

# Land For Sale

**ACREAGE:**

**77.46 Acres, m/l**

**LOCATION:**

**Pocahontas County, IA**



## Property Key Features

- Located Seven Miles Southeast of Laurens
- 75.92 FSA/Eff. Crop Acres Carrying an 84.10 CSR2
- High-Quality Farmland in Western Pocahontas County

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<b>FSA/Eff. Crop Acres:</b>	<b>75.92</b>
<b>Corn Base Acres:</b>	<b>37.50</b>
<b>Bean Base Acres:</b>	<b>37.55</b>
<b>Soil Productivity:</b>	<b>84.10 CSR2</b>

## Property Information

**77.46 Acres, m/l**

### Location

From Laurens: Go south on N28 for 4 miles, then east on C29 for 3½ miles. Property is on the south side of the road.

### Legal Description

E½ NW¼ lying east of drainage ditch of Section 18, Township 92 North, Range 33 West of the 5th P.M. (Sherman Township)

### Price & Terms

- \$1,053,530
- \$13,601/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As agreed upon.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$2,280.00  
Gross Acres: 77.46  
Net Taxable Acres: 71.87  
Tax per Net Taxable Acre: \$31.72  
Tax Parcel ID #s: 0618100008, 0618100004, 0618100010, 0618100007

### Lease Status

Open lease for the 2024 crop year.

### FSA Data

Farm Number 1683, Tract 10504  
FSA/Eff. Crop Acres: 75.92  
Corn Base Acres: 37.50  
Corn PLC Yield: 164 Bu.  
Bean Base Acres: 37.55  
Bean PLC Yield: 45 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Kossuth, Webster and Clarion. CSR2 on the FSA/Eff. crop acres is 84.10. See soil map for detail.

### Land Description

Nearly level to gently sloping.

### Drainage

Part of drainage district #21.

### Water & Well Information

No known wells.

### Comments

High-quality Pocahontas County farmland.

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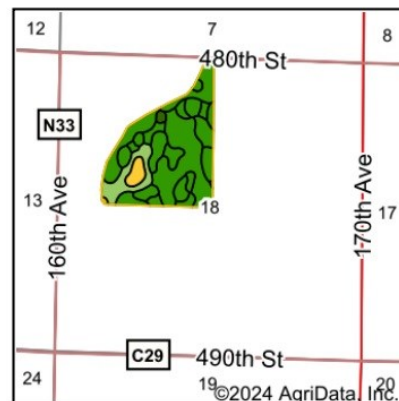
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Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Pocahontas**  
Location: **18-92N-33W**  
Township: **Sherman**  
Acres: **75.92**  
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**
388	Kossuth silty clay loam, 0 to 2 percent slopes	21.93	28.9%		IIw	86
107	Webster clay loam, 0 to 2 percent slopes	13.10	17.3%		IIw	86
138B	Clarion loam, 2 to 6 percent slopes	11.75	15.5%		Ile	89
507	Canisteo clay loam, 0 to 2 percent slopes	8.94	11.8%		IIw	84
55	Nicollet clay loam, 1 to 3 percent slopes	8.62	11.4%		Iw	89
95	Harps clay loam, 0 to 2 percent slopes	7.89	10.4%		IIw	72
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.91	3.8%		IIlw	59
655	Crippin loam, 1 to 3 percent slopes	0.78	1.0%		Ie	91
Weighted Average					1.91	84.1

## Additional Land for Sale

Seller has one additional tract of land for sale located west of this property. See Additional Land Aerial Photo.

*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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Southeast Looking Northwest



North Looking South



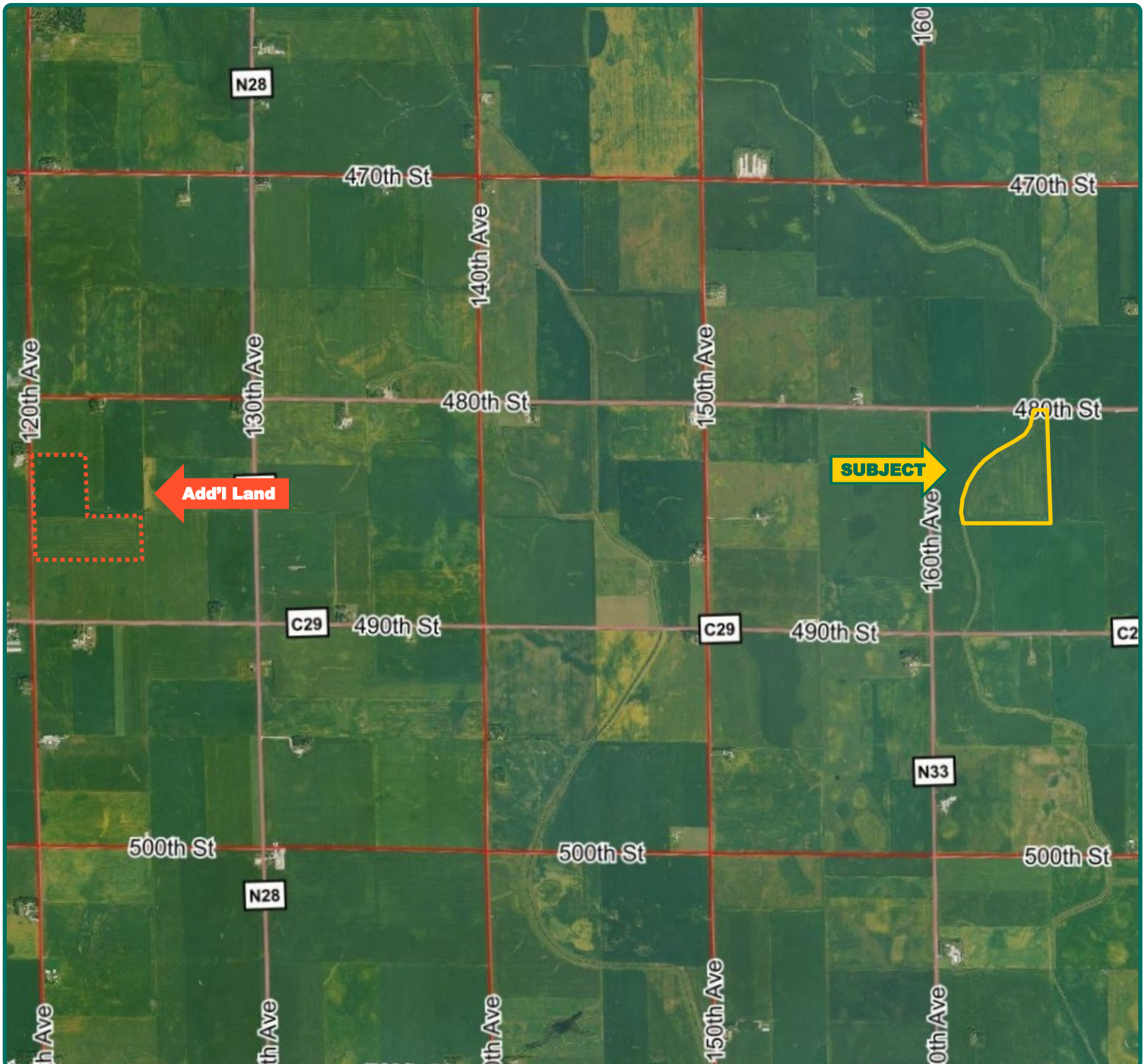
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# Additional Land Aerial Photo



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