

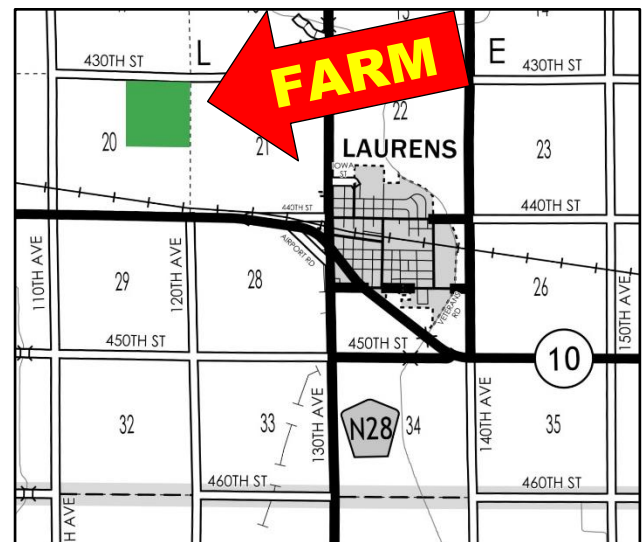
LAND FOR SALE

153 Acres Pocahontas County Section 20 Swan Lake Township



- 148.34 FSA crop acres
- Canisteo, Clarion, Nicollet, Webster, Kossuth soils
- Outstanding soil ratings CSR2 85.3
- Located 2 miles NW of Laurens
- RE Taxes: \$4480 annually

Price: \$2,279,700.00
\$14,900 per acre



Call Chuck Sikora for more information 712-260-2788

The ACRE Company - Spencer, Iowa
theacreco.com 712-262-3529

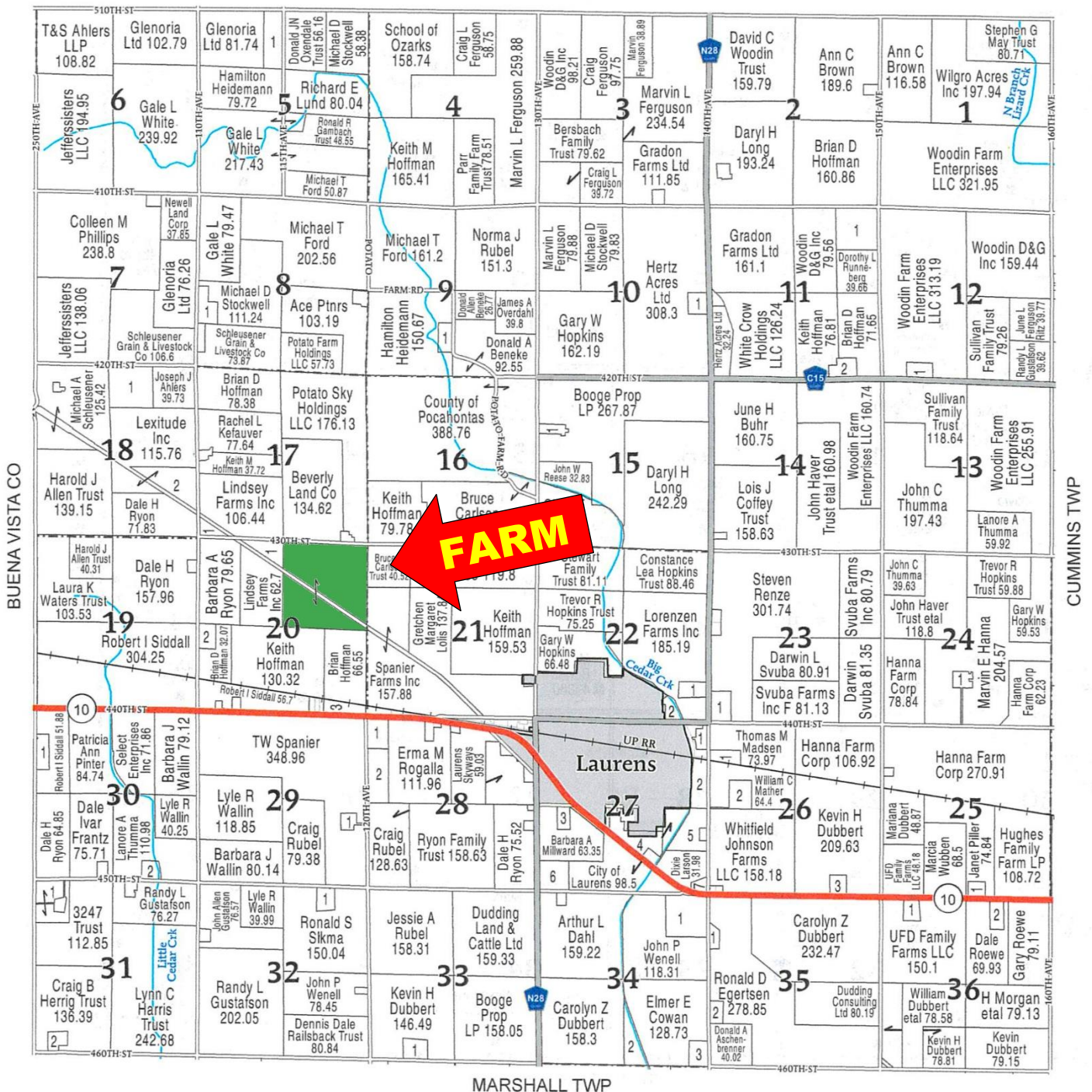
T-93-N

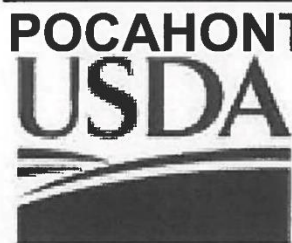
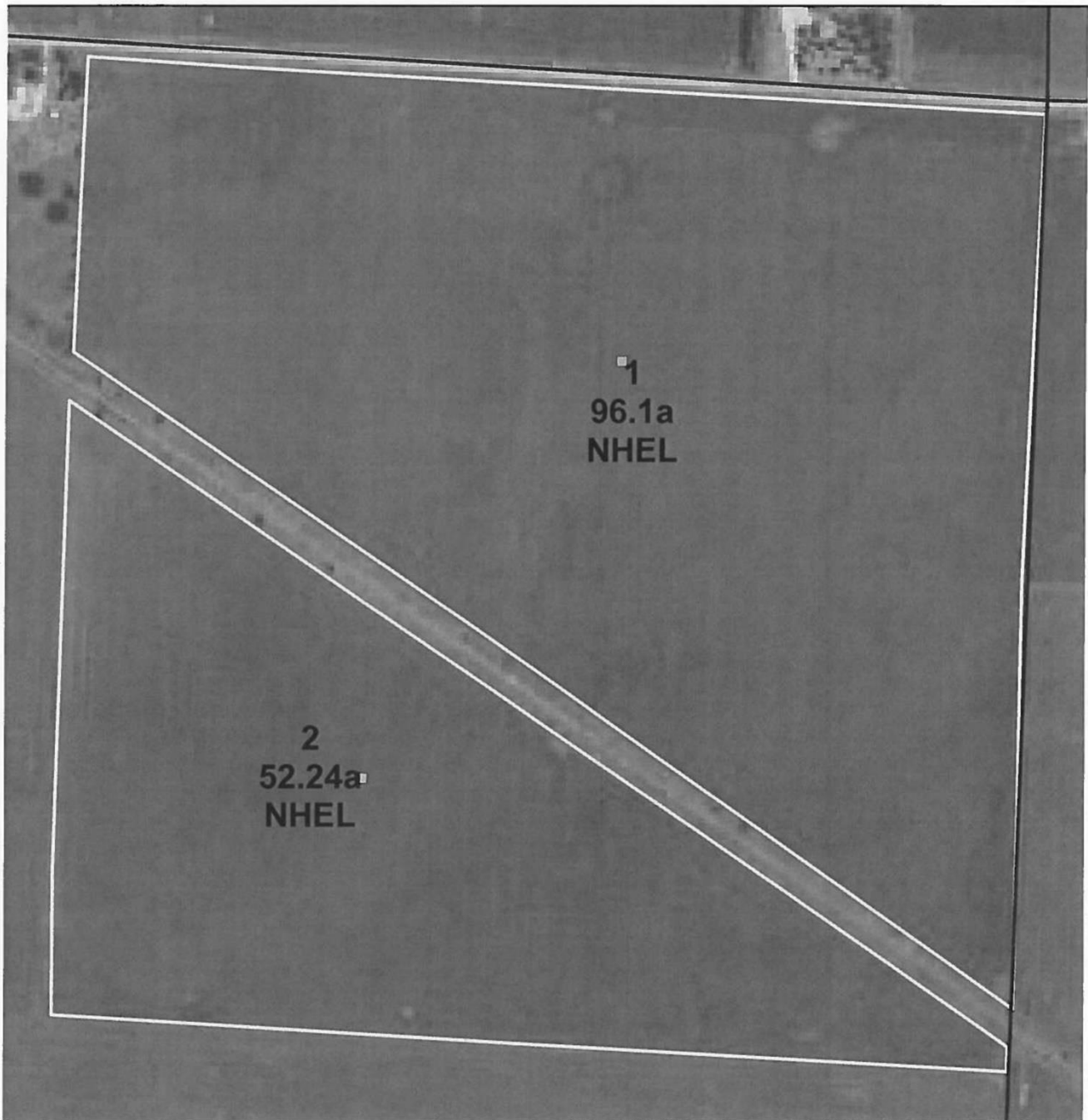
SWAN LAKE PLAT

R-34-W

(Landowners)

PALO ALTO CO





POCAHONTAS CO FSA
SWAN LAKE

**LAST CHANGE
 RECON**

**20-93-34 FARM 7669
 TRACT 14148**

National_Wetland.SDE.wetlands
 Wetland Determination Identifiers
 ● Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions
 plss_a_1a151
 GIS_1A.sde.clu_a_1a151
 NAIPIUSDA_CONUS_PRIME
 RGB
 Red: Band_1
 Green: Band_2
 Blue: Band_3



USDA FSA MAPS are for FSA Program Administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and /or the 2008 ortho rectified imagery for Iowa. The producer accepts the data "as is" and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside of FSA Program. Disclaimer: Wetland Identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for the exact boundaries and determinations or contact NRCS.

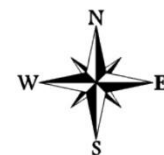
Aerial Map



Map Center: 42° 51' 27.29, -94° 53' 7.63

0ft 819ft 1637ft

20-93N-34W
Pocahontas County
Iowa



5/22/2023

Maps Provided By:

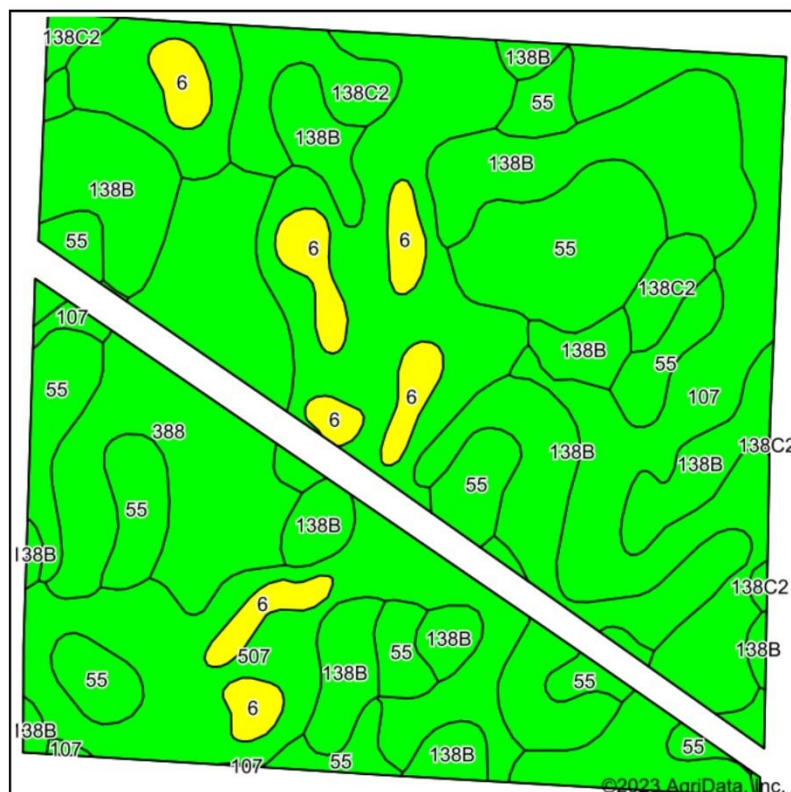


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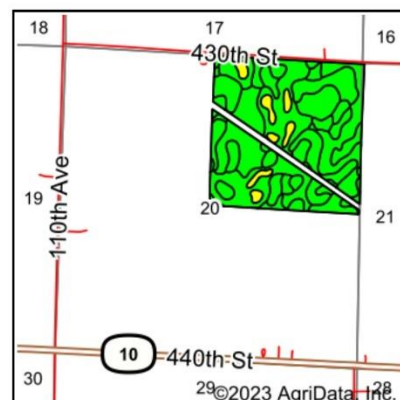
www.AgrIDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Pocahontas**
 Location: **20-93N-34W**
 Township: **Swan Lake**
 Acres: **148.34**
 Date: **5/22/2023**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA151, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	36.81	24.8%		Ilw	84	76
138B	Clarion loam, 2 to 6 percent slopes	36.13	24.4%		Ille	89	78
55	Nicollet clay loam, 1 to 3 percent slopes	23.68	16.0%		lw	89	86
107	Webster clay loam, 0 to 2 percent slopes	21.60	14.6%		Ilw	86	81
388	Kossuth silty clay loam, 0 to 2 percent slopes	16.73	11.3%		Ilw	86	75
6	Okoboji silty clay loam, 0 to 1 percent slopes	7.10	4.8%		Illw	59	55
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	6.29	4.2%		Ille	83	62
Weighted Average					1.93	85.3	77.1

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

IOWA
POCAHONTAS

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7669

Prepared : Apr 23, 2019

Crop Year : 2019

Operator Name :
Farms Associated with Operator :
CRP Contract Number(s) : None
Recon ID : 19-151-2019-109

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
148.34	148.34	148.34	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	148.34	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	91.00	0.00	0	181	
Soybeans	57.34	0.00	0	50	
TOTAL	148.34	0.00			

NOTES

Tract Number : 14148

Description : NE4 SEC 20 93 34
FSA Physical Location : IOWA/POCAHONTAS
ANSI Physical Location : IOWA/POCAHONTAS
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : SUMMIT AG FUND III LLP
Other Producers : None
Recon ID : 19-151-2019-108

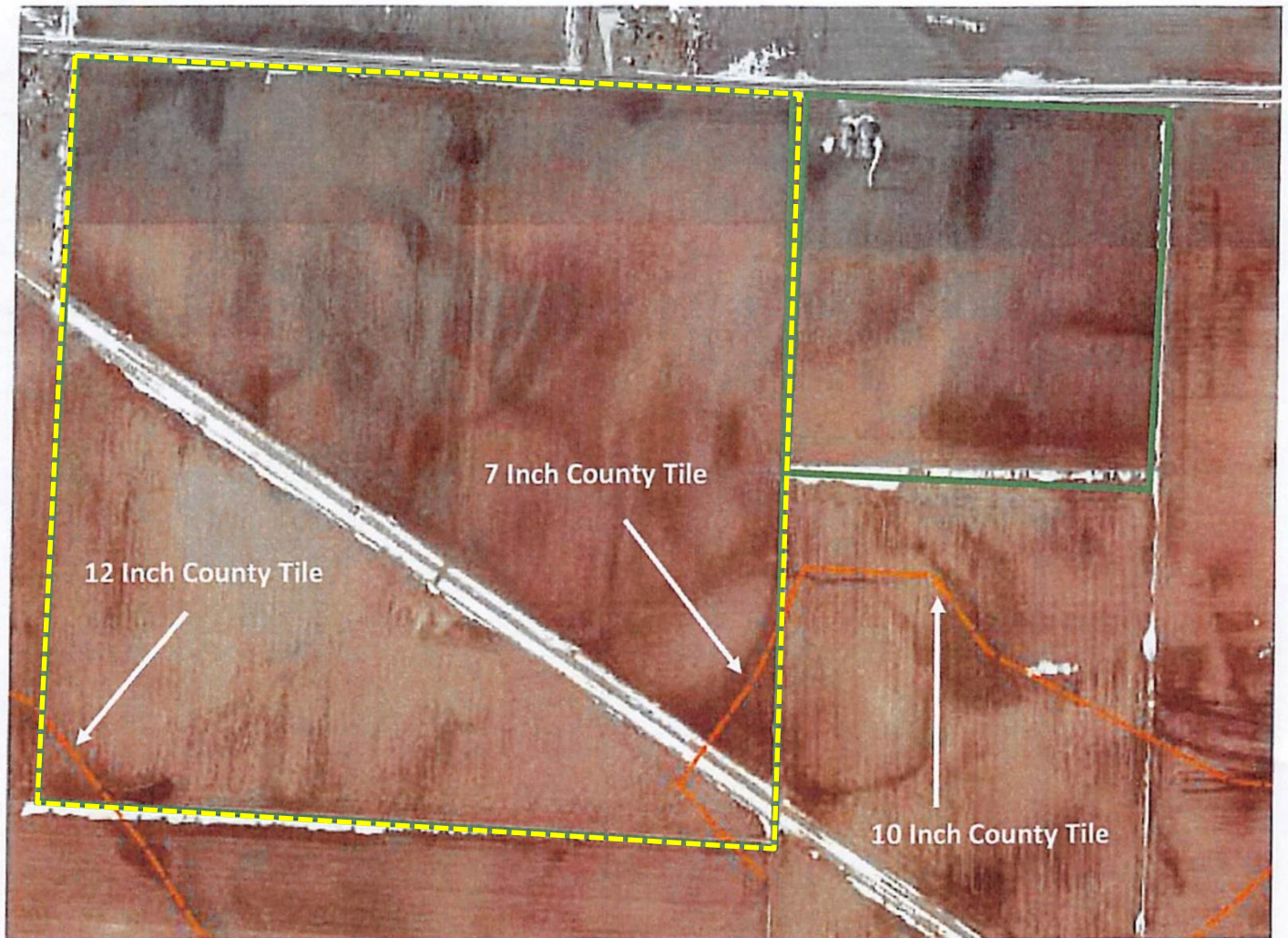
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
148.34	148.34	148.34	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	148.34	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	91.00	0.00	0	181

County Tile Map



Additional Tile

