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L-2300443



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# LAND FOR SALE

67± Acres, Palo Alto County, Iowa

OFFERED AT  
**\$495,000**

## Highlights:

- 11 acres of highly productive land
- 15 acres of timber ground
- 41 acres of light crop ground

For additional information, please contact:

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# Property Information

## Directions to Property:

One-half mile north of Cylinder, Iowa, on the west side of Highway 18.

## Property Description:

Level farm next to a concrete plant.

## Farm Data:

Cropland 52.21 acres  
 Timber 15.03 acres  
 Total 67.24 acres

## FSA Information:

	Base	Yield
Corn	21.10 acres	129 bushels
Soybeans	10.30 acres	33 bushels

## Taxes: \$1,364.00

- 34.35 acres = \$544.00
- 33.89 acres = \$820.00



## Property Location Map



## Soils Map



## Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
224	Linder loam, 0 to 2 percent slopes	26.34	37.27	56.0	0	61	2s
133	Colo silty clay loam, 0 to 2 percent slopes	19.93	28.2	74.0	0	82	2w
72	Estherville loam, 0 to 2 percent slopes	16.71	23.65	23.0	0	48	3s
203	Cylinder loam, 0 to 2 percent slopes	2.55	3.61	58.0	0	73	2s
55	Nicollet clay loam, 1 to 3 percent slopes	2.45	3.47	89.0	0	81	1
107	Webster clay loam, 0 to 2 percent slopes	1.44	2.04	86.0	0	83	2w
138B	Clarion loam, 2 to 6 percent slopes	0.93	1.32	89.0	0	83	2e
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.32	0.45	59.0	0	75	3w
TOTALS		70.67(*)	100%	55.55	-	65.78	2.21

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