



LAND FOR SALE

187 Acres Cherokee Co. Section 4 Spring Township



Unique blend of top rated cropland and prime recreational land

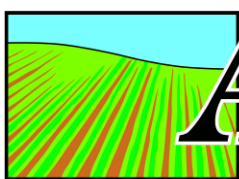
108.6 FSA crop acres w/ great soils – 90.4 CSR2

65 acres (est) forested savanna surrounding a large pond

Adjoins 141 acre public grassland area to the south

RE Taxes: \$4028 annually

Price: \$1,525,000.00



ACRE CO

Farm Real Estate

Spencer, IA 712-262-3529

Selling Iowa's Best

Jon Hjelm, ALC 712-240-3529

Chuck Sikora 712-260-2788

Austin Peterson 712-260-3678

Joe Laubenthal 515-368-3815

theacreco.com

Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.

T-93-N

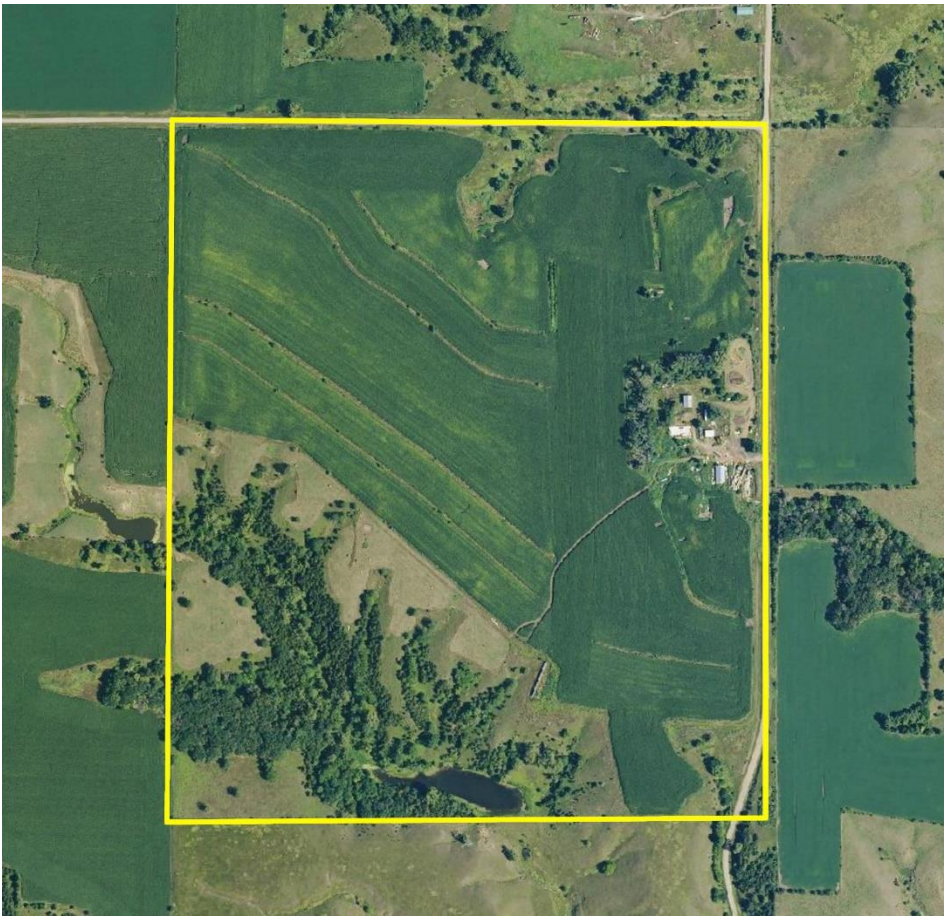
SPRING PLAT

R-39-W

(Landowners)

OBRIEN CO







United States
Department of
Agriculture

O'Brien County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination

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

Non-Irrigated
Corn-Yellow-Grain
Soybeans-Common-Grain

2024 Program Year

Map Created May 09, 2024

Farm 4531

Tract 2864

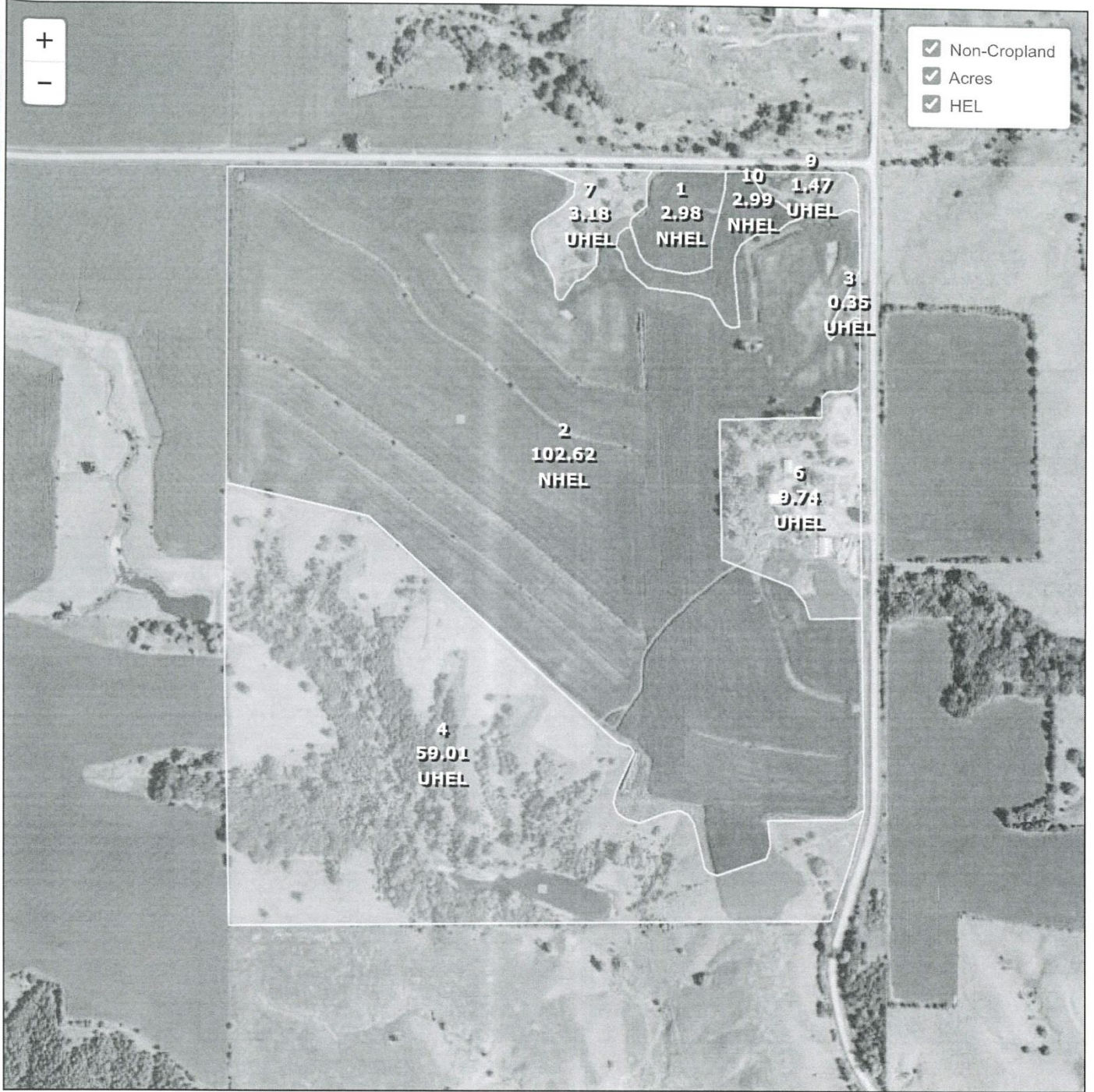
Tract Cropland Total: 108.59 acres

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).

USDA is an equal opportunity provider, employer, and lender.



O'Brien County, Iowa



Common Land Unit

Cropland Non-cropland CRP

2024 Crop Year

Farm 4531
Tract 2864

Wetland Determination Identifiers

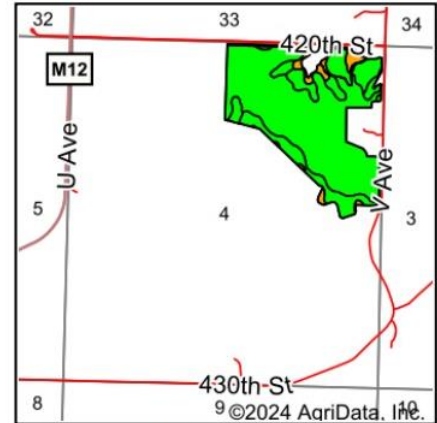
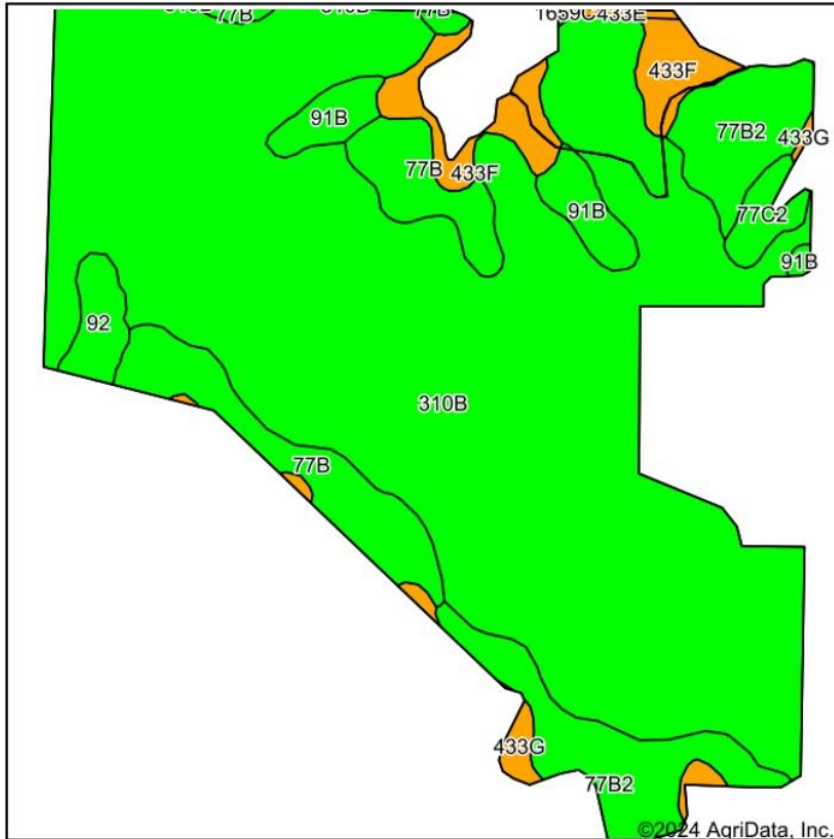
- ☒ Restricted Use
- ☒ Limited Restrictions
- ☒ Exempt from Conservation Compliance Provisions



Tract 1 of 3

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Soils Map



State: Iowa
County: Cherokee
Location: 4-93N-39W
Township: Spring
Acres: 108.59
Date: 5/16/2024



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA035, Soil Area Version: 33
Area Symbol: IA141, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
310B	Galva silty clay loam, 2 to 5 percent slopes	78.74	72.5%		Ile	95	71
77B2	Sac silty clay loam, loam substratum, 2 to 5 percent slopes, eroded	9.25	8.5%		Ile	92	67
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	8.37	7.7%		Ile	95	69
433F	Storden loam, 14 to 25 percent slopes	4.16	3.8%		Vle	14	5
91B	Primghar silty clay loam, 2 to 5 percent slopes	3.05	2.8%		Ile	95	79
92	Marcus silty clay loam, 0 to 2 percent slopes	1.55	1.4%		Ilw	94	76
433G	Storden loam, 25 to 50 percent slopes	1.23	1.1%		Vlle	5	5
77C2	Sac silty clay loam, loam substratum, 5 to 9 percent slopes, eroded	1.22	1.1%		Ille	88	52
310B	Galva silty clay loam, 2 to 5 percent slopes	0.56	0.5%		Ile	95	70
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	0.24	0.2%		Ile	95	68
433E	Storden loam, 14 to 18 percent slopes	0.23	0.2%		IVle	31	25
Weighted Average					2.23	90.4	67.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

IOWA
O'BRIEN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4531

Prepared : 5/13/24 1:54 PM CST

Crop Year : 2024

See Page 3 for non-discriminatory Statements.

Operator Name : JON GUTHRIDGE
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Tract Number : 2864

Description : SPRING 4 NE4 93-39 CHEROKEE COUNTY
FSA Physical Location : IOWA/CHEROKEE
ANSI Physical Location : IOWA/CHEROKEE
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 : JOEL GUTHRIDGE
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
182.34	108.59	108.59	0.00	0.00	0.00	0.00	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	108.59	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	67.80	0.00	125
Soybeans	20.90	0.00	36

TOTAL 88.70 0.00

NOTES



*For more information call
Jon Hjelm ALC 712-240-3529*



Farm Real Estate
Spencer, IA 712-262-3529
www.theacres.com