



240 Acres, m/I, Kossuth County, IA

7 1/4 miles northeast of Algona

Property Information

Location

From Algona: 6 miles northeast on County Blacktop P54 to 260th St., 1 mile east on 260th St., 1/4 mile north on 160th Ave. Property lies on the west side of 160th Ave.

Legal Description

NE 1/4 and the N 1/2 SE 1/4, Section 9, Township 96 North, Range 28 West of the 5th P.M. (Plum Creek Township) Kossuth County, Iowa

Price & Terms

- \$1,750,000
- \$7,291.67/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed, subject to farm lease expiring February 28, 2018.

Real Estate Tax

Taxes Payable 2016 - 2017: \$4,764.00
Net Taxable Acres: 237.00
Tax per Net Taxable Acre: \$20.11

FSA Data

Farm Number 1332, Tract 4043
Crop Acres: 187.77
Corn Base: 93.5
Corn PLC Yield: 153 Bu.
Bean Base: 93.5
Bean PLC Yield: 41 Bu.
A conservation system is being actively applied to two small highly erodible fields (13.67 Acres). Balance of the cropland is non-highly erodible. No wetlands have been identified on the cropland acres.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Nicollet clay loam, Webster clay loam & Clarion loam. See soil map for detail.

- **CSR2:** 81.12, based on 187.77 FSA crop acres.
- **CSR:** 72.8 per 2017 AgriData, Inc., based on 187.77 FSA crop acres.
- **CSR:** 71.10 per County Assessor, based on 237.00 net taxable acres.

Land Description

Gently to moderately sloping

Aerial Photo



Drainage

The southeast part of the farm is located in Kossuth County Drainage District #DD137. An 18 inch district tile main provides an outlet for that part of the farm. See district tile map for detail. No private tile information is available.

Easements

MidAmerican Energy Company has a perpetual right-of-way easement to operate and maintain an electrical transmission line upon, over, along, across, adjacent to and overhanging the west 80 feet of the property.

Comments

Farm has a nice combination of nearly 188 acres of quality cropland along with approximately 50 acres of creek bottom, permanent pasture for livestock producers. Property includes a traditional building site and is located near two hard surfaced roads.

Buildings/Improvements

- Ranch style home with single stall attached garage, 3 BR, 1 BA, 912 square feet (Constructed in 1948)
- Pump house – 18x12 (Constructed in 1920)
- Quonset/machine shed – 48'x32' (Constructed in 1940)
- Grain storage bin – 18'x16' - 3,400 bushel capacity (Constructed in 1970)
- Grain storage bin – 27'x18' - 9,000 bushel capacity (Constructed in 1983)
- Grain storage bin – 27'x16' - 8,000 bushel capacity (Constructed in 1986)
- One 1,000 gallon L.P. tank, the second tank is leased

Water & Well Information

There is a drilled well which provides water to the improvements. The condition of the well is questionable and water quality is not suitable for consumption.

Septic

Buyer will be responsible to install a code compliant private sewage disposal system at the time of transfer or agree to remove the dwelling.

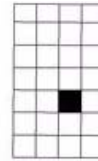
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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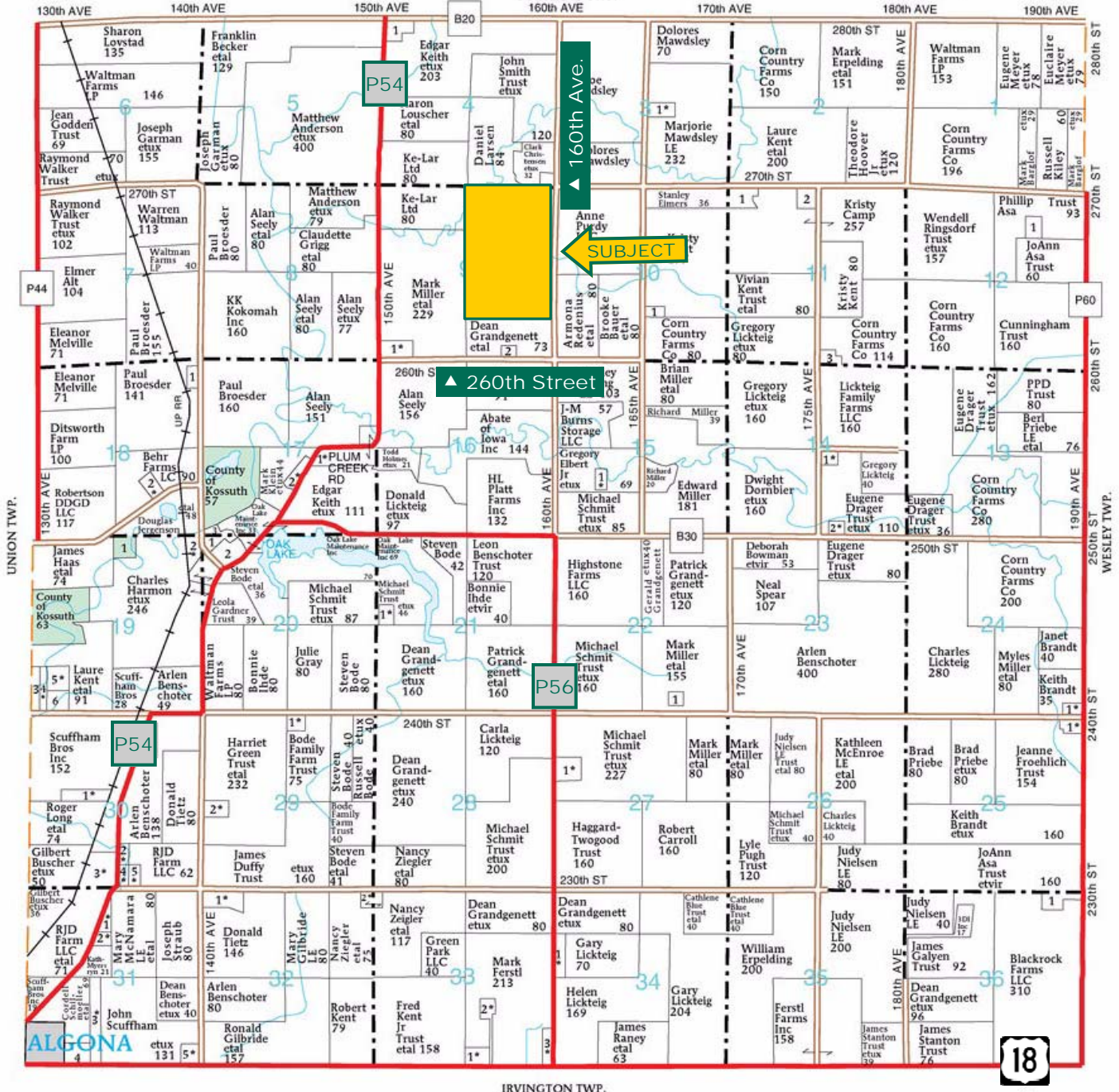
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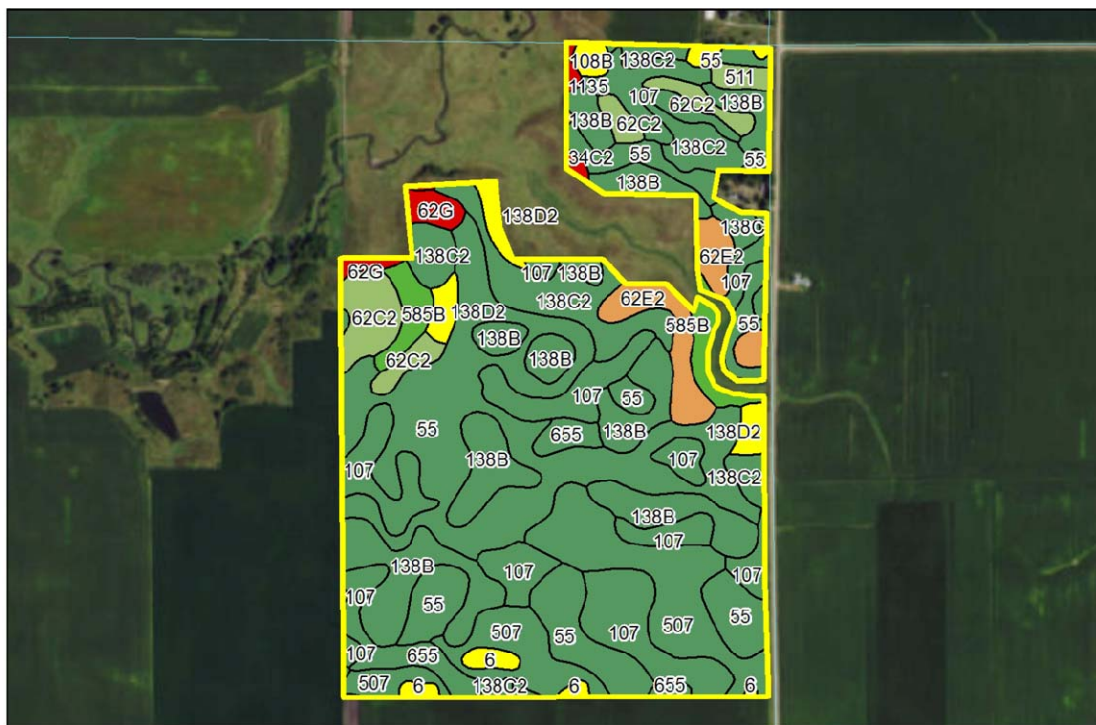
PORTLAND TWP.



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Soil Map: Crop Acres



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
107	Webster clay loam, 0 to 2 percent slopes	29.79	15.87	2	86	
108B	Wadena loam, 24 to 32 inches to sand and gravel, 2 to 5 percent slopes	0.94	0.50	2	53	
1135	Coland clay loam, channeled, 0 to 2 percent slopes	0.30	0.16	5	5	
138B	Clarion loam, 2 to 6 percent slopes	29.75	15.85	2	89	
138C	Clarion loam, 6 to 10 percent slopes	1.14	0.60	3	84	
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	15.90	8.47	3	83	
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	4.16	2.22	3	51	
34C2	Estherville sandy loam, 5 to 14 percent slopes, moderately eroded	0.49	0.26	4	6	
507	Canisteo clay loam, 0 to 2 percent slopes	20.40	10.86	2	84	
511	Blue Earth mucky silt loam, 0 to 1 percent slopes	1.20	0.64	3	66	
55	Nicollet clay loam, 1 to 3 percent slopes	55.04	29.31	1	89	
585B	Colo-Spillville complex, 2 to 5 percent slopes	4.61	2.46	2	79	
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.76	0.94	3	59	
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	8.06	4.29	3	64	
62E2	Storden loam, 10 to 22 percent slopes, moderately eroded	7.33	3.90	4	32	
62G	Storden loam, 30 to 40 percent slopes	2.22	1.18	7	10	
655	Crippin loam, 1 to 3 percent slopes	4.59	2.45	1	89	
73E2	Salida gravelly sandy loam, 9 to 25 percent slopes, moderately eroded	0.09	0.05	6	5	

Measured Tillable Acres: 187.77

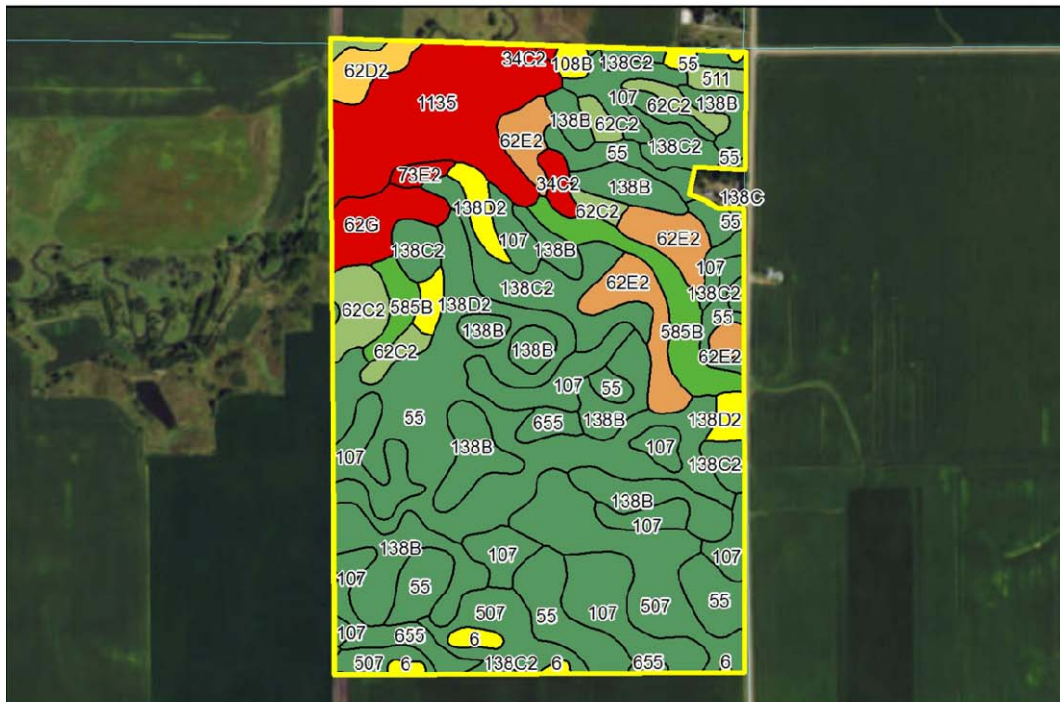
Average CSR2: 81.12

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Soil Map: Entire Farm



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
107	Webster clay loam, 0 to 2 percent slopes	31.87	13.45	2	86	
108B	Wadena loam, 24 to 32 inches to sand and gravel, 2 to 5 percent slopes	0.94	0.40	2	53	
1135	Coland clay loam, channeled, 0 to 2 percent slopes	21.79	9.19	5	5	
138B	Clarion loam, 2 to 6 percent slopes	31.87	13.45	2	89	
138C	Clarion loam, 6 to 10 percent slopes	1.18	0.50	3	84	
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	17.34	7.31	3	83	
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	5.43	2.29	3	51	
34C2	Estherville sandy loam, 5 to 14 percent slopes, moderately eroded	1.70	0.72	4	6	
507	Canisteo clay loam, 0 to 2 percent slopes	20.35	8.59	2	84	
511	Blue Earth mucky silt loam, 0 to 1 percent slopes	1.23	0.52	3	66	
55	Nicollet clay loam, 1 to 3 percent slopes	55.42	23.38	1	89	
585B	Colo-Spillville complex, 2 to 5 percent slopes	9.45	3.99	2	79	
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.67	0.70	3	59	
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	9.73	4.11	3	64	
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	2.99	1.26	4	41	
62E2	Storden loam, 10 to 22 percent slopes, moderately eroded	12.99	5.48	4	32	
62G	Storden loam, 30 to 40 percent slopes	5.48	2.31	7	10	
655	Crippin loam, 1 to 3 percent slopes	4.51	1.90	1	89	
73E2	Salida gravelly sandy loam, 9 to 25 percent slopes, moderately eroded	1.06	0.45	6	5	

Measured Acres: 237.00

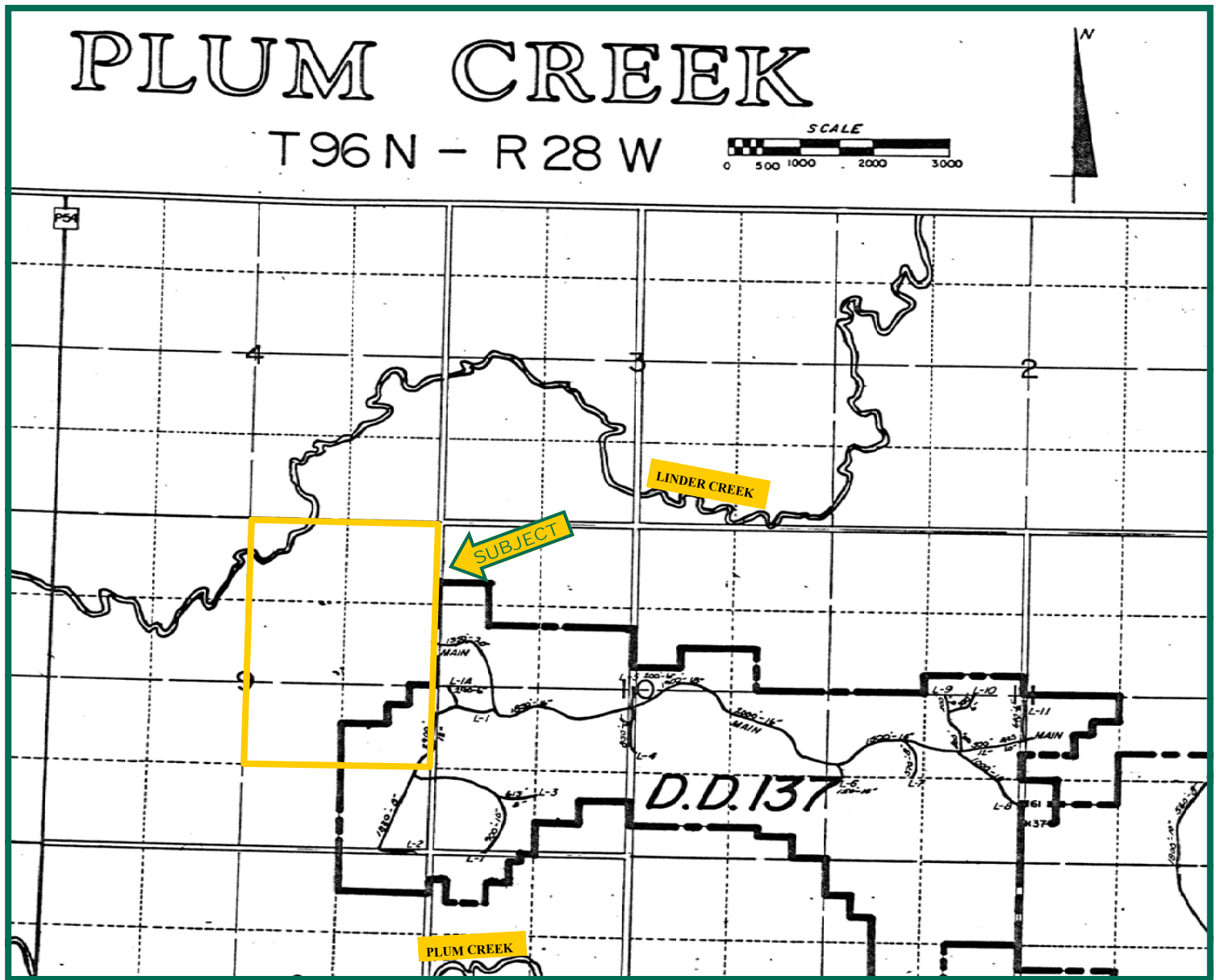
Average CSR2: 70.68

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Drainage District Map



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