

Land For Sale

ACREAGE:

200.00 Acres, m/l

LOCATION:

Humboldt County, IA



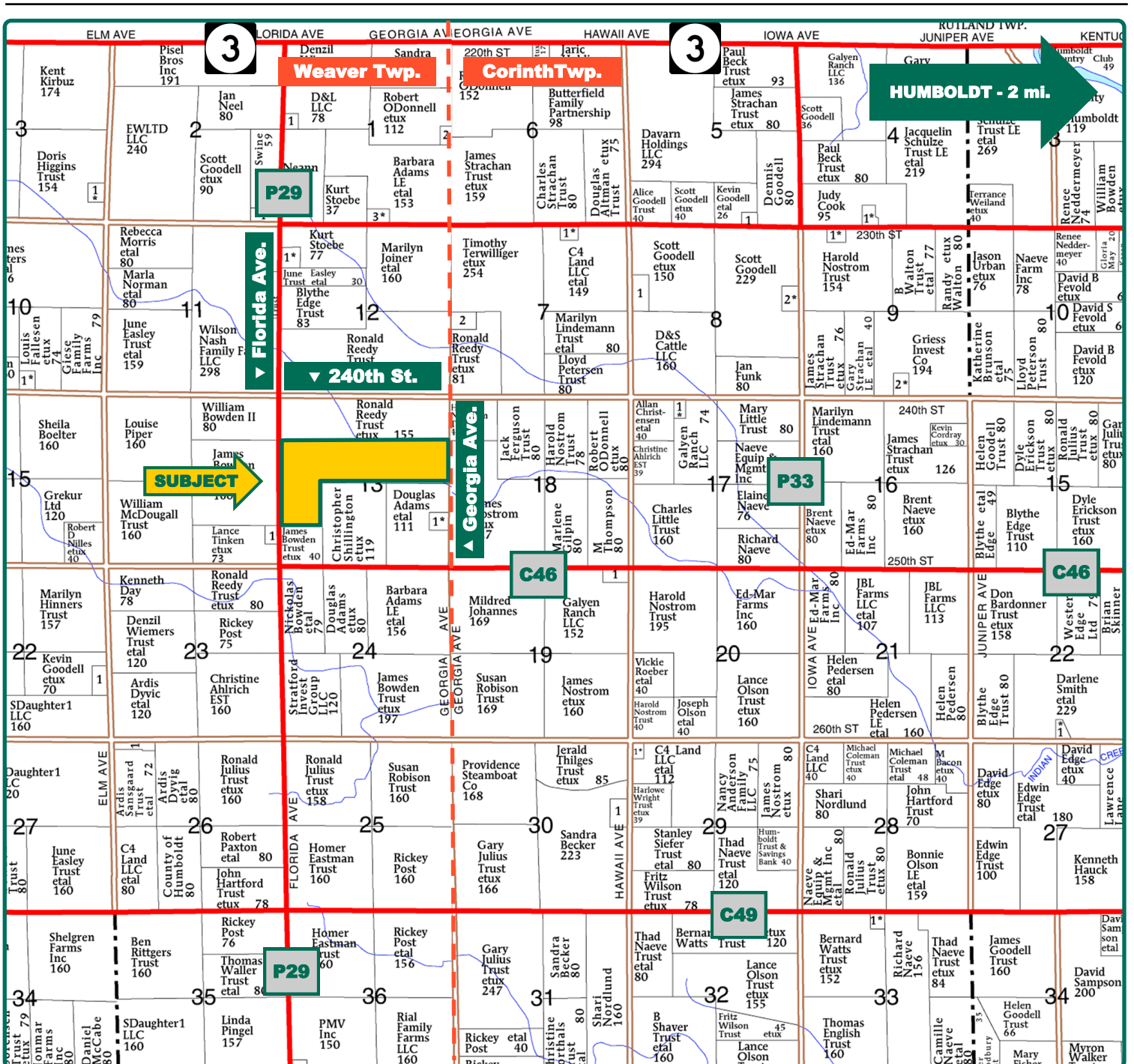
Property Key Features

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

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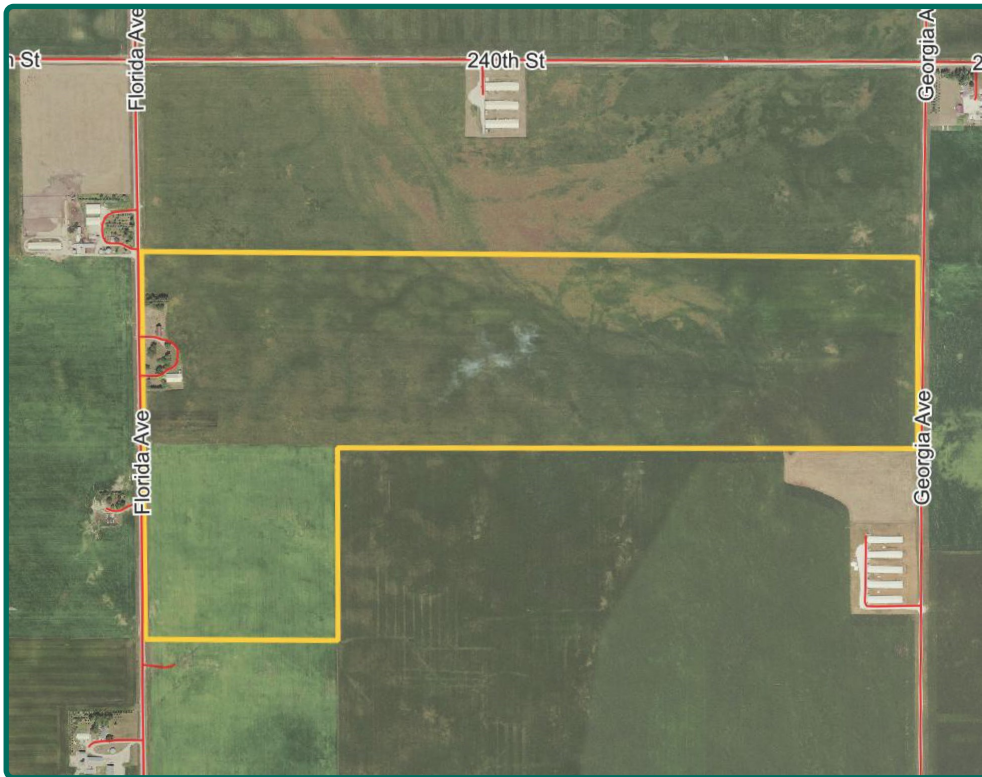


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| | |
|-----------------------------|-------------------|
| FSA/Eff. Crop Acres: | 192.86 |
| Corn Base Acres: | 133.50 |
| Bean Base Acres: | 57.30 |
| Soil Productivity: | 81.10 CSR2 |

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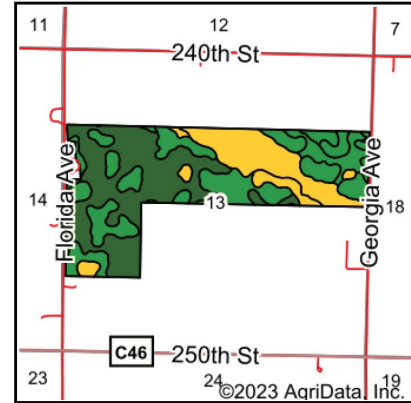
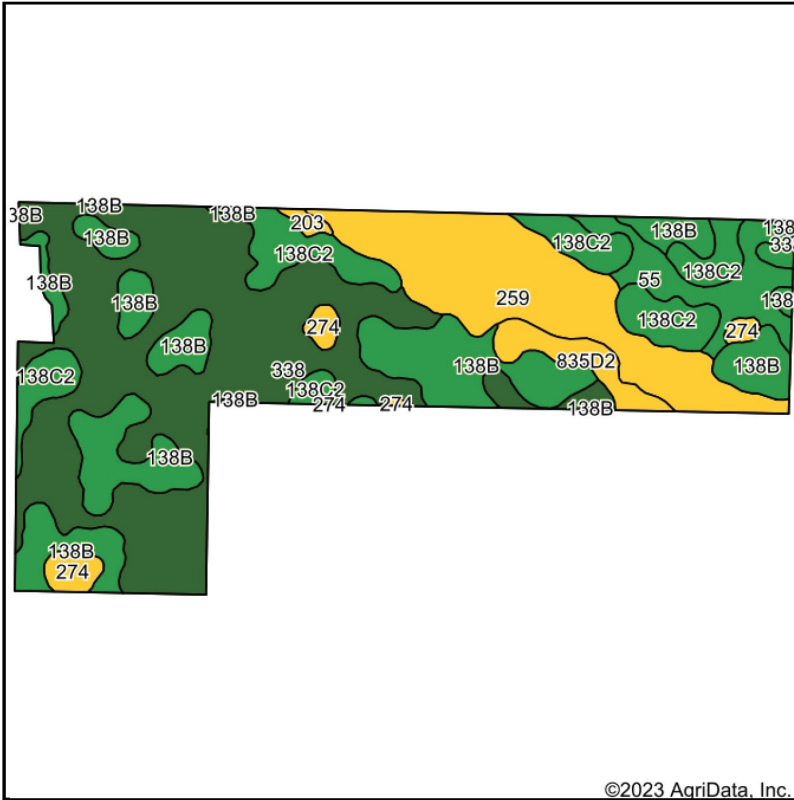
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State: **Iowa**
 County: **Humboldt**
 Location: **13-91N-30W**
 Township: **Weaver**
 Acres: **192.86**
 Date: **9/20/2023**



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 | |
|-------------------------|--|-------|------------------|-------------|------------------|-------------|-------------|-------------|
| 338 | Garmore loam, 0 to 2 percent slopes | 74.51 | 38.6% | | lw | 91 | 78 | |
| 138B | Clarion loam, 2 to 6 percent slopes | 42.59 | 22.1% | | lle | 89 | 80 | |
| 259 | Biscay clay loam, 0 to 2 percent slopes | 32.27 | 16.7% | | llw | 52 | 75 | |
| 138C2 | Clarion loam, 6 to 10 percent slopes, moderately eroded | 22.37 | 11.6% | | llle | 83 | 63 | |
| 55 | Nicollet clay loam, 1 to 3 percent slopes | 10.09 | 5.2% | | lw | 89 | 88 | |
| 835D2 | Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded | 5.23 | 2.7% | | lVe | 53 | 46 | |
| 274 | Rolfe silt loam, 0 to 1 percent slopes | 4.28 | 2.2% | | lllw | 57 | 53 | |
| 203 | Cylinder loam, 0 to 2 percent slopes | 0.78 | 0.4% | | lls | 58 | 76 | |
| 107 | Webster clay loam, 0 to 2 percent slopes | 0.74 | 0.4% | | llw | 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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Make the Most of Your Farmland Investment

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