

THE COUGAR FARM

100[±] ACRES, HUMBOLDT COUNTY, IOWA



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MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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Real Estate • Farm Management • Appraisals • Consulting

THE COUGAR FARM

AERIAL MAP

240th Street

Delaware Avenue

P23

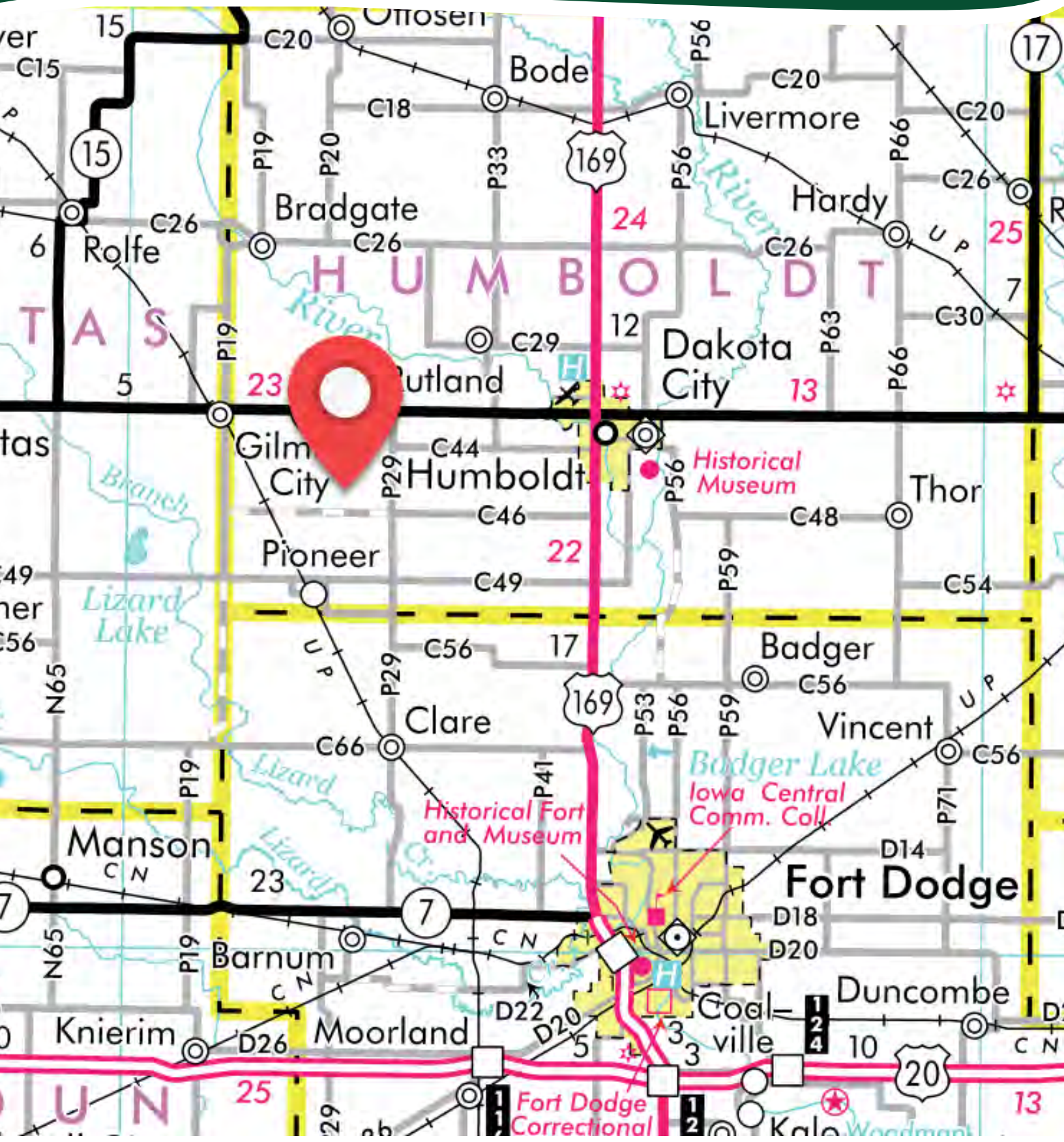
C46

250th Street



THE COUGAR FARM

HIGHWAY MAP



THE COUGAR FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 88 miles northwest of Des Moines International Airport. Nearby cities include: Gilmore City (2 miles northwest), Humboldt (7 1/2 miles east), and Fort Dodge (14 1/2 miles southeast).
FRONTAGE	There is approximately 5/16 mile of road frontage on 240th Street and 1/2 mile on Delaware Avenue (P23).
MAJOR HIGHWAYS	Iowa Highway 3 is 2 miles north, U.S. 169 is 8 miles east, Iowa Highway 7 is 12 3/8 miles south, and Iowa Highway 4 is 14 1/2 miles west.
LEGAL DESCRIPTION	A brief legal description indicates the Cougar Farm is located in Part of the Northeast Quarter of Section 16, Township 91 North – Range 30 West (Weaver Township), Humboldt County, Iowa.
TOTAL ACRES	There are a total of 100 acres, more or less, according to the Humboldt County Assessor.
CROPLAND ACRES	There are approximately 94.21 cropland acres according to the Humboldt County FSA.
SOIL TYPES	Major soil types found on this farm include Webster clay loam and Clarion loam.
TOPOGRAPHY	The topography of the subject farm is level to nearly level.
MINERAL RIGHTS	All mineral rights owned by the seller will be transferred in their entirety to the new owner.
POSSESSION	Possession will be given at closing, subject to the terms and conditions set forth in a purchase contract.
PRICE & TERMS	The asking price is \$14,950 per acre. A 10% earnest money deposit should accompany any offer to purchase.
FINANCING	Mortgage financing is available from several sources. Names and addresses will be provided upon request.
GRAIN MARKETS	There are a number of grain markets located within 15 miles of The Cougar Farm.

THE COUGAR FARM

PROPERTY DETAILS

TAXES	Real estate taxes for July 1, 2022 through June 30, 2023 totaled \$3,498. The tax parcel numbers are: 0916200002, 0916200004, 0916200006 & 0916200008.
DRAINAGE	The Cougar Farm lies within Humboldt County Drainage District 2. The property has been extensively pattern tiled and the tile map is available in the Appendix. For additional information please contact our office.
COMMENTS	The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Mark Mommsen at Martin, Goodrich & Waddell, Inc. at 815-901-4269.

THE COUGAR FARM

PROPERTY PHOTOS



THE COUGAR FARM

PROPERTY PHOTOS



THE COUGAR FARM

SOILS INFORMATION

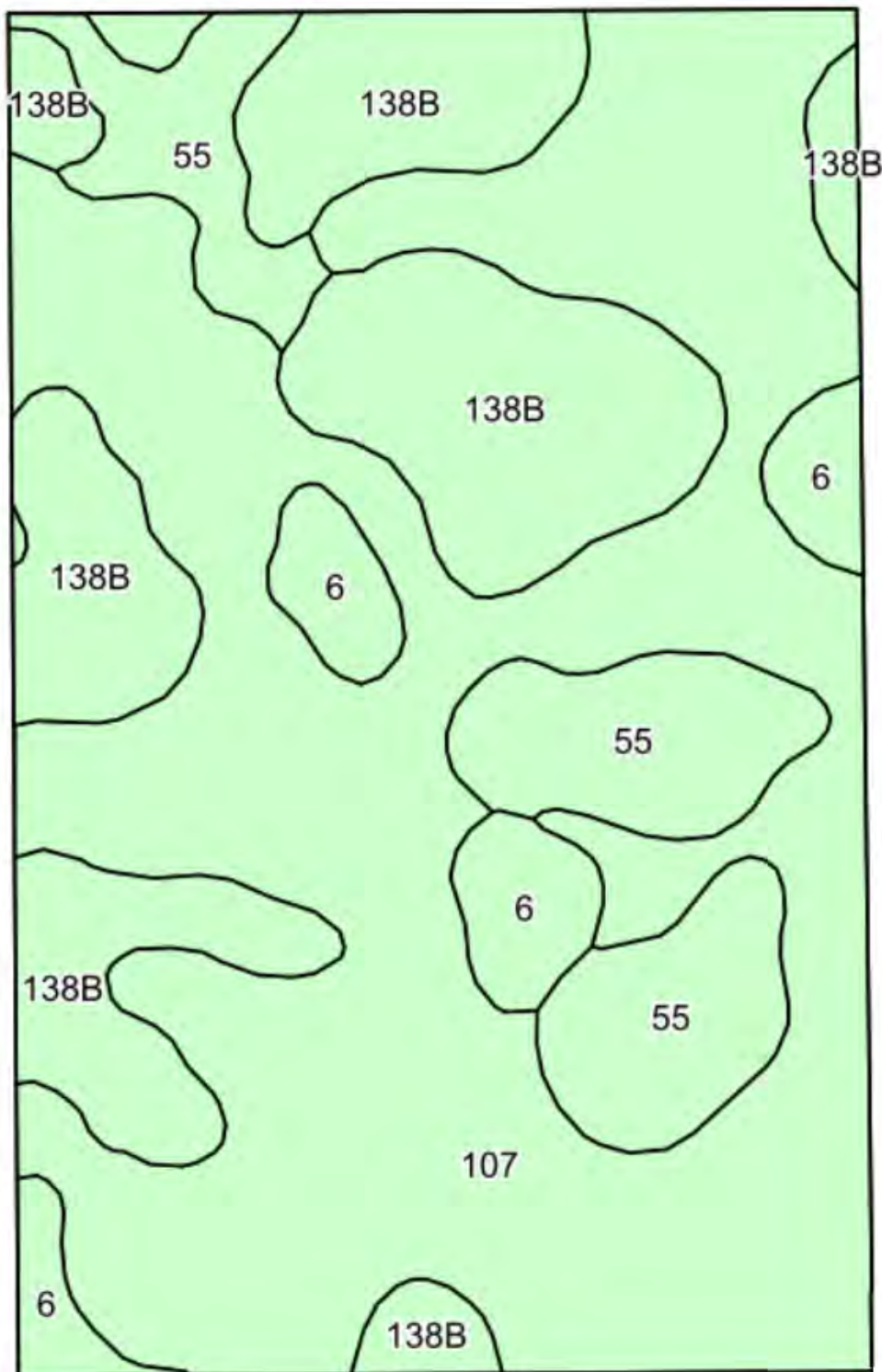
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	CSR2
107	Webster clay loam	53.78	86
138B	Clarion loam	23.29	89
55	Nicollet clay loam	11.57	89
6	Okoboji silty clay loam	5.57	59
WEIGHTED AVERAGE:			85.5

**Soils data provided by USDA and NRCS.*

THE COUGAR FARM

SOILS MAP



THE COUGAR FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP
4. TILE MAP

For more information, please visit MGW.us.com

or contact:

Mark Mommsen (815) 901-4269 | Mark.Mommsen@mgw.us.com



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United States
Department of
Agriculture

Humboldt County, Iowa



Legend



Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 94.21 acres

2023 Program Year

Map Created April 24, 2023

Farm 4498

Tract 8363

United States Department of Agriculture (USDA) Farm Service Agency (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 National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. 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 exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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IOWA
HUMBOLDT
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4498
Prepared : 9/13/23 9:00 AM CST
Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Operator Name :
CRP Contract Number(s) : None
Recon ID : 19-091-2011-56
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
94.21	94.21	94.21	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	94.21	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	PLC Yield	HIP
Corn	70.12	0.00	176	
Soybeans	23.38	0.00	46	
TOTAL	93.50	0.00		

NOTES

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Tract Number : 8363

Description : B10 E½ NE¼ & E¼ W½ NE¼ SECTION 16 WEAVER
FSA Physical Location : IOWA/HUMBOLDT
ANSI Physical Location : IOWA/HUMBOLDT
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 :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
94.21	94.21	94.21	0.00	0.00	0.00	0.00	0.0

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Tract 8363 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	94.21	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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TOTAL	93.50	0.00	

NOTES

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TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 1,155.5

Max: 1,179.1

Range: 23.6

Average: 1,164.9

Standard Deviation: 3.81 ft

0ft 455ft 910ft

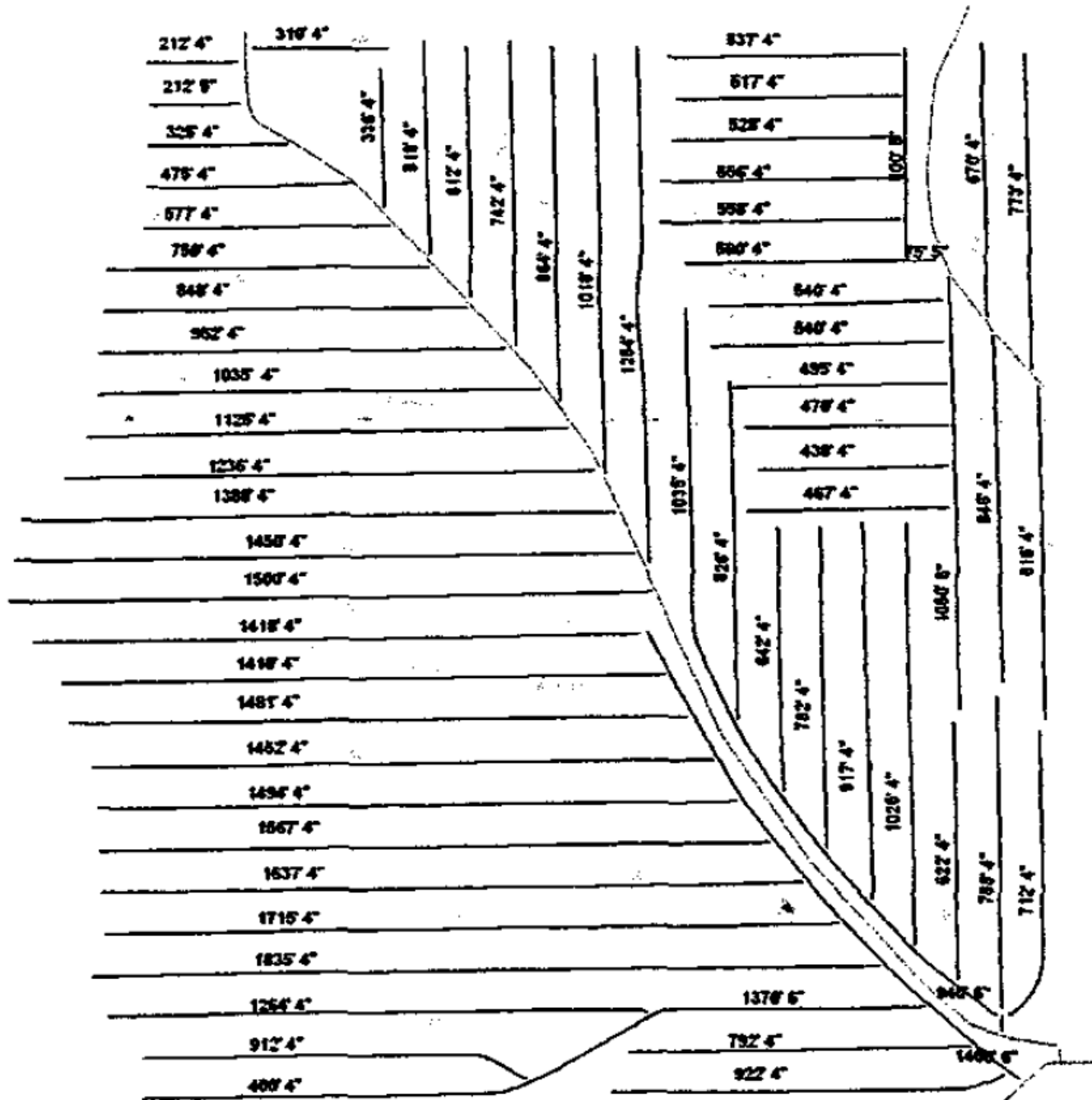


9/14/2023

16-91N-30W
Humboldt County
Iowa

Boundary Center: 42.699445, -94.387664

TILE MAP





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