

# FARM FOR SALE

## 158.53 Acres Emmet County Section 3 Twelve Mile Lake Township

121.86 and 36.67 Surveyed Acres

### North Tract - 36.67 surveyed acres

**Description:** The North Tract is an inside gently rolling all tillable farm containing 34.61 FSA crop acres in one field. The majority of the soils are Clarion and Nicollet soils with excellent soil ratings. The farm is bordered on the east by 380<sup>th</sup> Street.

**RE Taxes:** \$1221 (est)

**CSR2** 85.2

**CSR** 70.9

### South Tract - 121.86 surveyed acres

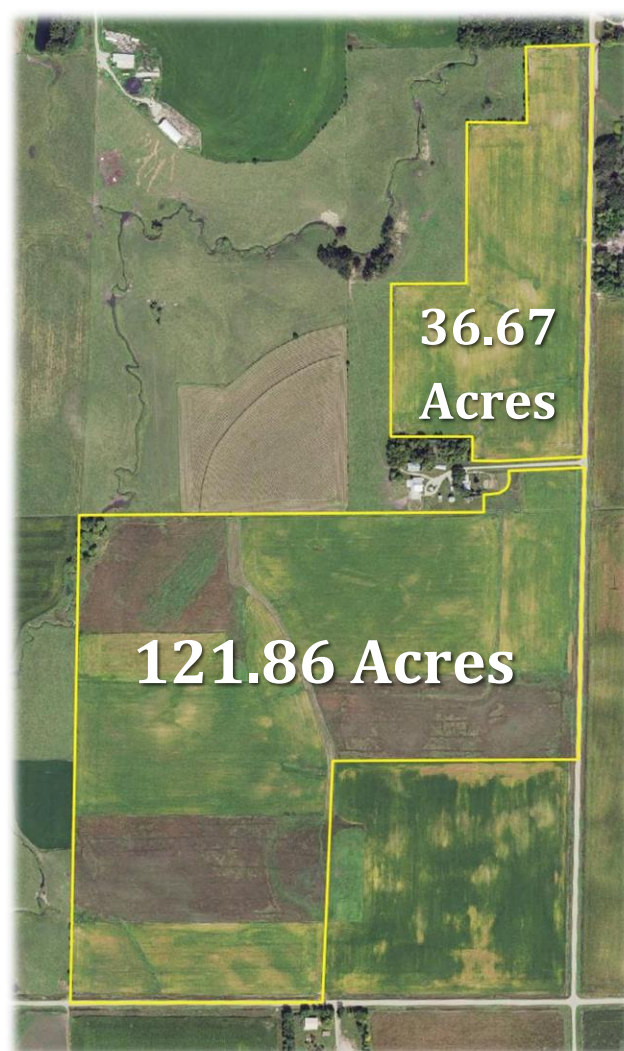
**Description:** The South Tract is a gently undulating to rolling nearly all tillable farm containing 116.39 FSA crop acres in multiple fields, including 46.7 acres CRP. The majority of the soils are Clarion, Omsrud-Storden, Nicollet, Canisteo, and Webster. The farm is bordered on the east by 380<sup>th</sup> Street and on the south by 220<sup>th</sup> Street.

**RE Taxes:** \$3794 (est)

**CSR2** 76.3

**CSR** 64.5

**CRP:** 46.7 acres @ \$230.54/acre, 2013-2023



**Wind Lease:** The farm is enrolled in a wind project lease and easement with RedRock Wind Project, LLC.

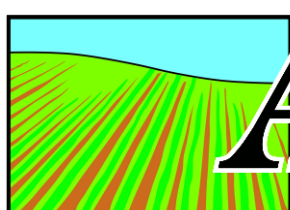
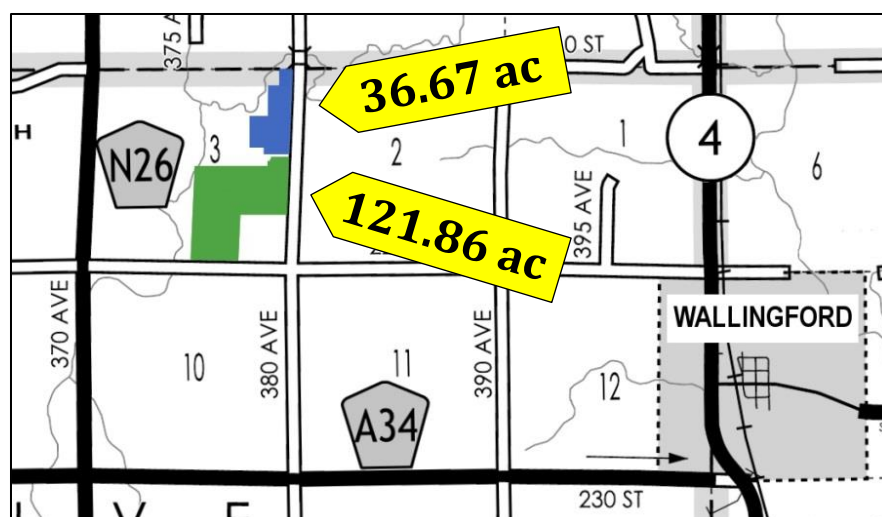
**Real Estate Taxes:** Real Estate taxes will be prorated at close to July 1, 2019.

**Possession:** The tracts are leased for the 2019 crop season. Buyers can receive one half the cash rent and one half the CRP payments for the 2019 crop season. The farm is available for the 2020 crop season.

**Broker's Note:** Land buyers, here is your chance to buy two different sized tracts of attractive rolling Emmet County farmland located between Estherville and Wallingford. Both tracts are attractive productive farms that will make excellent farmland investments or additions to your family farming operation. Contact Jon Hjelm ALC for more information on the Syverson farm.

**Price:** \$6200 per acre

**Marilyn M. Syverson Estate - Owner**



# ACRE CO

Farm Real Estate

Spencer, IA 712-262-3529

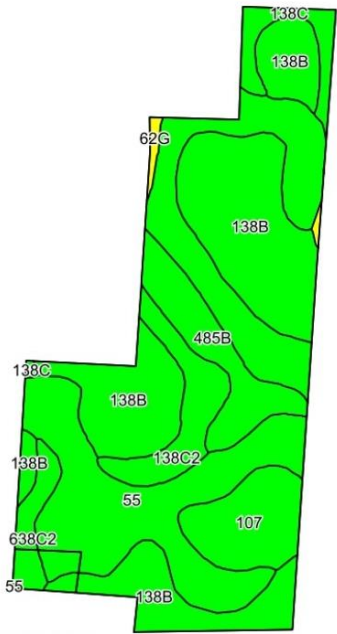
[theacresco.com](http://theacresco.com)

Jon Hjelm, ALC, Broker  
712-240-3529

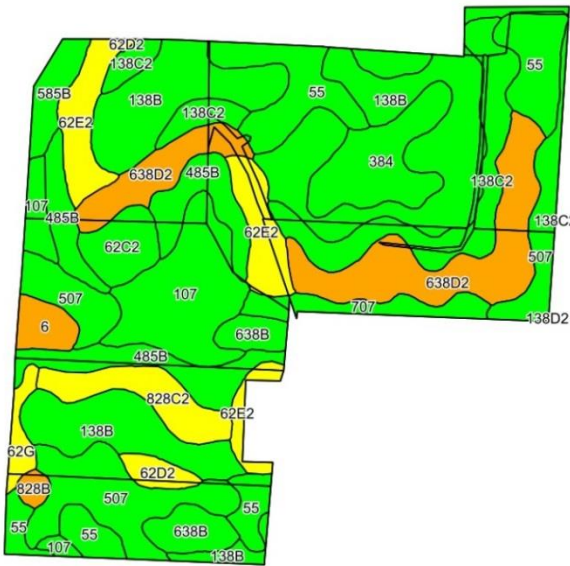
Chuck Sikora, Farm Sales  
712-260-2788

The Owner reserves the right to reject any and all bids. The ACRE Co. represents the Sellers at this auction. This sale is subject to the approval of the Sellers the day of the auction. Any announcements made sale day will supersede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.

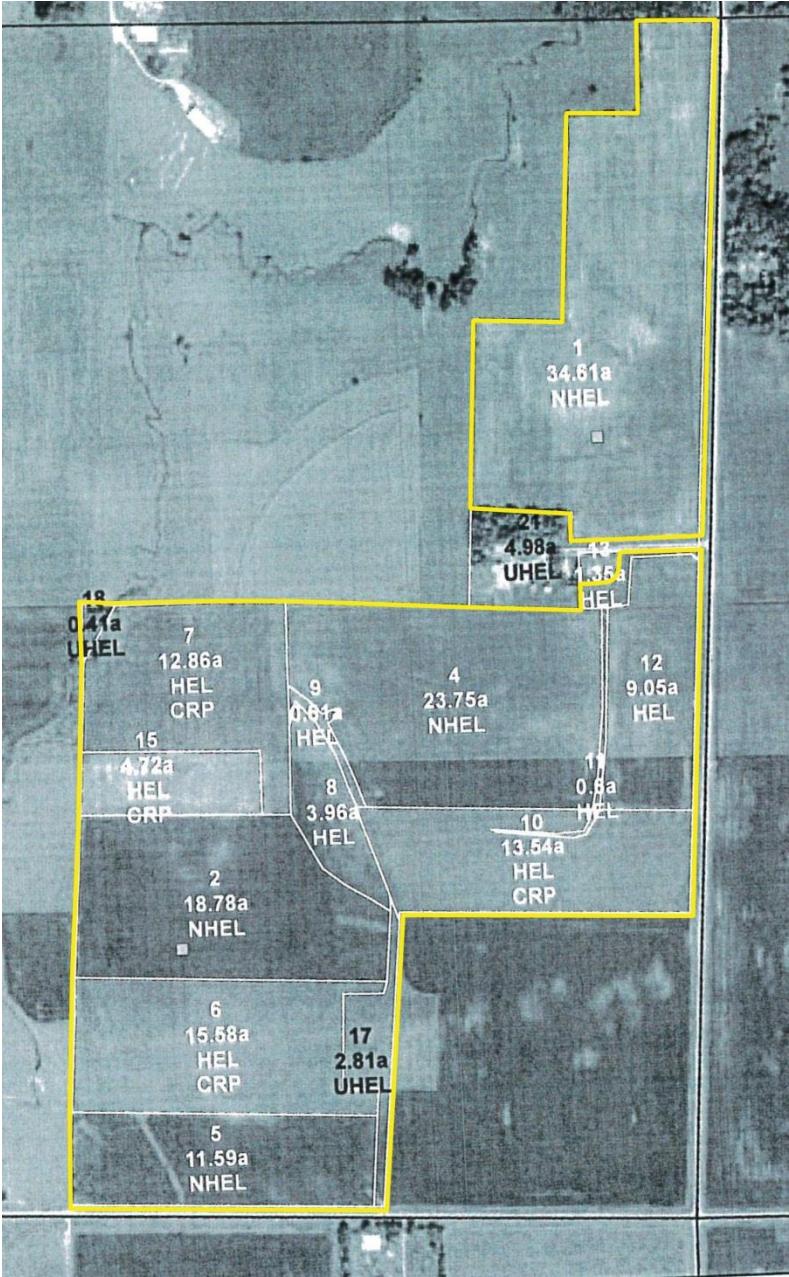




North Tract – 36.67 Acres			
Code	Soil	CSR2	CSR
138B	Clarion loam, 2 to 6 percent slopes	89	74
55	Nicollet clay loam, 1 to 3 percent slopes	89	82
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	75	53
485B	Spillville loam, 2 to 5 percent slopes	88	79
107	Webster clay loam, 0 to 2 percent slopes	86	77
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	83	59
138C	Clarion loam, 6 to 10 percent slopes	84	61
62G	Belview loam, 22 to 40 percent slopes	10	5
Weighted Average		85.2	70.9



South Tract – 121.86 Acres			
Code	Soil	CSR2	CSR
138B	Clarion loam, 2 to 6 percent slopes	89	74
638D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	53	44
55	Nicollet clay loam, 1 to 3 percent slopes	89	82
507	Canisteo clay loam, 0 to 2 percent slopes	84	73
107	Webster clay loam, 0 to 2 percent slopes	86	77
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	83	59
485B	Spillville loam, 2 to 5 percent slopes	88	79
62E2	Storden loam, 10 to 22 percent slopes, moderately eroded	32	29
384	Collinwood silty clay loam, 1 to 3 percent slopes	82	69
828C2	Zenor sandy loam, 5 to 9 percent slopes, moderately eroded	45	29
638B	Clarion-Swanlake complex, 2 to 6 percent slopes	85	68
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	64	47
707	Delft clay loam, 0 to 2 percent slopes	79	73
585B	Coland-Spillville complex, 2 to 5 percent slopes	77	60
6	Okoboji silty clay loam, 0 to 1 percent slopes	59	53
62G	Belview loam, 22 to 40 percent slopes	10	5
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	41	38
828B	Zenor sandy loam, 2 to 5 percent slopes	54	45
Weighted Average		76.3	64.5



FSA Information (Tracts combined)	
Cropland acres	151
Corn Base acres	69.67
Corn PLC Yield	149
Soybean Base acres	23.7
Soybean PLC Yield	49
CRP acres	46.7
46.7 ac @ \$230.54, 2013-2023	

