

Land For Sale

ACREAGE:

88.12 Acres, m/l

LOCATION:

Humboldt County, IA



Property Key Features

- Located East of Gilmore City on Hwy 3
- 84.10 FSA/Eff. Crop Acres with a CSR2 of 88.60
- High-Quality Soils Located Along a Hard-Surfaced Road

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FSA/Eff. Crop Acres:	84.10
Corn Base Acres:	48.09
Bean Base Acres:	36.01
Soil Productivity:	88.60 CSR2

Property Information

88.12 Acres, m/l

Location

From Gilmore City: Head east on Hwy 3 / 220th St. for 2½ miles. The property is located on the south side of the road.

Legal Description

E½ NW¼ and Tax Parcel # 0904100002, all in Section 4, Township 91 North, Range 30 West of the 5th P.M., Humboldt Co., IA. (Weaver Twp.)

Price & Terms

- \$1,270,249.80
- \$14,415/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2022 - 2023: \$3,144.00
Gross Acres: 88.12
Net Taxable Acres: 86.11
Tax per Net Taxable Acre: \$36.51
Tax Parcel ID #s: 0904100002, 0904100003 & 0904100005

FSA Data

Farm Number 3889, Tract 10949
FSA/Eff. Crop Acres: 84.10
Corn Base Acres: 48.09
Corn PLC Yield: 157 Bu.
Bean Base Acres: 36.01
Bean PLC Yield: 50 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Garmore and Clarion. CSR2 on the FSA/Eff. crop acres is 88.60. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Nearly level to slightly sloping.

Drainage

Property is part of a future IDALS drainage project. Contact agent for details.

Water & Well Information

None.

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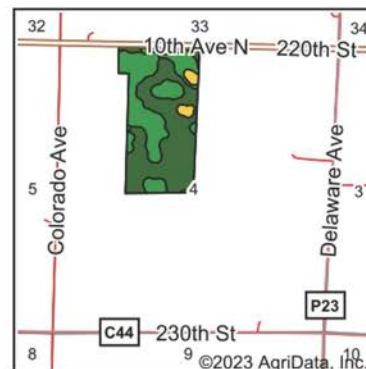
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Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Humboldt**
Location: **4-91N-30W**
Township: **Weaver**
Acres: **84.1**
Date: **3/28/2023**



Maps Provided By:



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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	46.13	54.9%		Iw	91	78
138B	Clarion loam, 2 to 6 percent slopes	28.01	33.3%		Ile	89	80
55	Nicollet clay loam, 1 to 3 percent slopes	5.99	7.1%		Iw	89	88
274	Rolfe silt loam, 0 to 1 percent slopes	3.85	4.6%		IIlw	57	53
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	0.12	0.1%		IIle	83	63
Weighted Average					1.43	88.6	78.2

**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.

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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Northwest looking Southeast



North looking South



Southwest looking Northeast



South looking North



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