

Land For Sale

ACREAGE:

157.04 Acres, m/l

LOCATION:

Humboldt County, IA



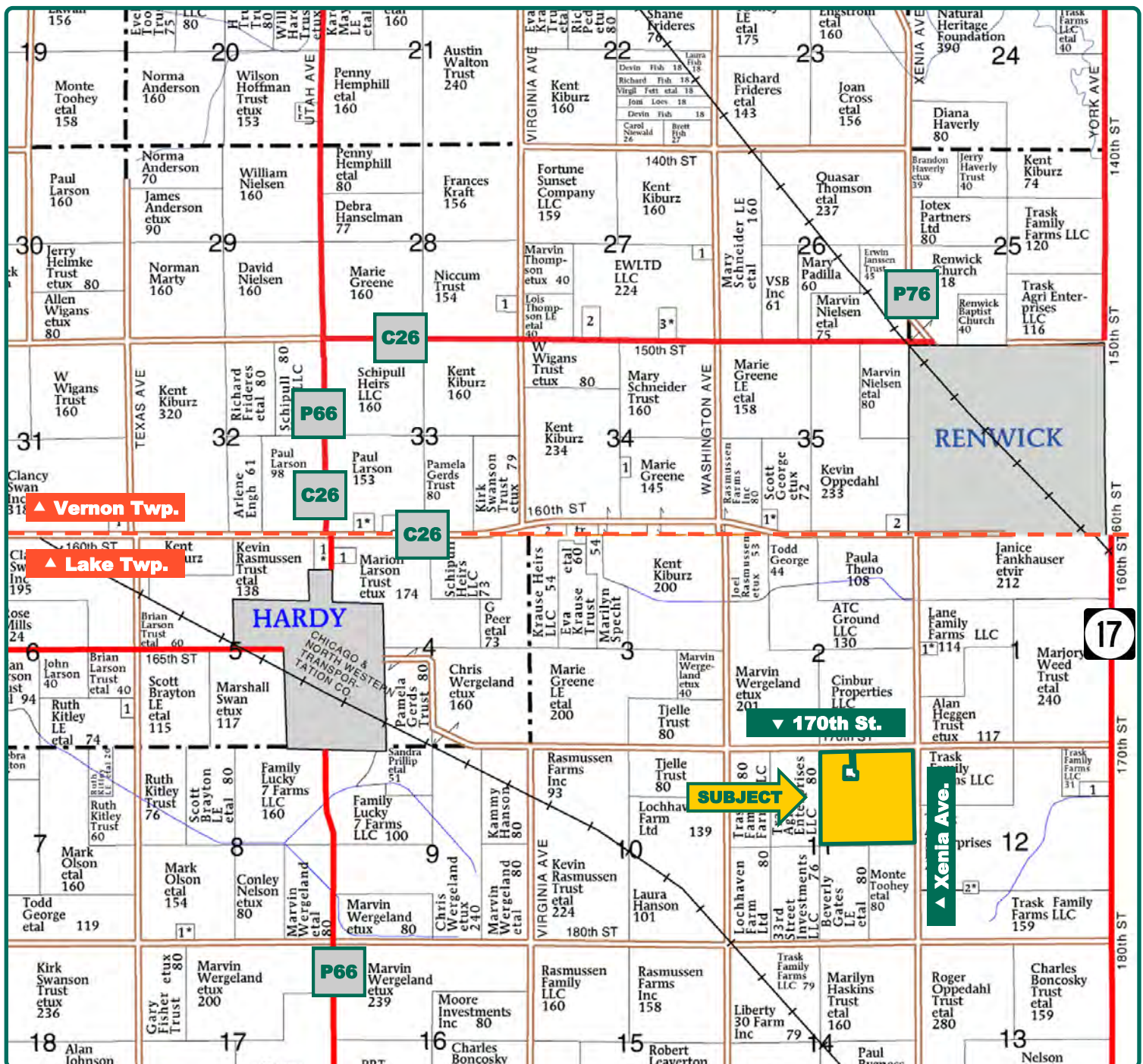
Property Key Features

- One Mile Southwest of Renwick
- 151.30 FSA/Eff. Crop Acres Carrying a 78.10 CSR2
- Productive Farmland in Eastern Humboldt County

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FSA/Eff. Crop Acres:	151.30
Corn Base Acres:	150.30
Bean Base Acres:	1.00
Soil Productivity:	78.10 CSR2

Property Information

157.04 Acres, m/l

Location

From Renwick: Go south on Highway 17 for 1 mile. Head west on 170th Street for 1 mile, property is on the south side of the road.

Legal Description

NE¼, except acreage site, Section 11, Township 92 North, Range 27 West of the 5th P.M. (Lake Township)

Price & Terms

- \$2,041,520.00
- \$13,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon, subject to 2023 lease.

Real Estate Tax

Taxes Payable 2022 - 2023: \$4,644.00
Gross Acres: 157.04
Net Taxable Acres: 153.07
Tax per Net Taxable Acre: \$30.34
Tax Parcel ID #s: 0811200002, 0811200006, 0811200003, 0811200004

FSA Data

Farm Number 3171, Tract 1191
FSA/Eff. Crop Acres: 151.30
Corn Base Acres: 150.30
Corn PLC Yield: 197 Bu.
Bean Base Acres: 1.00
Bean PLC Yield: 44 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Canisteo, Harps-Okoboji and Clarion. CSR2 on the FSA/Eff. crop acres is 78.10. See soil map for detail.

Land Description

Nearly level.

Drainage

Part of drainage district #31. There is a county main crossing the property as well as private tile. Contact agent for maps.

Water & Well Information

No known wells.

Comments

Productive Humboldt County farmland.

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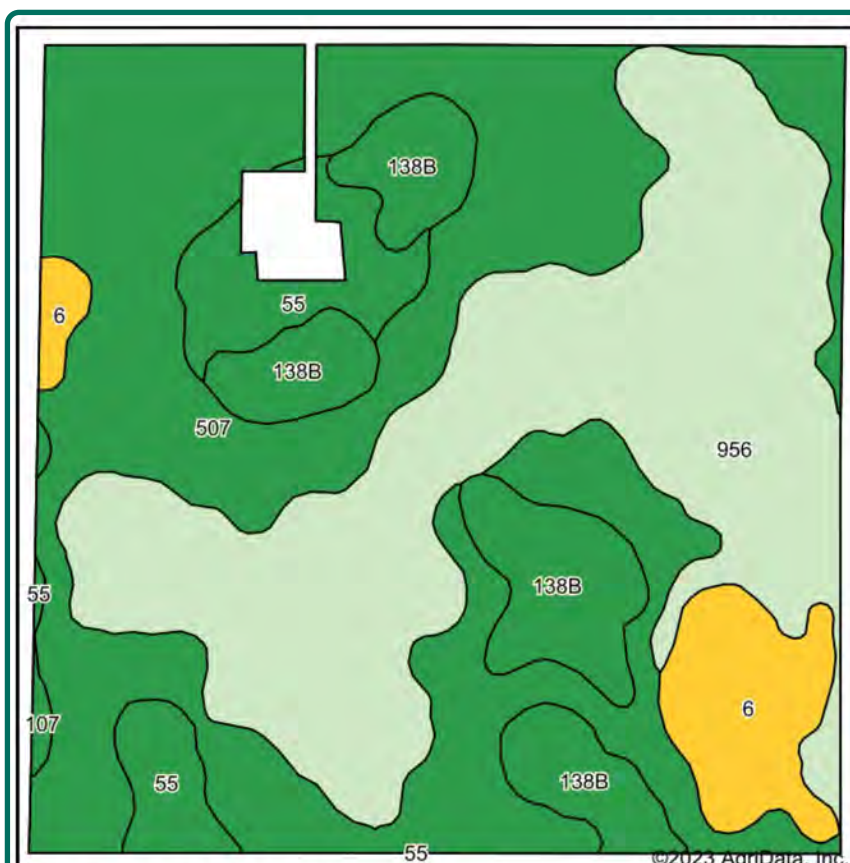
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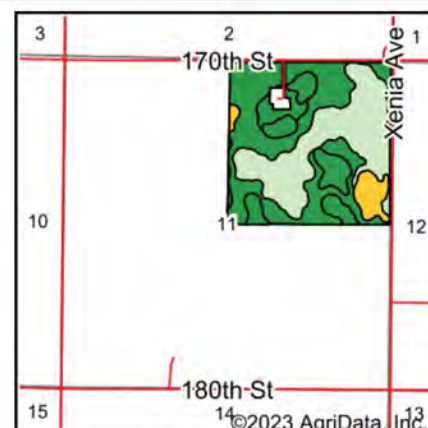
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Soils data provided by USDA and NRCS.

Area Symbol: IA091, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	64.37	42.5%		IIw	84	78
956	Harps-Okoboji complex, 0 to 2 percent slopes	52.95	35.0%		IIw	69	58
138B	Clarion loam, 2 to 6 percent slopes	16.10	10.6%		Ile	89	80
6	Okoboji silty clay loam, 0 to 1 percent slopes	8.80	5.8%		IIIw	59	57
55	Nicollet clay loam, 1 to 3 percent slopes	8.67	5.7%		Iw	89	88
107	Webster clay loam, 0 to 2 percent slopes	0.41	0.3%		IIw	86	83
Weighted Average					2.00	78.1	70.6



State: **Iowa**

County: **Humboldt**

Location: **11-92N-27W**

Township: **Lake**

Acres: **151.3**

Date: **7/31/2023**



Maps Provided By:



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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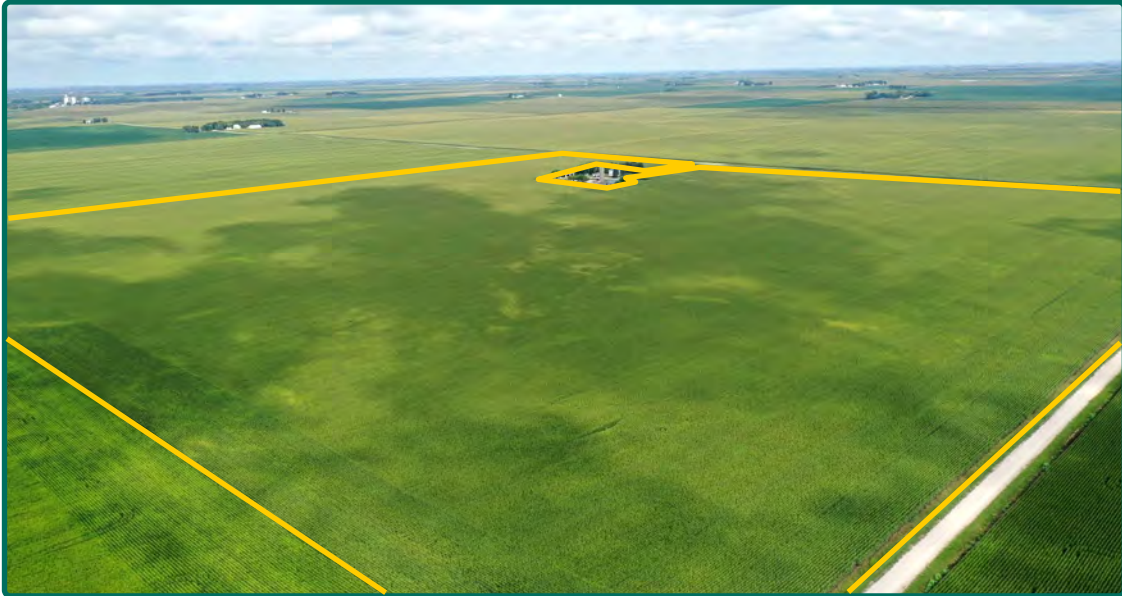
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Southeast Looking Northwest



South Looking North



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