

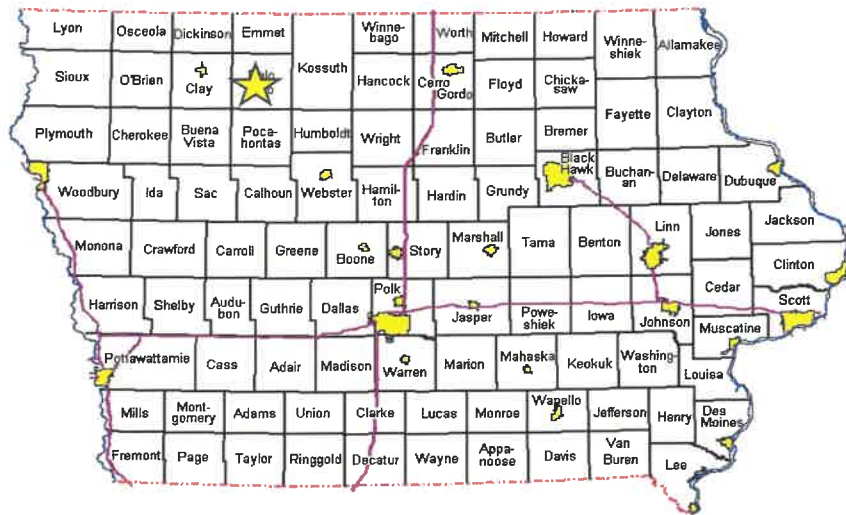
LAND FOR SALE

Palo Alto County Farmland

\$400,000

47.4 Acres M/L

Part of NW1/4 of SW ¼, SW1/4 of SW1/4, part of SE ¼ of SW 1/4,
Section 2, T96N, R 33 W, Emmetsburg twp. Palo Alto County IA



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www.farmhomeservices.com

QUICK FACTS

Available for 2025 crop season

47.4 Acres M/L

40.13 Acres cropland

7.3 Acres enrolled in CRP until 2030

Generating \$993.00 yearly

Corn Base: 40.13

PLC Yield: 158

CSR-2: 65.8

Estimated Taxes: Approximate net annual estimated taxes are \$1204/year (prorated to date of closing)



AERIAL MAP

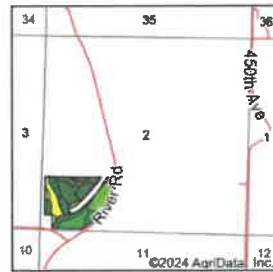
*Part of SW1/4 of NW1/4, part of NW1/4 of SW1/4, part of NE1/4 of SW1/4, Section 2, T96N, R 33 W, Emmetsburg twp.
Palo Alto County IA*

Aerial Map



DRAINAGE MAP

Soils Map



State: **Iowa**
 County: **Palo Alto**
 Location: **2-96N-33W**
 Township: **Emmetsburg**
 Acres: **40.13**
 Date: **8/8/2024**



Soils data provided by USDA and NRCS

Area Symbol: IA147, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	¹ Corn Bu	¹ Alfalfa Tons	¹ Soybeans Bu	CSR2**	CSR	ⁿ NCCPI Soybeans	
138B	Clarion loam, 2 to 6 percent slopes	6.82	16.4%		lle	225.6	6.3	65.4	89	76	83	
259	Bescay clay loam, 0 to 2 percent slopes	6.16	15.4%		lhw	80.0	1.7	23.2	52	70	66	
203	Cylinder loam, 0 to 2 percent slopes	4.73	11.8%		lls	80.0	2.1	23.2	58	76	65	
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	4.52	11.3%		llle	204.6	5.7	59.4	83	58	70	
685B	Colo-Spiville complex, 2 to 5 percent slopes	4.37	10.9%		lhw	203.2	4.3	58.9	77	60	86	
62C	Storden loam, 6 to 10 percent slopes, moderately eroded	3.50	8.7%		llle	177.6	5.0	51.5	64	48	88	
485B	Spiville loam, 2 to 5 percent slopes	3.42	8.5%		lle	200.0	5.2	58.0	88	76	87	
62D	Storden loam, 10 to 16 percent slopes, moderately eroded	2.33	5.8%		lVle	145.6	4.1	42.2	41	36	65	
72	Eatherville loam, 0 to 2 percent slopes	1.97	4.9%		lls	80.0	2.2	23.2	23	53	29	
55	Nicollet clay loam, 1 to 3 percent slopes	1.52	3.8%		lhw	233.0	6.1	67.7	80	84	81	
107	Webster clay loam, 0 to 2 percent slopes	0.79	2.0%		llw	224.0	4.7	65.0	86	79	82	
34	Eatherville sandy loam, 0 to 2 percent slopes	0.11	0.3%		lls	80.0	2.2	23.2	24	26	30	
224	Linder loam, 0 to 2 percent slopes	0.09	0.2%		lls	80.0	2.1	23.2	56	45	43	
Weighted Average						2.33	162.7	4.2	47.2	69.1	65.8	ⁿ 72.1

**IA has updated the CSR values for each county to CSR2.
¹ Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.
ⁿ: The aggregation method is "Weighted Average using all components"



FARM & HOME SERVICES
 REAL ESTATE • INSURANCE • APPRAISAL

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Farm & Home Services has been a leader in farmland sales in north central Iowa for over 60 years providing listings, sales, auctions, and brokerage on farm real estate. We understand most land sales are a once in a lifetime event and know the importance of this to you and your family. Farmland is our specialty.

Joshua Manske is part of the farm team at Farm & Home. He specializes in farming, farm management, organic farming practices and crop insurance. Joshua farms himself and understands different soil types, and farm practices to optimize farm land potential. He serves on the board of Farmers Union advocating for farmers and rural communities. Joshua is also an auctioneer and has a passion for agriculture.

Leroy Hoffman and Hoffman Auctions has held a real estate license and has been a principal real estate auctioneer since 1996 with Farm & Home Services. Leroy has performed hundreds of farmland auctions consisting of thousands of acres throughout the state of Iowa and is a current partner and farm department manager with Farm & Home Services.

Leland Metzger has been one of the founders and leading farm real estate professionals in northern Iowa since the early 1980's. Leland has sold and facilitated thousands of acres of farmland throughout Iowa over his career and continues mentoring the next generation in ag real estate.



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