

LAND FOR SALE

154 Acres Palo Alto County

Section 10 Walnut Township

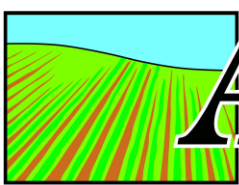
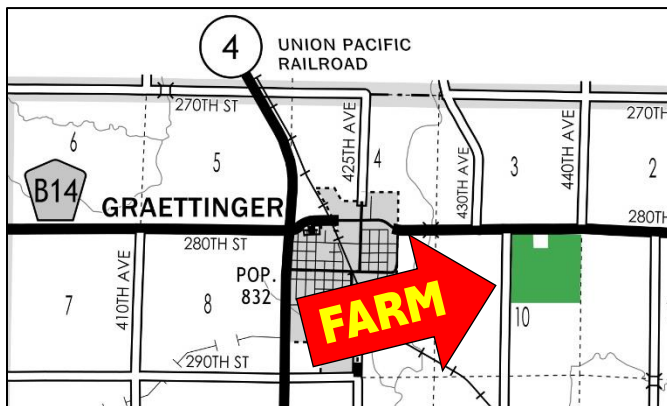
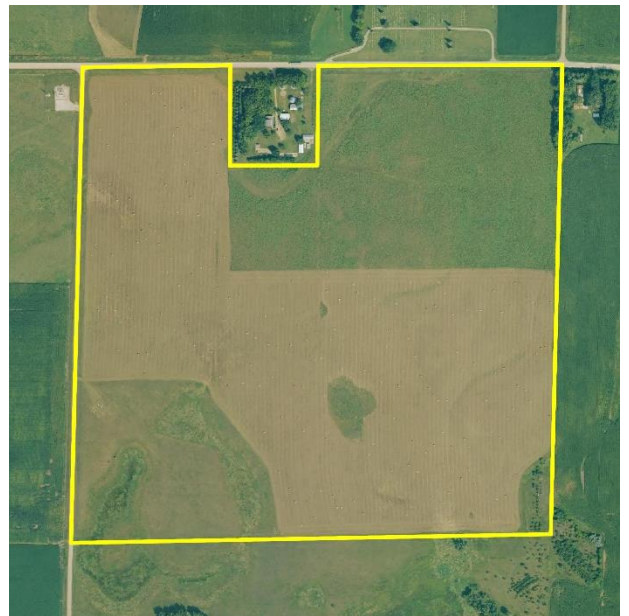


- Prime location on B14 east of Graettinger
- 147.72 FSA crop acres
- Enrolled in 6 CRP contracts
- RE Taxes: \$2460 annually

Price: \$1,378,300.00 \$8950/acre

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

*A farmland investment with
CRP income and great hunting!*



ACRE CO

Farm Real Estate

Spencer, IA 712-262-3529

Selling Iowa's Best

Jon Hjelm, ALC 712-240-3529

Chuck Sikora 712-260-2788

Joe Laubenthal 515-368-3815

theacreco.com

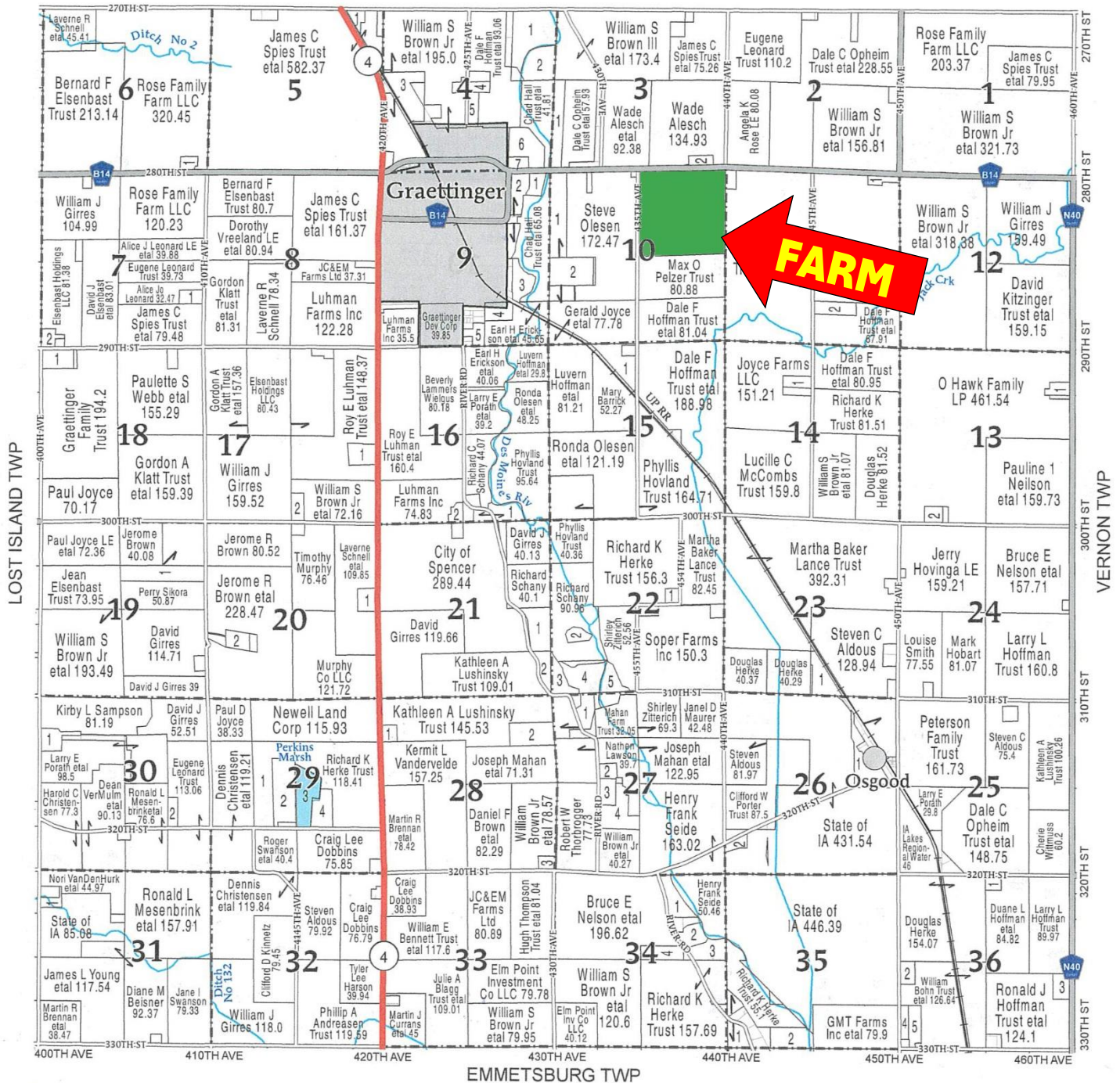
Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.

T-97-N

WALNUT PLAT

R-33-W

(Landowners)
EMMETT CO





United States
Department of
Agriculture

Palo Alto County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 147.72 acres

2025 Program Year

Map Created October 28, 2024

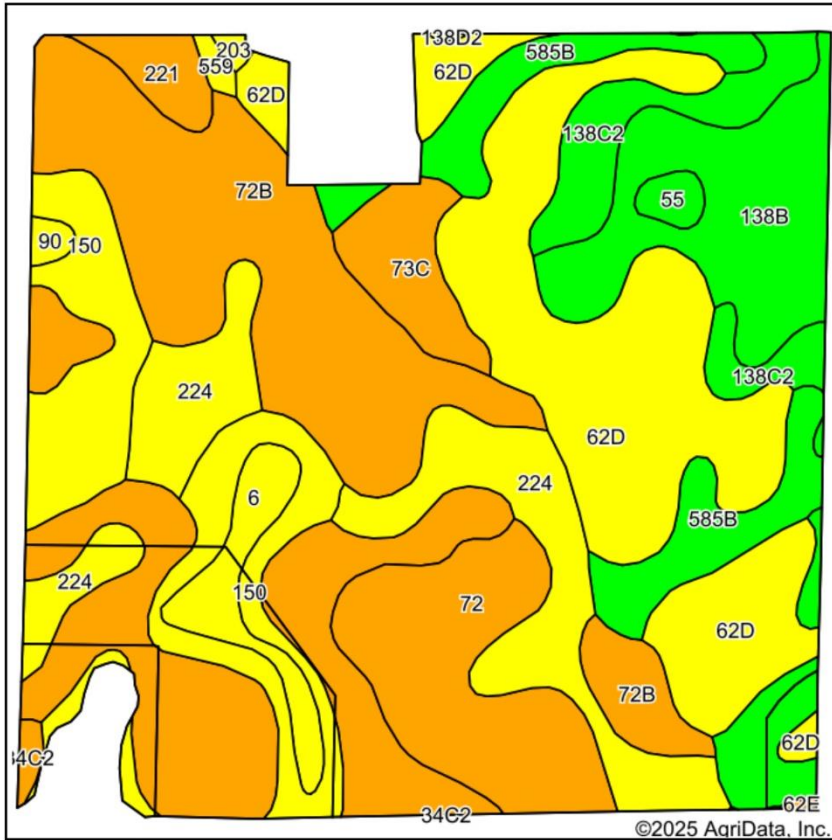
Farm 7551

Tract 6764

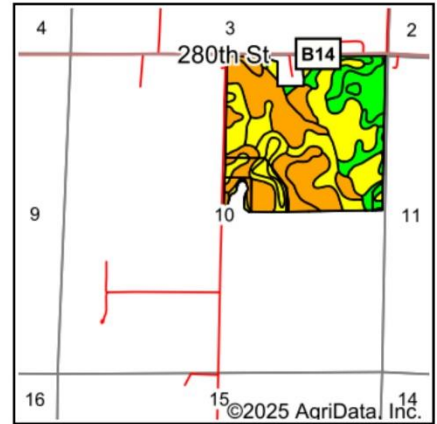
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USDA is an equal opportunity provider, employer, and lender.

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Palo Alto**
 Location: **10-97N-33W**
 Township: **Walnut**
 Acres: **148.58**
 Date: **2/27/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA147, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
72B	Estherville loam, 2 to 5 percent slopes	41.51	27.9%		III _s	18	48
62D	Storden loam, 10 to 16 percent slopes, moderately eroded	27.33	18.4%		IV _e	41	39
224	Linder loam, 0 to 2 percent slopes	14.81	10.0%		II _s	56	45
150	Hanska loam, 0 to 2 percent slopes	13.64	9.2%		II _w	54	39
72	Estherville loam, 0 to 2 percent slopes	11.28	7.6%		III _s	23	53
138B	Clarion loam, 2 to 6 percent slopes	11.26	7.6%		II _e	89	76
585B	Colo-Spillville complex, 2 to 5 percent slopes	10.82	7.3%		II _w	77	60
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	6.46	4.3%		III _e	83	58
73C	Hawick gravelly sandy loam, 6 to 12 percent slopes	3.83	2.6%		IV _s	31	5
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.57	2.4%		III _w	59	54
221	Klossner muck, 0 to 1 percent slopes	1.80	1.2%		III _w	32	47
55	Nicollet clay loam, 1 to 3 percent slopes	0.76	0.5%		I _w	89	84
90	Okoboji mucky silt loam, 0 to 1 percent slopes	0.43	0.3%		III _w	55	59
34C2	Estherville sandy loam, 5 to 9 percent slopes, moderately erode	0.41	0.3%		IV _e	10	5
559	Talcot clay loam, deep, 0 to 2 percent slopes	0.37	0.2%		II _w	53	62
203	Cylinder loam, 0 to 2 percent slopes	0.22	0.1%		II _s	58	76
62E	Storden loam, 10 to 22 percent slopes, moderately eroded	0.08	0.1%		IV _e	32	30
Weighted Average					2.86	44.3	48.2

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

IOWA
PALO ALTO

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7551

Prepared : 2/19/25 1:33 PM CST

Crop Year : 2025

Operator Name : WILLARD R HERKE
CRP Contract Number(s) : 11256B, 11257B, 11441A, 11577A, 11578A, 12335
Recon ID : 19-147-2025-2
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
150.62	147.72	147.72	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	0.00		0.00		147.72	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	0.00	105.69	0	
Soybeans	0.00	23.56	0	
TOTAL	0.00	129.25		

NOTES

Tract Number : 6764

Description : NE4 except part in N2 10 97 33
FSA Physical Location : IOWA/PALO ALTO
ANSI Physical Location : IOWA/PALO ALTO
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : WILLARD R HERKE
Other Producers : None
Recon ID : 19-147-2025-1

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
150.62	147.72	147.72	0.00	0.00	0.00	0.00	0.0

Herke Farm CRP Contracts

Contract	Contract Term	Acres Enrolled	Rental Rate	Annual Payment
11578C	2016-2027	90.59	\$274.82	\$24,896.00
11577B	2016-2027	37.60	\$294.84	\$11,086.00
11441B	2016-2031	12.65	\$282.54	\$3,574.00
11256C	2015-2025	3.20	\$255.76	\$818.00
12335A	2022-2032	2.18	\$279.74	\$610.00
11257C	2015-2030	1.50	\$365.30	\$548.00
	Total:	147.72		\$41,532.00
<i>Average Rental Rate Per Acre: \$281.15</i>				

