

Land For Sale

ACREAGE:

207.00 Acres, m/l

LOCATION:

Webster County, IA



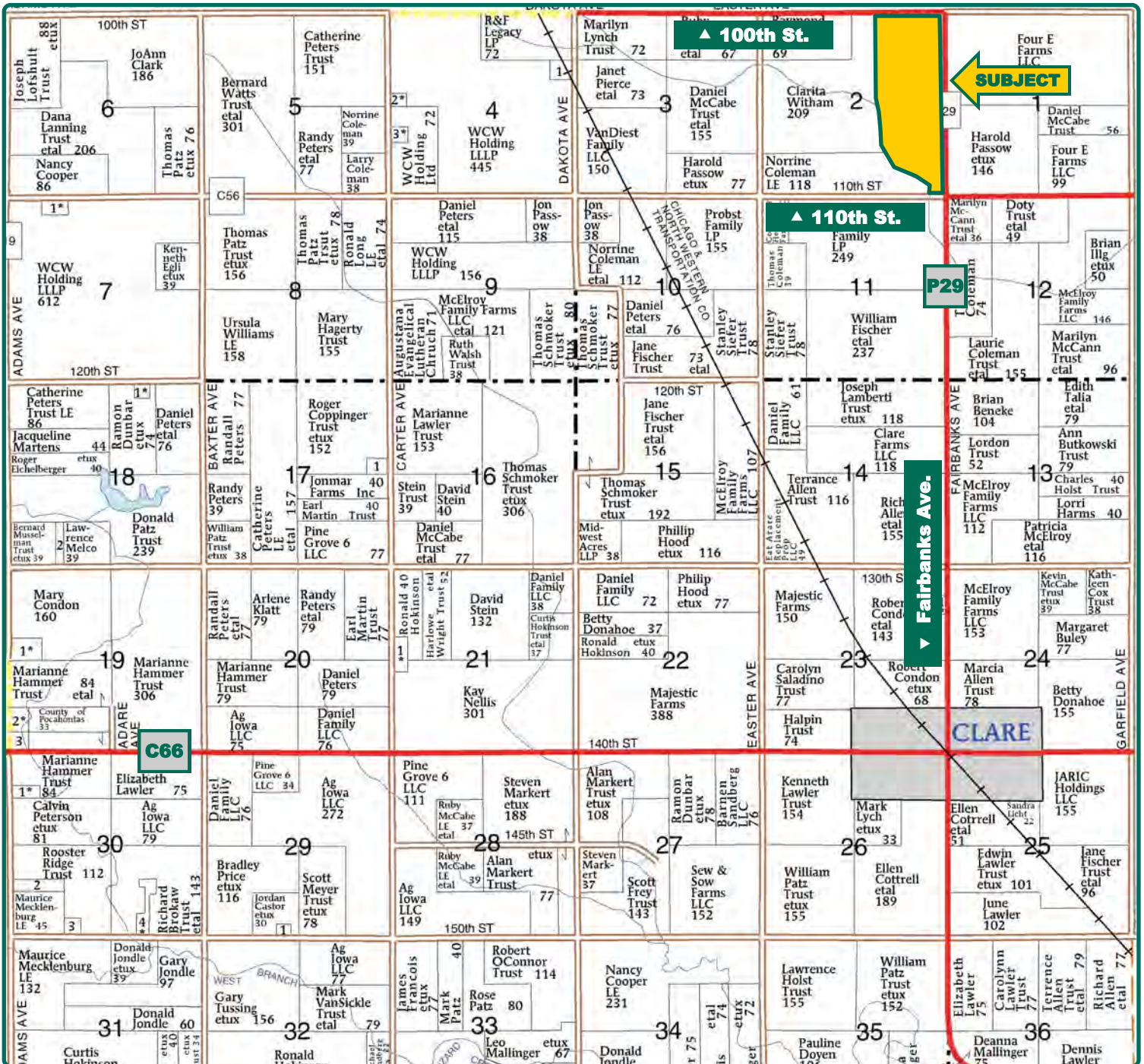
Property Key Features

- Located 3 Miles North of Clare, Iowa
- 189.15 FSA/Eff. Crop Acres with a CSR2 of 83.30
- High-Quality Webster County Farmland

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FSA/Eff. Crop Acres:	189.15
CRP Acres:	8.18
Corn Base Acres:	96.80
Bean Base Acres:	91.30
Soil Productivity:	83.30 CSR2

Property Information

207.00 Acres, m/l

Location

From Clare: go north on Co. Hwy P29/ Fairbanks Ave. for 3 miles to 110th St. The farm will be on the west side of the road.

Legal Description

Part of NE¼ and Part of SE¼, in Section 2, Township 90 North, Range 30 West of the 5th P.M., Webster Co., IA.

Price & Terms

PRICE REDUCED!

- ~~\$2,778,975~~ - \$2,675,475
- ~~\$13,425/acre~~ \$12,925/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2024-2025: \$6,578.00
Gross Acres: 207.00
Net Taxable Acres: 198.70
Tax per Net Taxable Acre: \$33.11
Tax Parcel ID #: 0102200002, 0102200003, 0102200005, 0102200006, 0102400002, 0102400003, 0102400005 & 0102400007

Lease Status

Leased through the 2025 crop year.

FSA Data

Farm Number 1513, Tract 853
FSA/Eff. Crop Acres: 189.15
CRP Acres: 8.18
Corn Base Acres: 96.80

Corn PLC Yield: 154 Bu.
Bean Base Acres: 91.30
Bean PLC Yield: 54 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

There are 8.18 acres enrolled in a CP-21 contract that pays \$300/acre - or \$2,454.00 annually - and expires 9/30/31.

Soil Types/Productivity

Primary soils are Webster clay loam, Clarion loam and Nicollet clay loam. CSR2 on the FSA/Eff. crop acres is 83.30. See soil map for details.

Mineral Rights

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

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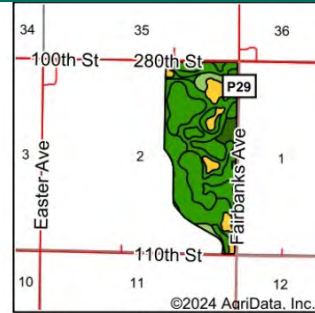
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State: **Iowa**
County: **Webster**
Location: **2-90N-30W**
Township: **Jackson**
Acres: **189.15**
Date: **9/30/2024**














Maps Provided By:
 **surety**
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Soils data provided by USDA and NRCS.

Area Symbol: IA187, Soil Area Version: 40

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
107	Webster clay loam, 0 to 2 percent slopes	44.33	23.5%		IIw	86
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	35.71	18.9%		IIle	83
138B	Clarion loam, 2 to 6 percent slopes	34.69	18.3%		Ile	89
55	Nicollet clay loam, 1 to 3 percent slopes	27.75	14.7%		Iw	89
6	Okoboji silty clay loam, 0 to 1 percent slopes	14.01	7.4%		IIlw	59
507	Canisteo clay loam, 0 to 2 percent slopes	9.33	4.9%		IIw	84
95	Harps clay loam, 0 to 2 percent slopes	6.49	3.4%		IIw	72
338	Garmore loam, 0 to 2 percent slopes	6.49	3.4%		I	96
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	4.45	2.4%		Ive	53
27B	Terril loam, 2 to 6 percent slopes	2.99	1.6%		Ile	87
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	2.91	1.5%		IIw	76
Weighted Average					2.13	83.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Land Description

Nearly level to gently sloping.

Drainage

Natural. Part of Drainage District No. 9.

Water & Well Information

None.

Comments

This is high-quality Webster County farmland.

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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North Looking South



South Looking North



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