

Offered For Sale Privately by "Iowa's Land Auctioneers"

Farm For Sale

217 Acres – Palo Alto Co. Section 18 – Lost Island Township



Location. 3 miles north of Lost Island Lake, Ruthven, Iowa

Legal: The North Half of the Northeast Quarter (N1/2 NE1/4), the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4), the East Half of the Northwest Quarter (E1/2 NW1/4) and the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4), minus a 4.94 acre building site, all in Section Eighteen (18), Township Ninety-seven (97) North, Range Thirty-four (34) West of the Fifth (5th) P.M., Palo Alto County, Iowa

Land Description: This all tillable tract consists of nearly level to gently rolling farmland. The farm is bordered by gravel roads, 290th St. on the north and 350th Ave on the east. The improved building site is not included in this sale. A 12" to 14" county tile main crosses the farm and provides tile outlet.

FSA Information:

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|---------------------------|-----------|
| Cropland acres | 214.4 |
| Corn Base acres | 111.7 |
| Corn Direct / CC Yield | 120 / 120 |
| Soybean Base acres | 63.6 |
| Soybean Direct / CC Yield | 35 / 35 |
| CRP Acres | 39.1 |



Cropland Soils: Nicollet, Clarion, Webster, Estherville, Okoboji, Wadena, Talcot **Ave. CSR 70**

Possession: at close **RE Taxes:** \$ 4528.00 annual

Price: \$ 1,795,000.00 or \$8272.00 per acre

Brokers Note: Land buyers, here is your opportunity to purchase a nearly all tillable Palo Alto county farm. The CRP acres are enrolled in 3 separate contracts with an average payment of \$161/acre. For more information call: **Ben Hollesen - 712-253-5779**

Grant Pothast, owner

Jon Hjelm / The ACRE Co.

712-262-3529

theacreco.com

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