

Productive Webster County Farmland



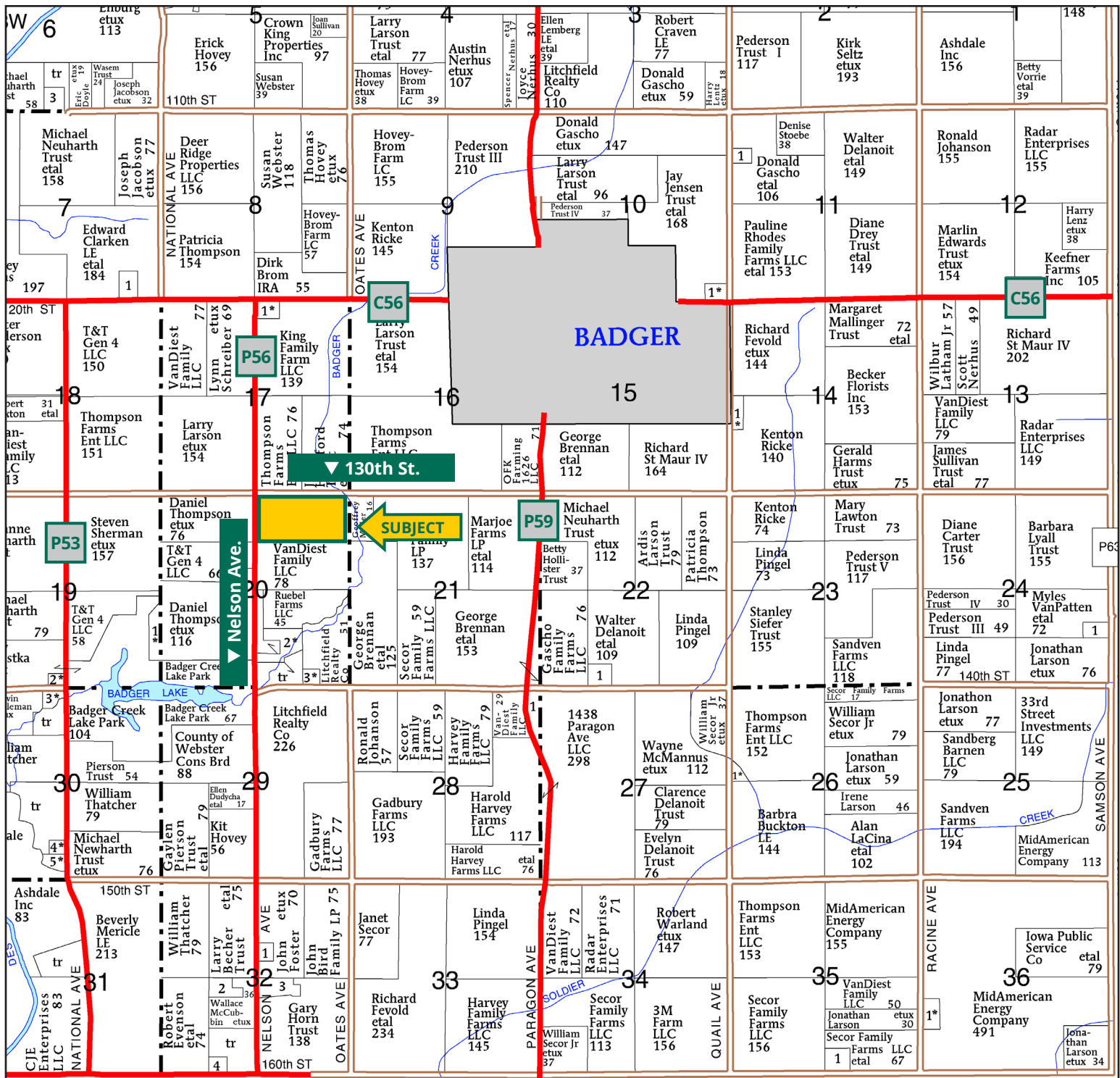
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80.00 Acres, m/I
Webster County, IA



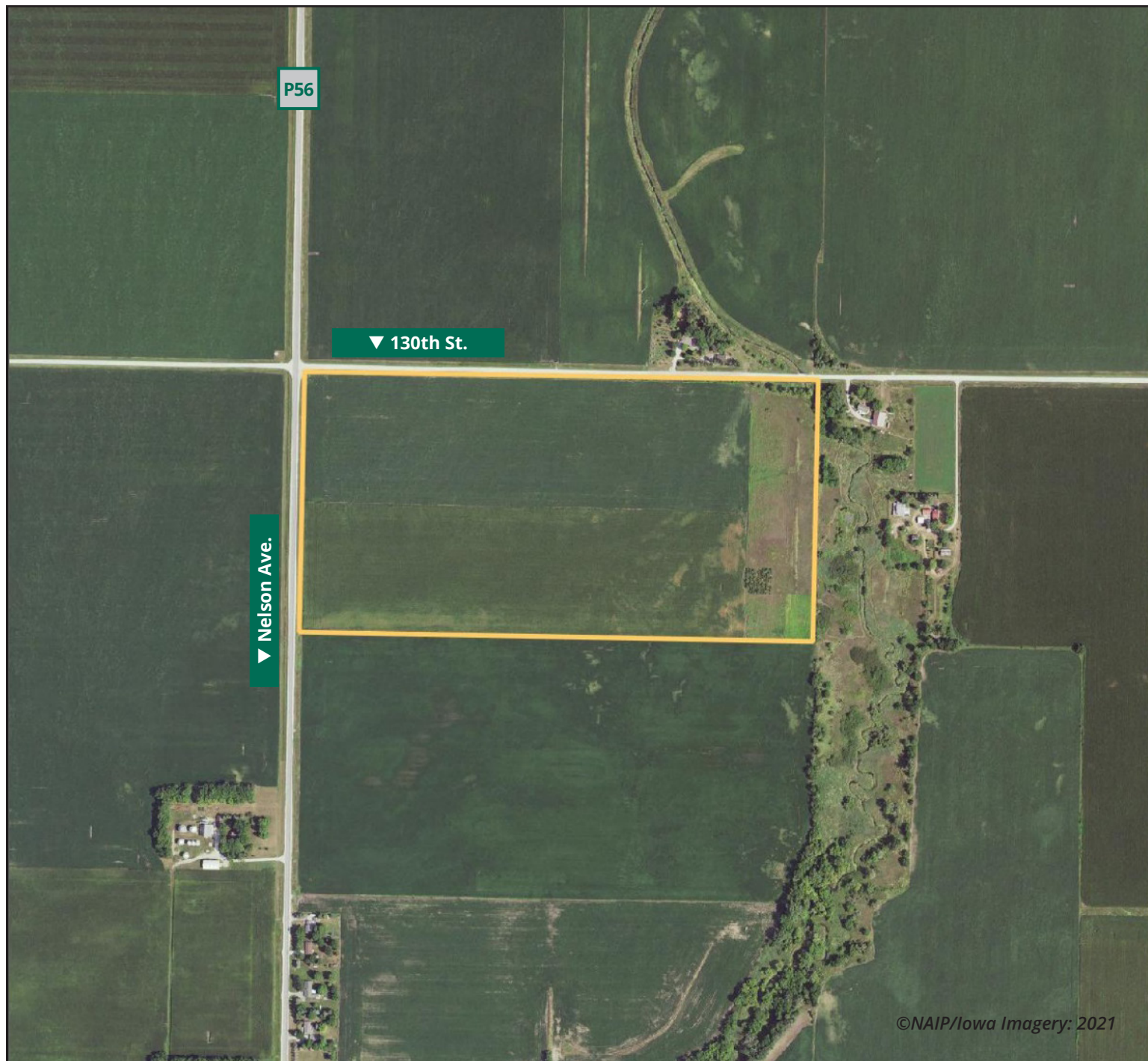
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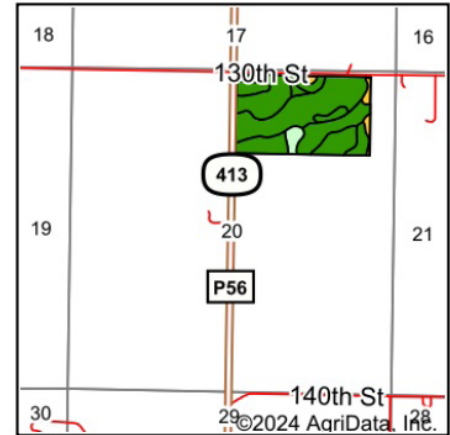
FSA/Eff. Crop Acres: 64.94 | CRP Acres: 10.47 | FSA/Eff. Crop Acres Soil Productivity: 85.90 CSR2



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State: **Iowa**
 County: **Webster**
 Location: **20-90N-28W**
 Township: **Badger**
 Acres: **64.94**
 Date: **10/28/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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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**
138B	Clarion loam, 2 to 6 percent slopes	29.85	46.1%		Ile	89
55	Nicollet clay loam, 1 to 3 percent slopes	12.56	19.3%		Iw	89
107	Webster clay loam, 0 to 2 percent slopes	9.40	14.5%		IIw	86
507	Canisteo clay loam, 0 to 2 percent slopes	6.95	10.7%		IIw	84
956	Harp-Okoboji complex, 0 to 2 percent slopes	2.24	3.4%		IIw	69
227B	Wadena loam, loamy substratum, 2 to 5 percent slopes	1.72	2.6%		Ile	52
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	1.58	2.4%		IIIe	83
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.64	1.0%		IIIw	59
Weighted Average					1.84	85.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Badger: go west on C56 for 1 mile to P56/Nelson Ave., then 1 mile south to 130th St. The farm will be on the southeast side of P56/Nelson Ave. at 130th St.

Simple Legal

N½ NE¼, Section 20, Township 90 North, Range 28 West of the 5th P.M., Webster Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$980,000
- \$12,250/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

As negotiated.

Lease Status

Open lease for the 2025 crop year.

Real Estate Tax

Taxes Payable 2024 - 2025: \$2,998.00
Gross Acres: 80.00
Net Taxable Acres: 76.08
Tax per Net Taxable Acre: \$39.41

FSA Data

Farm Number 8984, Tract 1588
FSA/Eff. Crop Acres: 64.94
CRP Acres: 10.47
Corn Base Acres: 25.70
Corn PLC Yield: 150 Bu.
Bean Base Acres: 38.20
Bean PLC Yield: 47 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

There are 1.60 acres enrolled in a CP-21 contract that pays \$348.00 annually and expires 09/30/2029.

There are 8.87 acres enrolled in a CP-38E-4D contract that pays \$1,340.00 annually and expires 09/30/2030.

Soil Types/Productivity

Primary soils are Clarion and Nicollet. CSR2 on the FSA/Eff. crop acres is 85.90. 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

Level to gently sloping.

Drainage

Natural and private tile. Part of DD No. 59.

Buildings/Improvements

None.

Comments

High-quality Webster County farm with productive soils and well-maintained CRP.



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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East Looking West



West Looking East



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