 to 5 percent slopes	4.64	3.2%		Ile	71	181	58
201B	Coland-Terril complex, 2 to 5 percent slopes	2.76	1.9%		Ile	62	173	60
5010	Pits, sand and gravel	1.66	1.1%			0		
456	Wilmington silty clay loam, 0 to 3 percent slopes	0.60	0.4%		I	78	194	68
108	Wadena loam, 24 to 32 inches to sand and gravel, 0 to 2 percent slopes	0.34	0.2%		IIIs	47	153	53
Weighted Average						51.6	156.1	52.7

