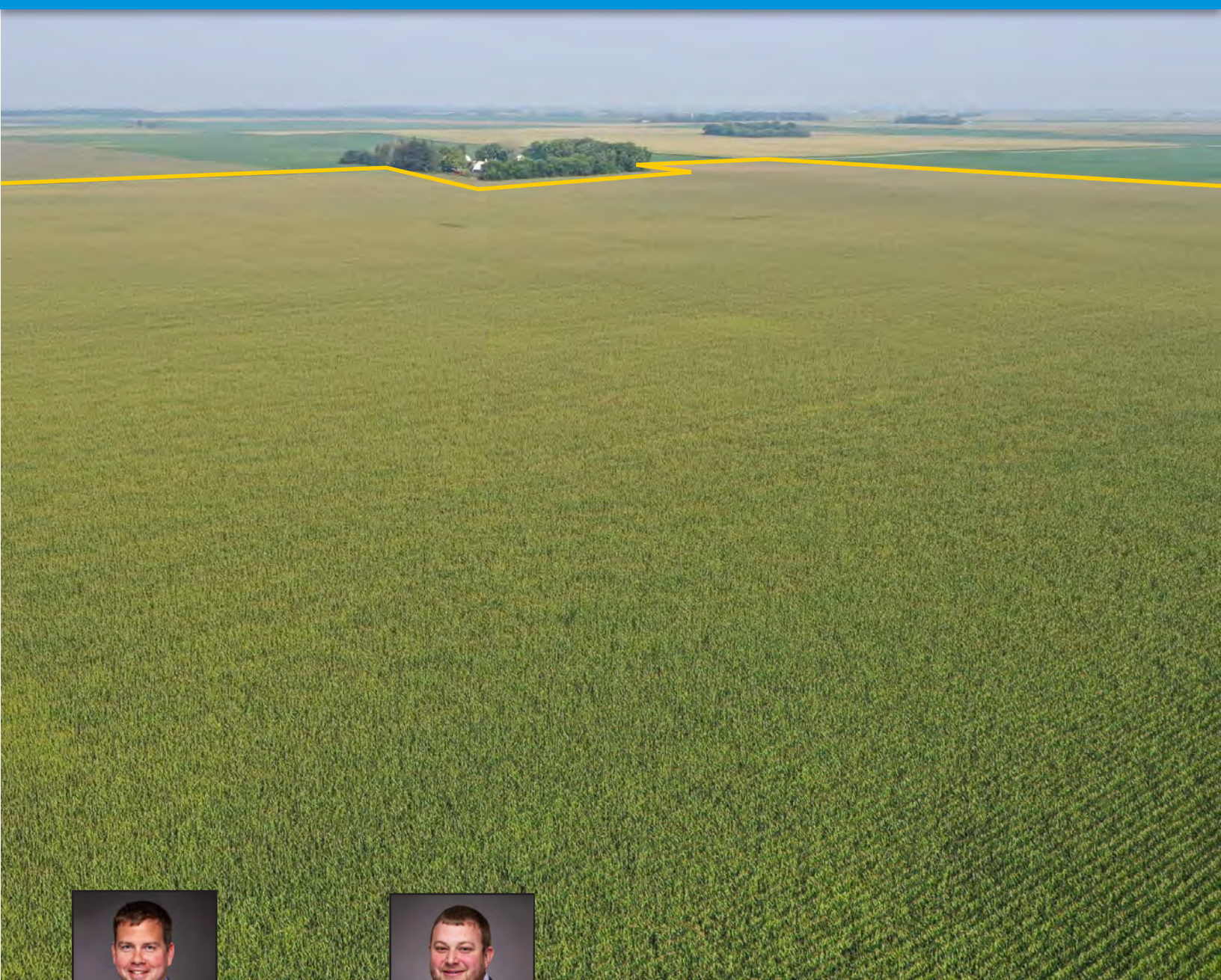


Prime Humboldt County Farmland



BRIAN OLSON, AFM

Licensed Salesperson in IA, MN & SD

515.368.2097

BrianO@Hertz.ag



MATT VEGTER, ALC

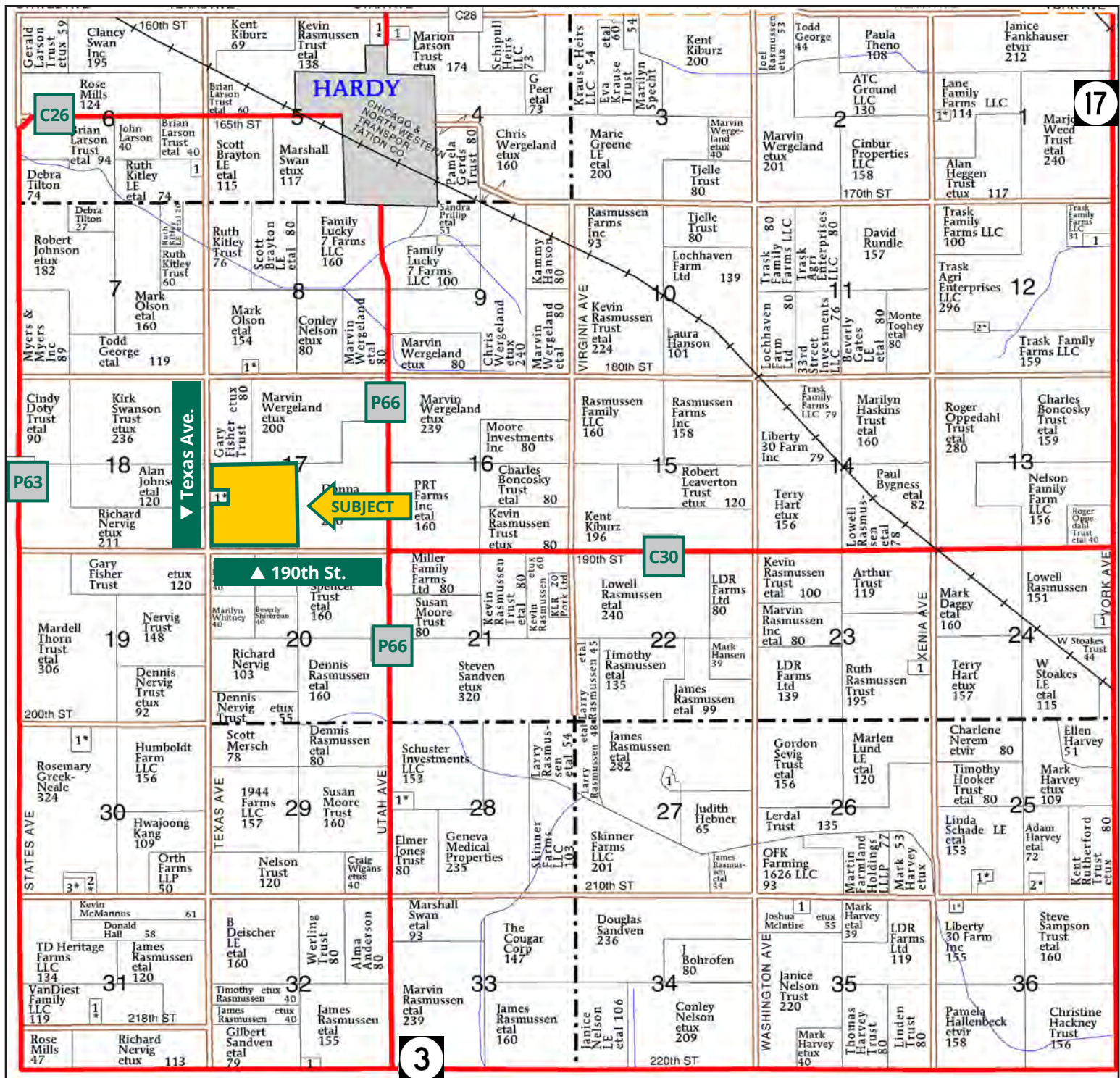
Licensed Salesperson in IA

515.290.7286

MattV@Hertz.ag

515.332.1406 | 1101 13th St. N., Ste. 2, PO Box 503
Humboldt, IA 50548-0503 | www.Hertz.ag

**154.00 Acres, m/I
Humboldt County, IA**



Map reproduced with permission of Farm & Home Publishers, Ltd.

515.332.1406 | 1101 13th St. N., Ste. 2, PO Box 503 | Humboldt, IA 50548-0503 | www.Hertz.ag

BRIAN OLSON, AFM
515.368.2097
BrianO@Hertz.ag

MATT VEGTER, ALC
515.290.7286
MattV@Hertz.ag

FSA/Eff. Crop Acres: 150.20 | Soil Productivity: 82.70 CSR2



©NAIP/Iowa Imagery: 2021

515.332.1406 | 1101 13th St. N., Ste. 2, PO Box 503 | Humboldt, IA 50548-0503 | www.Hertz.ag

BRIAN OLSON, AFM
515.368.2097
BrianO@Hertz.ag

MATT VEGTER, ALC
515.290.7286
MattV@Hertz.ag



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Humboldt**
 Location: **17-92N-27W**
 Township: **Lake**
 Acres: **150.2**
 Date: **8/4/2025**



Maps Provided By:

 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: IA091, Soil Area Version: 30						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
507	Canisteo clay loam, 0 to 2 percent slopes	85.31	56.9%		IIw	84
138B	Clarion loam, 2 to 6 percent slopes	30.85	20.5%		Ile	89
956	Harps-Okoboji complex, 0 to 2 percent slopes	18.08	12.0%		IIw	69
55	Nicollet clay loam, 1 to 3 percent slopes	9.86	6.6%		Iw	89
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.23	2.8%		IIIw	59
95	Harps clay loam, 0 to 2 percent slopes	1.53	1.0%		IIw	72
107	Webster clay loam, 0 to 2 percent slopes	0.34	0.2%		IIw	86
Weighted Average					1.96	82.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Hardy: Go south on Hwy P66 for 2 miles, then west on 190th St. for a ½ mile. The property is on the north side of the road.

Simple Legal

SW¼, exc. acreage site, in Section 17, Township 92 North, Range 27 West of the 5th P.M., Humboldt Co., IA. *Final abstract/ title documents to govern legal description.*

Price & Terms

PRICE REDUCED!

- ~~\$2,209,900~~ \$2,148,300
- ~~\$14,350/acre~~ \$13,950/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2024-2025: \$5,858.00
Gross Acres: 154.00
Net Taxable Acres: 150.33
Tax per Net Taxable Acre: \$38.97

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 1328, Tract 1104
FSA/Eff. Crop Acres: 150.20
Corn Base Acres: 75
Corn PLC Yield: 152 Bu.
Bean Base Acres: 75
Bean PLC Yield: 45 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Canisteo and Clarion. CSR2 on the FSA/Eff. crop acres is 82.70. 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

Nearly level to gently sloping.

Drainage

Part of DD #43.

Water & Well Information

None.

Comments

This is high-quality Humboldt County farmland.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. 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.

515.332.1406 | 1101 13th St. N., Ste. 2, PO Box 503 | Humboldt, IA 50548-0503 | www.Hertz.ag

BRIAN OLSON, AFM
515.368.2097
BrianO@Hertz.ag

MATT VEGTER, ALC
515.290.7286
MattV@Hertz.ag

Southeast Looking Northwest



Northeast Looking Southwest



South Looking North

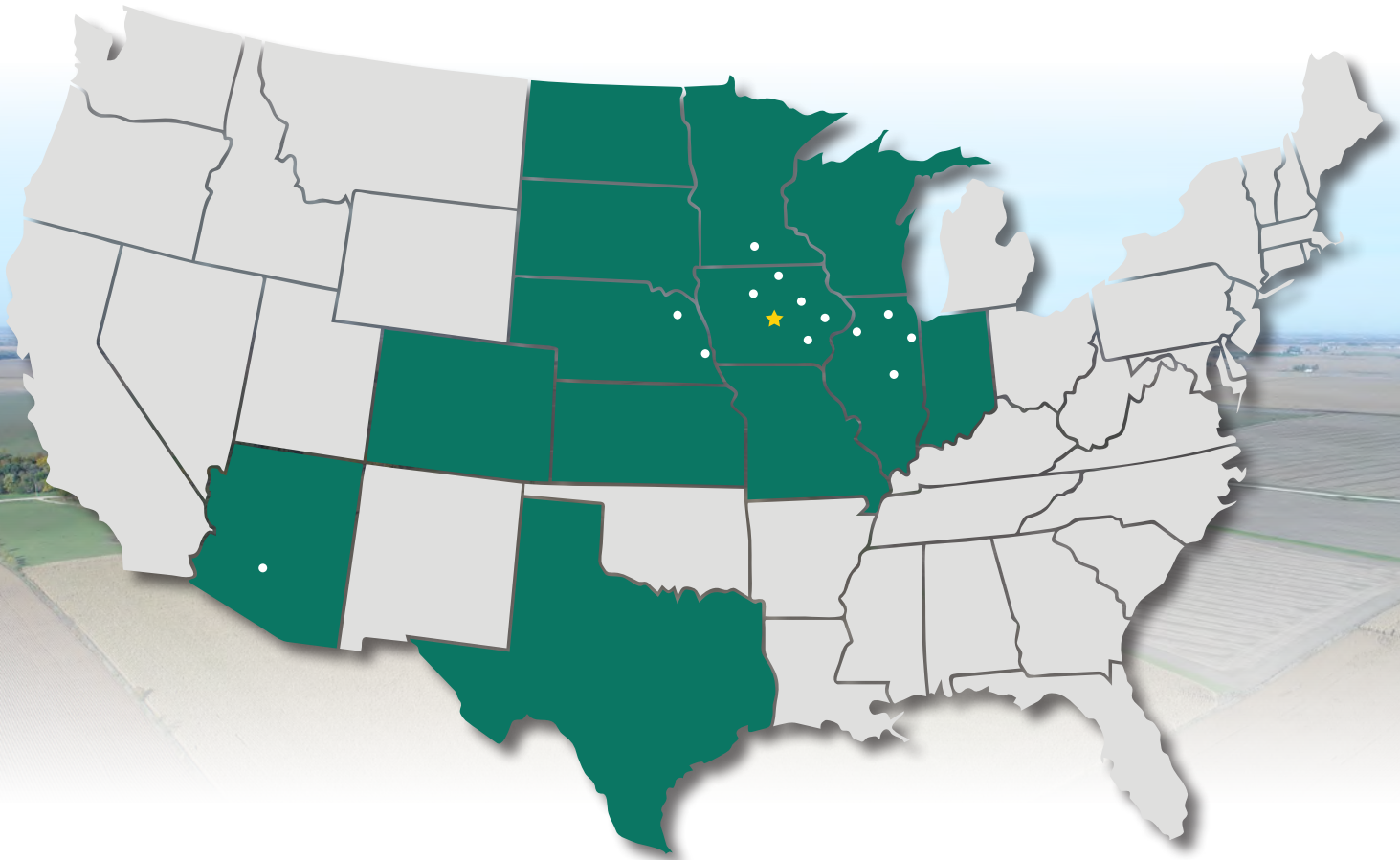


Southeast Looking Northwest





MAKE THE MOST OF YOUR FARMLAND INVESTMENT



Real Estate Sales and Auctions
Professional Buyer Representation
Certified Farm Appraisals
Professional Farm Management

515.332.1406 | 1101 13th St. N., Ste. 2, PO Box 503 | Humboldt, IA 50548-0503 | www.Hertz.ag

BRIAN OLSON, AFM
515.368.2097
BrianO@Hertz.ag

MATT VEGTER, ALC
515.290.7286
MattV@Hertz.ag