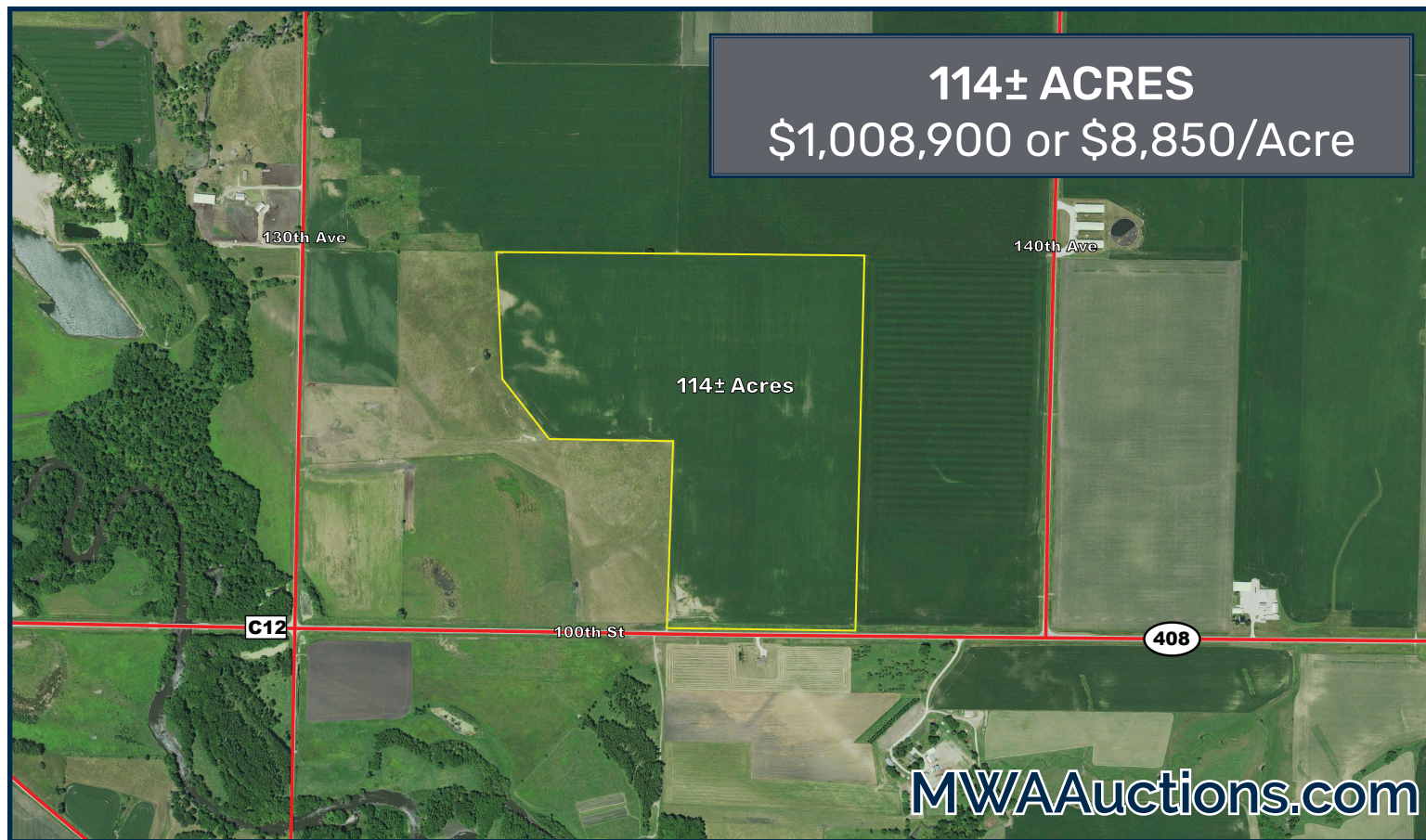


# FARMLAND FOR SALE

Kossuth County, Iowa



## Property Description

An excellent farm located south of Algona, Iowa. The farm consists of 114.15 gross acres and 112.36 tillable acres. The farm is leased for 2020 at \$290 per tillable acre. Real estate taxes are \$2,730 annually or \$23.92 per acre. The farm has quality soils with a CSR2 of 78.20. Closing to take place on or before March 1, 2020, subject to the 2020 lease.

## Location & Directions

Section 31, Sherman Township, Kossuth County (T94N-R28W)

- 12 miles south of Algona
- 15 miles north of Humboldt
- 30 miles north of Fort Dodge

From Fort Dodge, follow US 169 north 28 miles to State Highway 408 (100th Street). Turn right on State Highway 408 and follow it for 1.6 miles. The farm is located on north side of 408.



## JOHN KIRKPATRICK

Broker #B2257000

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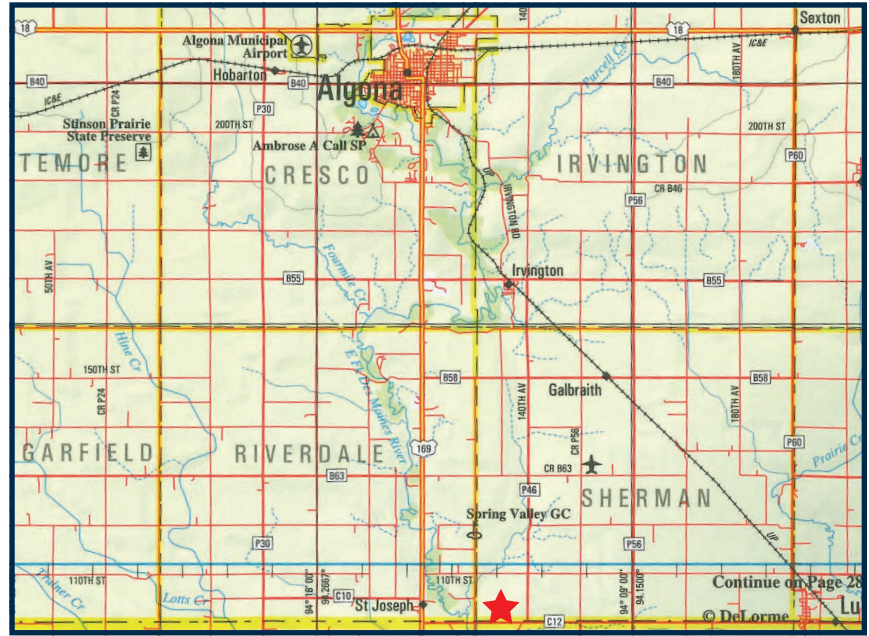
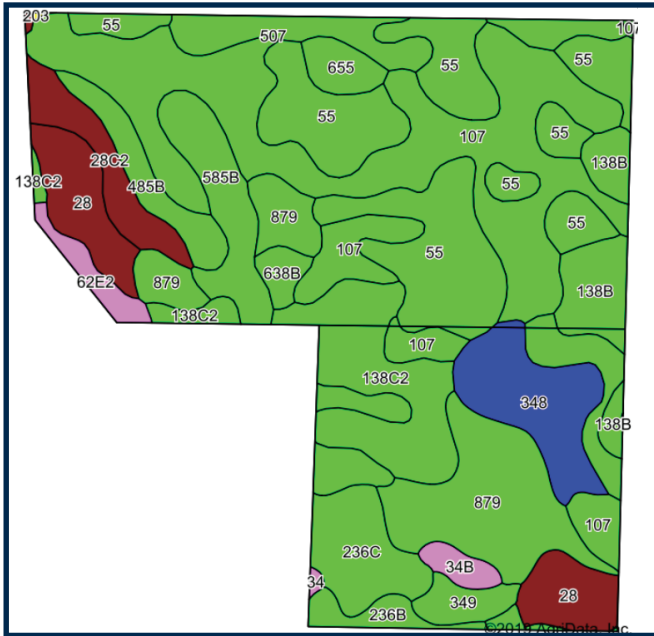
## MWA AUCTIONS & REAL ESTATE

214 N Main Street  
Clarion, IA 50525



# FARMLAND FOR SALE

## Kossuth County, Iowa



Area Symbol: IA109, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**	CSR	*n NCCPI Corn	*n NCCPI Soybeans
107	Webster clay loam, 0 to 2 percent slopes	26.00	23.1%		86	80	78	80
55	Nicollet clay loam, 1 to 3 percent slopes	21.69	19.3%		89	85	82	78
879	Fostoria loam, 0 to 2 percent slopes	11.27	10.0%		95	85	83	78
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	8.67	7.7%		83	62	61	65
585B	Colo-Spillville complex, 2 to 5 percent slopes	6.69	6.0%		79	68	97	84
28	Dickman sandy loam, 0 to 2 percent slopes	6.15	5.5%		24	39	51	34
348	Fieldon loam, 0 to 2 percent slopes	5.75	5.1%		54	68	62	51
138B	Clarion loam, 2 to 6 percent slopes	4.28	3.8%		89	77	81	83
507	Canisteo clay loam, 0 to 2 percent slopes	4.22	3.8%		84	75	70	79
236C	Lester loam, 6 to 10 percent slopes	4.12	3.7%		80	56	80	82
28C2	Dickman fine sandy loam, 5 to 9 percent slopes, moderately eroded	3.18	2.8%		10	19	52	26
485B	Spillville loam, 2 to 5 percent slopes	2.76	2.5%		88	77	89	82
349	Darfur loam, 0 to 2 percent slopes	1.45	1.3%		74	71	80	68
236B	Lester loam, 2 to 6 percent slopes	1.44	1.3%		85	71	81	83
655	Crippin loam, 1 to 3 percent slopes	1.43	1.3%		91	80	71	84
62E2	Storden loam, 10 to 22 percent slopes, moderately eroded	1.28	1.1%		32	30	50	53
34B	Estherville sandy loam, 2 to 6 percent slopes	0.93	0.8%		27	19	46	33
638B	Clarion-Swanlake complex, 2 to 6 percent slopes	0.92	0.8%		85	71	77	82
34	Estherville sandy loam, 0 to 2 percent slopes	0.13	0.1%		27	23	46	27
Weighted Average					78.2	72.1	*n 75.6	*n 72.4

**MWA**  
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