FARM FOR SALE

94 Acres m/l Palo Alto County
Section 19 Highland Township

Outstanding cattle farm along a major highway in NW Iowa
Combination of pasture and cropland

Soils (North Tract): Clarion, Blue Earth, Hawick   CSR2 63.5
Soils (South Tract): Blue Earth, Clarion, Biscay, Nicollet   CSR2 67.8

Annual RE Taxes: $ 1650 (est)

Price:
North Tract - $236,250
35 acres m/l @ $6750 per acre
South Tract - $522,150
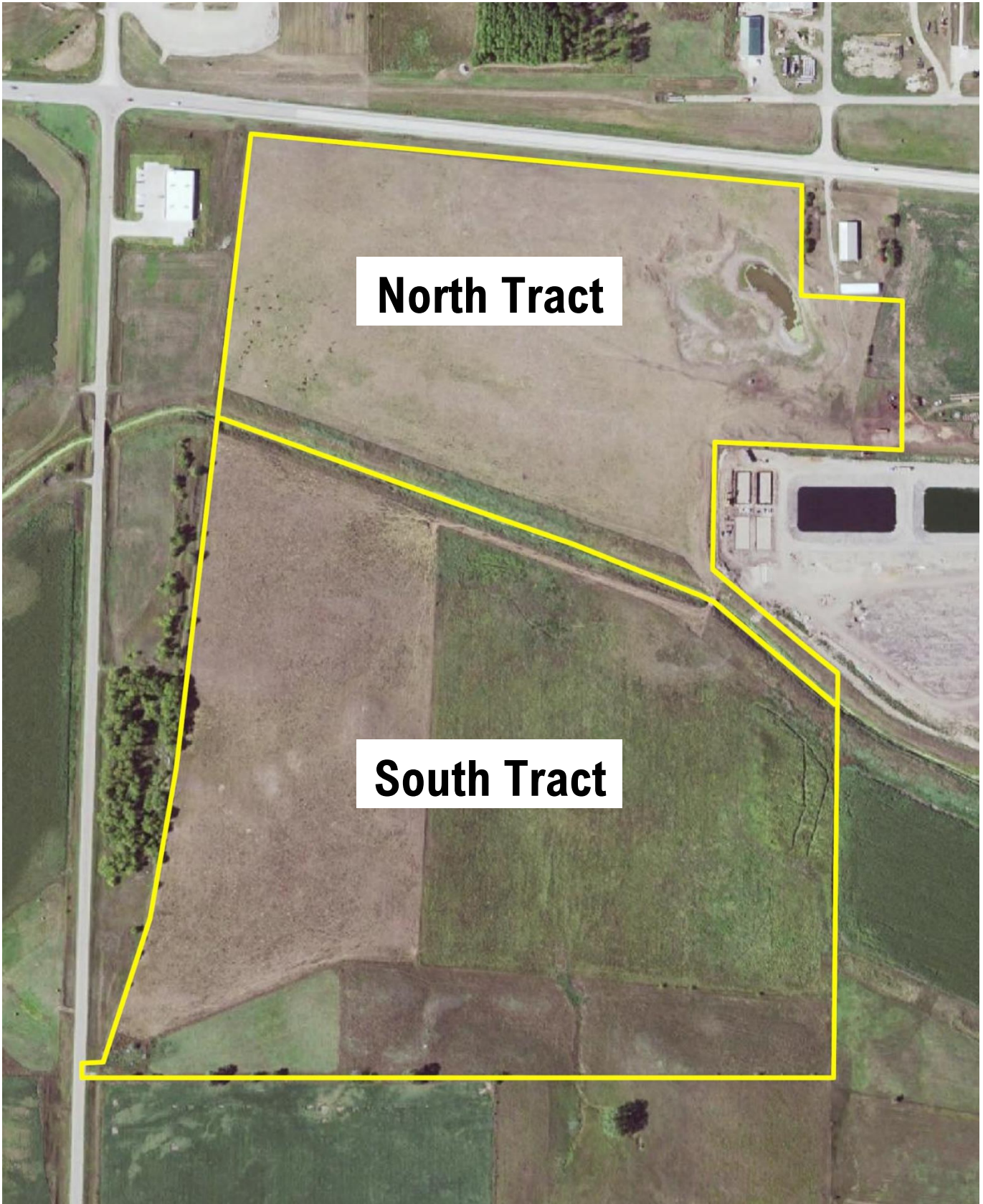59 acres m/l @ $8850 per acre

For more information contact Chuck Sikora 712-260-2788

The ACRE Company
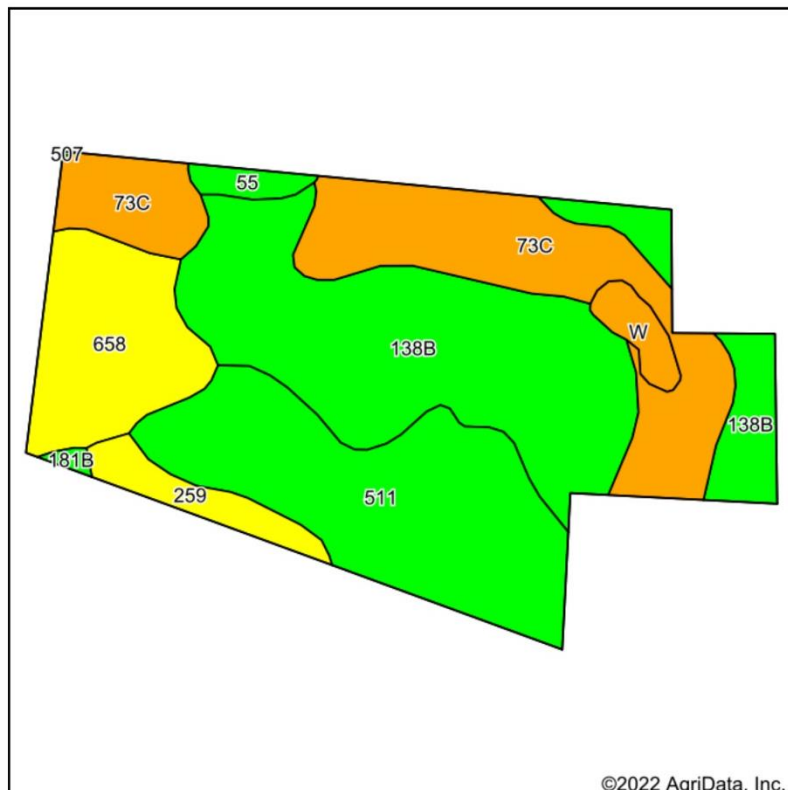### 712-262-3529 theacreco.com

North Tract

South Tract

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

Soils - North Tract

State: **Iowa**
County: **Palo Alto**
Location: **19-96N-34W**
Township: **Highland**
Acres: **33.5**
Date: **5/17/2022**

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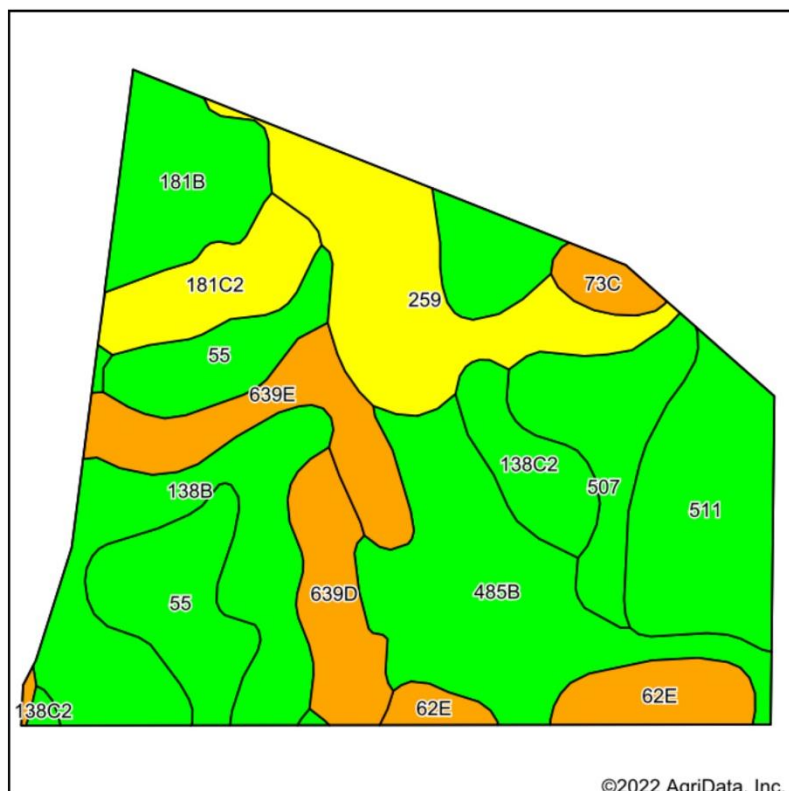
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Area Symbol: IA147, Soil Area Version: 28

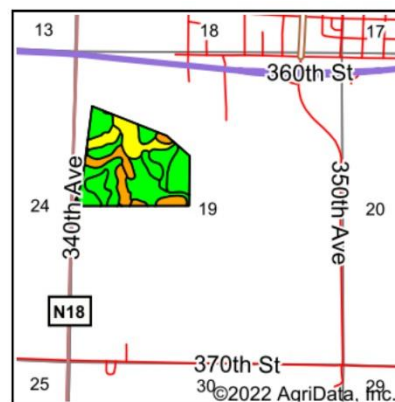| Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	11.82	35.3%		IIe	89	76
511	Blue Earth mucky silt loam, 0 to 1 percent slopes	7.99	23.9%		IIIw	66	56
73C	Hawick gravelly sandy loam, 6 to 12 percent slopes	7.44	22.2%		IVs	31	5
658	Mayer loam, 0 to 2 percent slopes	3.93	11.7%		IIw	54	39
259	Biscay clay loam, 0 to 2 percent slopes	1.13	3.4%		IIw	52	70
W	Water	0.64	1.9%			0	0
55	Nicollet clay loam, 1 to 3 percent slopes	0.44	1.3%		Iw	89	84
181B	Clarion-Estherville complex, 2 to 6 percent slopes	0.11	0.3%		IIe	63	53
					Weighted Average	2.63	63.5	49.5

**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.

Soils - South Tract
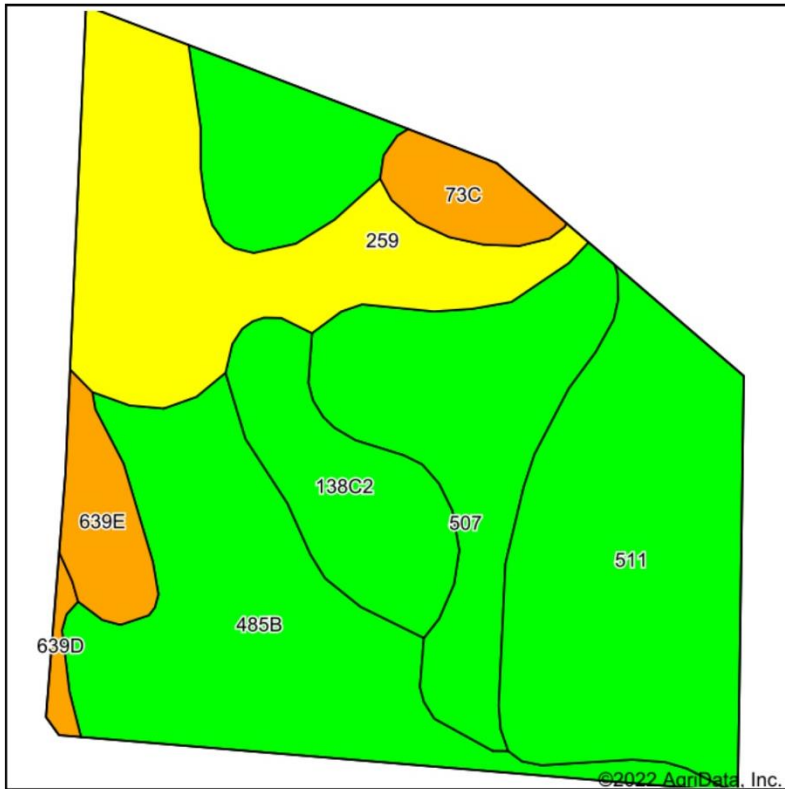

State: **Iowa**
County: **Palo Alto**
Location: **19-96N-34W**
Township: **Highland**
Acres: **56.85**
Date: **5/17/2022**

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Area Symbol: IA147, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
485B	Spillville loam, 2 to 5 percent slopes	8.24	14.5%		IIe	88	76
511	Blue Earth mucky silt loam, 0 to 1 percent slopes	7.30	12.8%		IIIw	66	56
138B	Clarion loam, 2 to 6 percent slopes	7.15	12.6%		IIe	89	76
259	Biscay clay loam, 0 to 2 percent slopes	6.62	11.6%		IIw	52	70
55	Nicollet clay loam, 1 to 3 percent slopes	5.85	10.3%		Iw	89	84
181B	Clarion-Estherville complex, 2 to 6 percent slopes	3.77	6.6%		IIe	63	53
507	Canisteo clay loam, 0 to 2 percent slopes	3.63	6.4%		IIw	84	74
639E	Storden-Salida complex, 14 to 18 percent slopes	3.60	6.3%		IVe	28	16
639D	Storden-Salida complex, 9 to 14 percent slopes	2.69	4.7%		IIIe	34	20
181C2	Clarion-Estherville complex, 5 to 9 percent slopes, moderately eroded	2.66	4.7%		IVe	49	38
62E	Storden loam, 10 to 22 percent slopes, moderately eroded	2.34	4.1%		IVe	32	30
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	2.22	3.9%		IIIe	83	58
73C	Hawick gravelly sandy loam, 6 to 12 percent slopes	0.78	1.4%		IVs	31	5
				Weighted Average	2.44	67.8	60.1

**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.

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Soils - Tillable Acres

Soils data provided by USDA and NRCS.

State: **Iowa**
County: **Palo Alto**
Location: **19-96N-34W**
Township: **Highland**
Acres: **24.7**
Date: **5/17/2022**

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Area Symbol: IA147, Soil Area Version: 28							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
511	Blue Earth mucky silt loam, 0 to 1 percent slopes	7.31	29.6%		IIIw	66	56
485B	Spillville loam, 2 to 5 percent slopes	5.25	21.3%		IIe	88	76
259	Biscay clay loam, 0 to 2 percent slopes	4.59	18.6%		IIw	52	70
507	Canisteo clay loam, 0 to 2 percent slopes	3.63	14.7%		IIw	84	74
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	2.09	8.5%		IIIe	83	58
639E	Storden-Salida complex, 14 to 18 percent slopes	0.89	3.6%		IVe	28	16
73C	Hawick gravelly sandy loam, 6 to 12 percent slopes	0.76	3.1%		IVs	31	5
639D	Storden-Salida complex, 9 to 14 percent slopes	0.18	0.7%		IIIe	34	20
				Weighted Average	2.52	69.5	62.4

**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.

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