

Land For Sale

ACREAGE:

200.00 Acres, m/l

LOCATION:

Humboldt County, IA



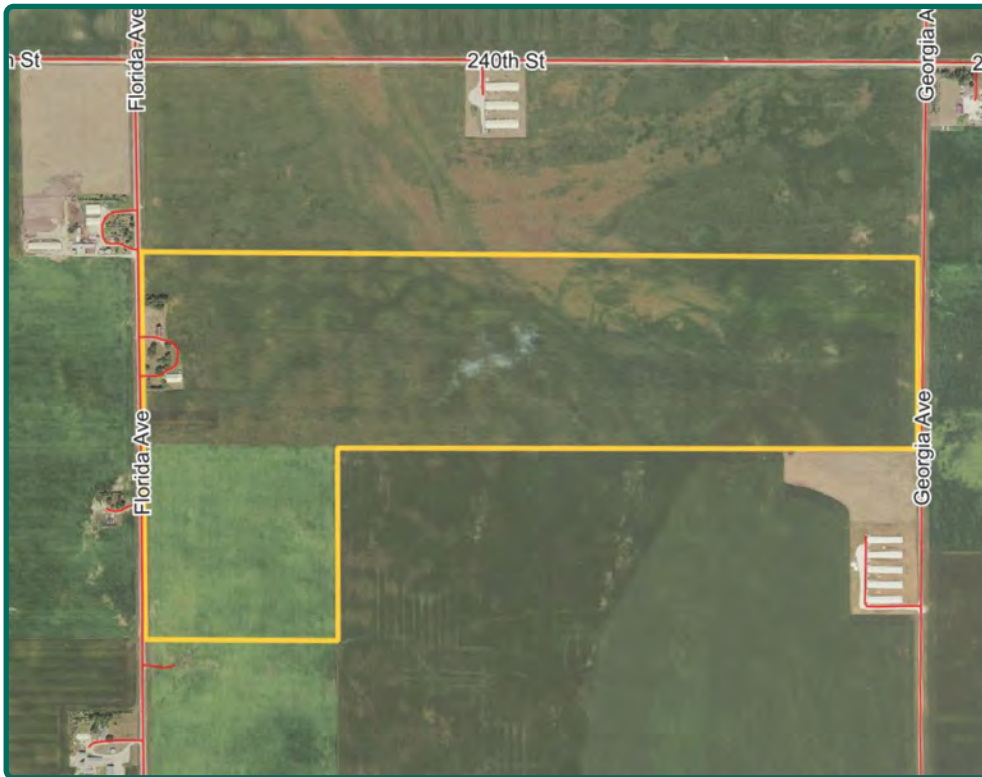
Property *Key Features*

- Eight Miles Southwest of Humboldt
- 192.86 FSA/Eff. Crop Acres Carrying an 81.10 CSR2
- Productive Humboldt County Farmland

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FSA/Eff. Crop Acres:	192.86
Corn Base Acres:	133.50
Bean Base Acres:	57.30
Soil Productivity:	81.10 CSR2

Property Information

200.00 Acres, m/l

Location

From Humboldt: Go west on Highway 3 for 6 miles to Florida Avenue. Head south for 2½ miles. Property is on the east side of the road.

Legal Description

S½ NW¼, S½ NE¼ and NW¼ SW¼ of Section 13, Township 91 North, Range 30 West of the 5th P.M. (Weaver Township)

Price & Terms

- \$2,650,000
- \$13,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2023 - 2024: \$6,160.00
Gross Acres: 200.00
Net Taxable Acres: 196.29
Tax Parcel ID #s: 0913100003, 0913100004, 0913200003, 0913200004, 0913300001

Lease Status

Open lease for the 2024 crop year.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Land Description

Nearly level to moderately sloping.

Soil Types/Productivity

Primary soils are Garmore, Clarion and Biscay loams. CSR2 on the FSA/Eff. crop acres is 81.10. See soil map for detail.

FSA Data

Farm Number 4163, Tract 1436
FSA/Eff. Crop Acres: 192.86
Corn Base Acres: 133.50
Corn PLC Yield: 160 Bu.
Bean Base Acres: 57.30
Bean PLC Yield: 54 Bu.

Buildings/Improvements

- 50' x 98' machine shed
- 30' x 52' barn w/ loft (loft will be removed from property)

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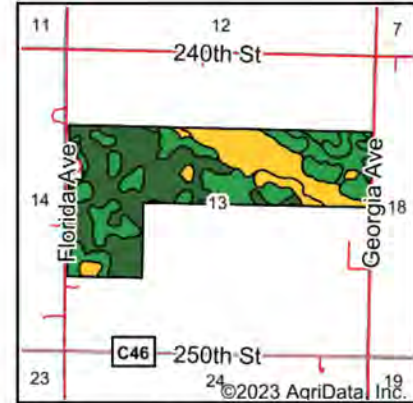
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Humboldt**
Location: **13-91N-30W**
Township: **Weaver**
Acres: **192.86**
Date: **9/20/2023**

Hertz
Farm Management, Inc.
Maps Provided By:
surety
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Area Symbol: IA091, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
338	Garmore loam, 0 to 2 percent slopes	74.51	38.6%		Iw	91	78
138B	Clarion loam, 2 to 6 percent slopes	42.59	22.1%		Ile	89	80
259	Biscay clay loam, 0 to 2 percent slopes	32.27	16.7%		IIw	52	75
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	22.37	11.6%		IIIle	83	63
55	Nicollet clay loam, 1 to 3 percent slopes	10.09	5.2%		Iw	89	88
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	5.23	2.7%		IVe	53	46
274	Rolfe silt loam, 0 to 1 percent slopes	4.28	2.2%		IIw	57	53
203	Cylinder loam, 0 to 2 percent slopes	0.78	0.4%		Ils	58	76
107	Webster clay loam, 0 to 2 percent slopes	0.74	0.4%		Iw	86	83
Weighted Average					1.75	81.1	75.3

Drainage

There is a county main going through the farm. Part of Drainage District #66.

Water & Well Information

Capped well on property.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real 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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Southeast Looking Northwest



Southwest Looking Northeast



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