

# Land For Sale

**ACREAGE:**

**100.00 Acres, m/l**

**LOCATION:**

**Pocahontas County, IA**



## **Property** *Key Features*

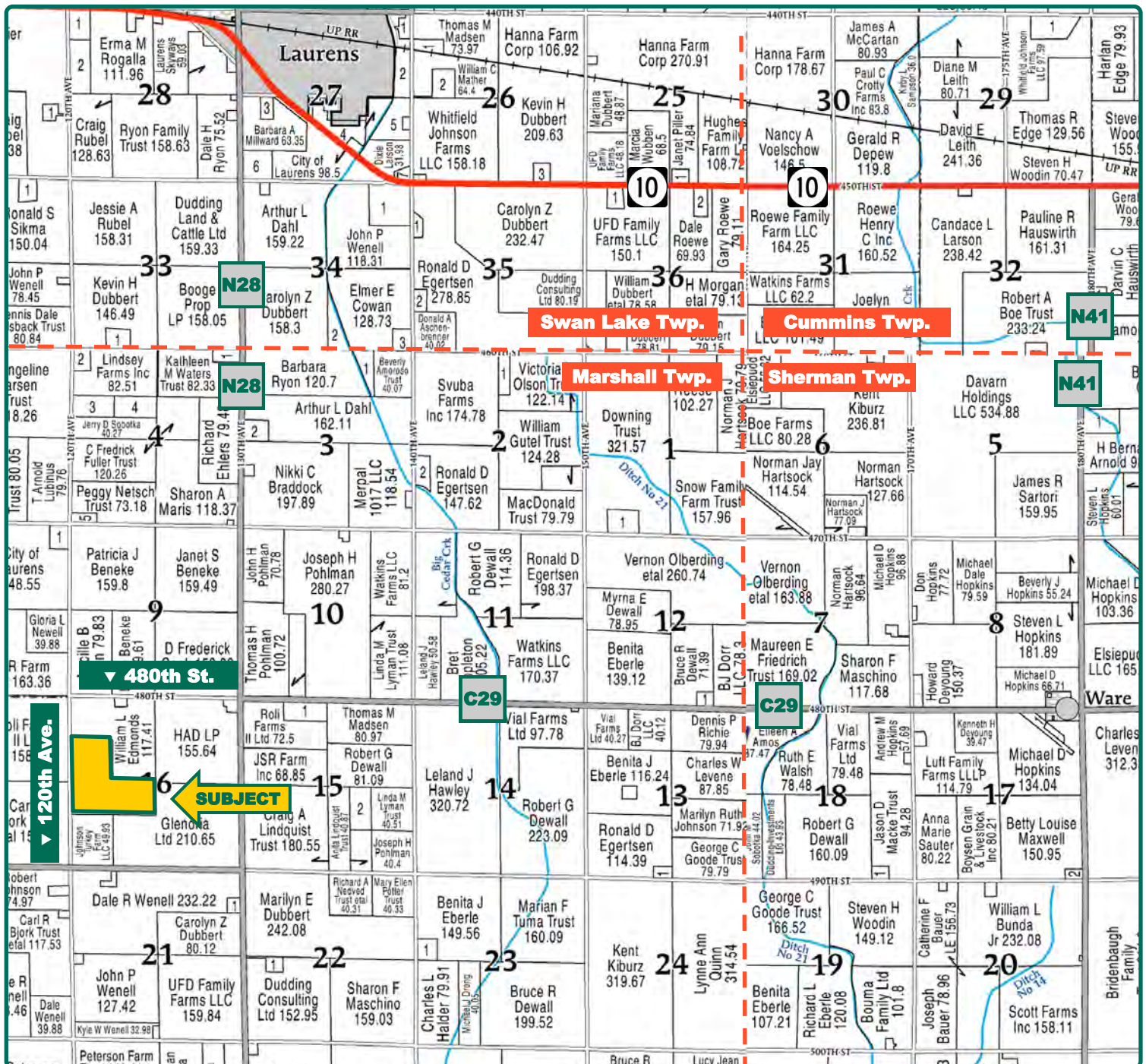
- Located 5½ Miles South of Laurens
- 98.08 FSA/Eff. Crop Acres Carrying an 85.30 CSR2
- High-Quality Farmland in Western Pocahontas County

**Tom Carlson, AFM**  
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<b>FSA/Eff. Crop Acres:</b>	<b>98.08</b>
<b>Corn Base Acres:</b>	<b>49.20</b>
<b>Bean Base Acres:</b>	<b>48.88</b>
<b>Soil Productivity:</b>	<b>85.30 CSR2</b>

## Property Information

### 100.00 Acres, m/l

### Location

From Laurens: Go south on N28 for 4 miles, then head west on 480th Street for 1 mile. Go south on 120th Avenue for ¼ mile, property is on the east side of the road.

### Legal Description

SW¼ NW¼ and N½ SW¼ of Section 16, Township 92 North, Range 34 West of the 5th P.M. (Marshall Township)

### Price & Terms

#### PRICE REDUCED!

- ~~\$1,445,000~~ - \$1,290,000
  - ~~\$14,450/acre~~ - \$12,900/acre
- 10% down upon acceptance of offer;  
balance due in cash at closing.

### Possession

As agreed upon.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$3,150.00  
Gross Acres: 100.00  
Net Taxable Acres: 98.25  
Tax per Net Taxable Acre: \$32.06  
Tax Parcel ID #s: 0516100003,  
0516300001, 0516300004

### Lease Status

Open lease for the 2024 crop year.

### FSA Data

Farm Number 5120, Tract 106  
FSA/Eff. Crop Acres: 98.08  
Corn Base Acres: 49.20  
Corn PLC Yield: 155 Bu.  
Bean Base Acres: 48.88  
Bean PLC Yield: 42 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Webster, Canisteo and Clarion. CSR2 on the FSA/Eff. crop acres is 85.30. See soil map for detail.

### Land Description

Nearly level to gently sloping.

### Drainage

Part of drainage districts #31 & #41.  
Contact agent for details.

### Water & Well Information

No known wells.

### Comments

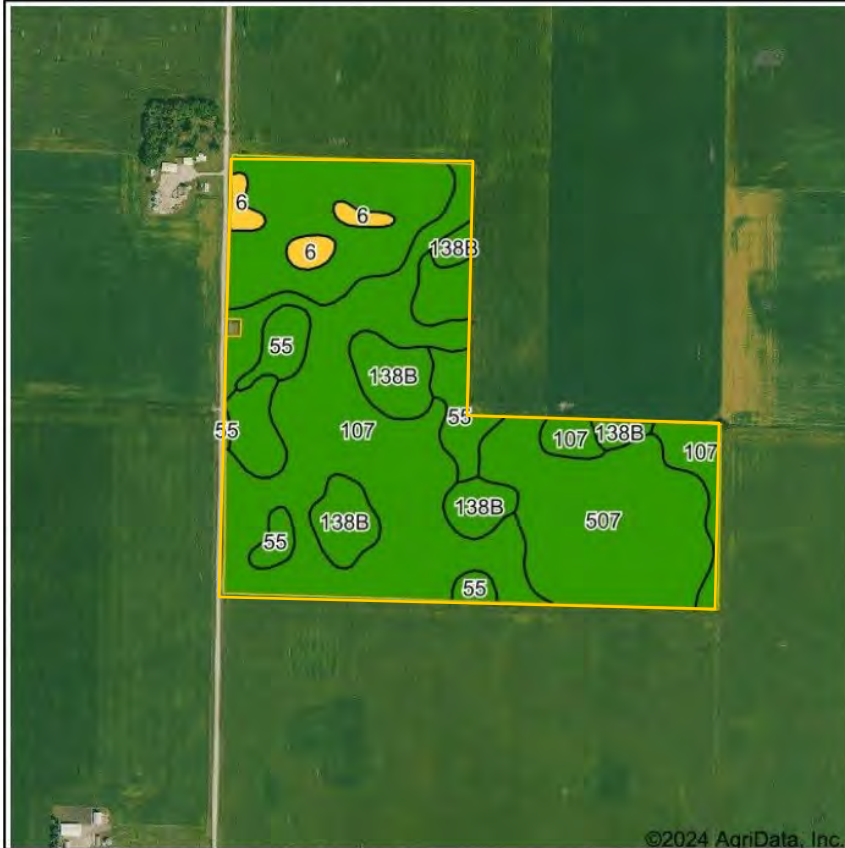
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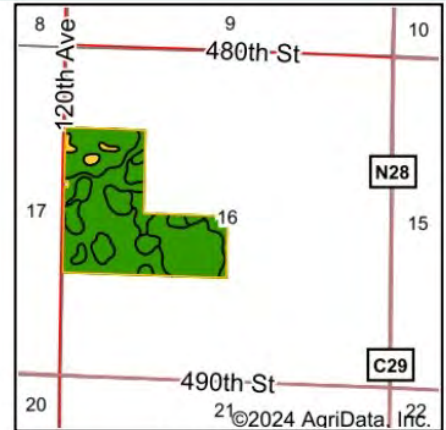
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Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Pocahontas**  
Location: **16-92N-34W**  
Township: **Marshall**  
Acres: **98.08**  
Date: **1/15/2024**



Maps Provided By:



Area Symbol: IA151, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
107	Webster clay loam, 0 to 2 percent slopes	39.52	40.3%		IIw	86
507	Canisteo clay loam, 0 to 2 percent slopes	34.54	35.2%		IIw	84
138B	Clarion loam, 2 to 6 percent slopes	12.66	12.9%		Ile	89
55	Nicollet clay loam, 1 to 3 percent slopes	9.09	9.3%		Iw	89
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.27	2.3%		IIIw	59
Weighted Average					1.93	85.3

*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



Southwest Looking Northeast



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