

High-Quality Kossuth County Farm



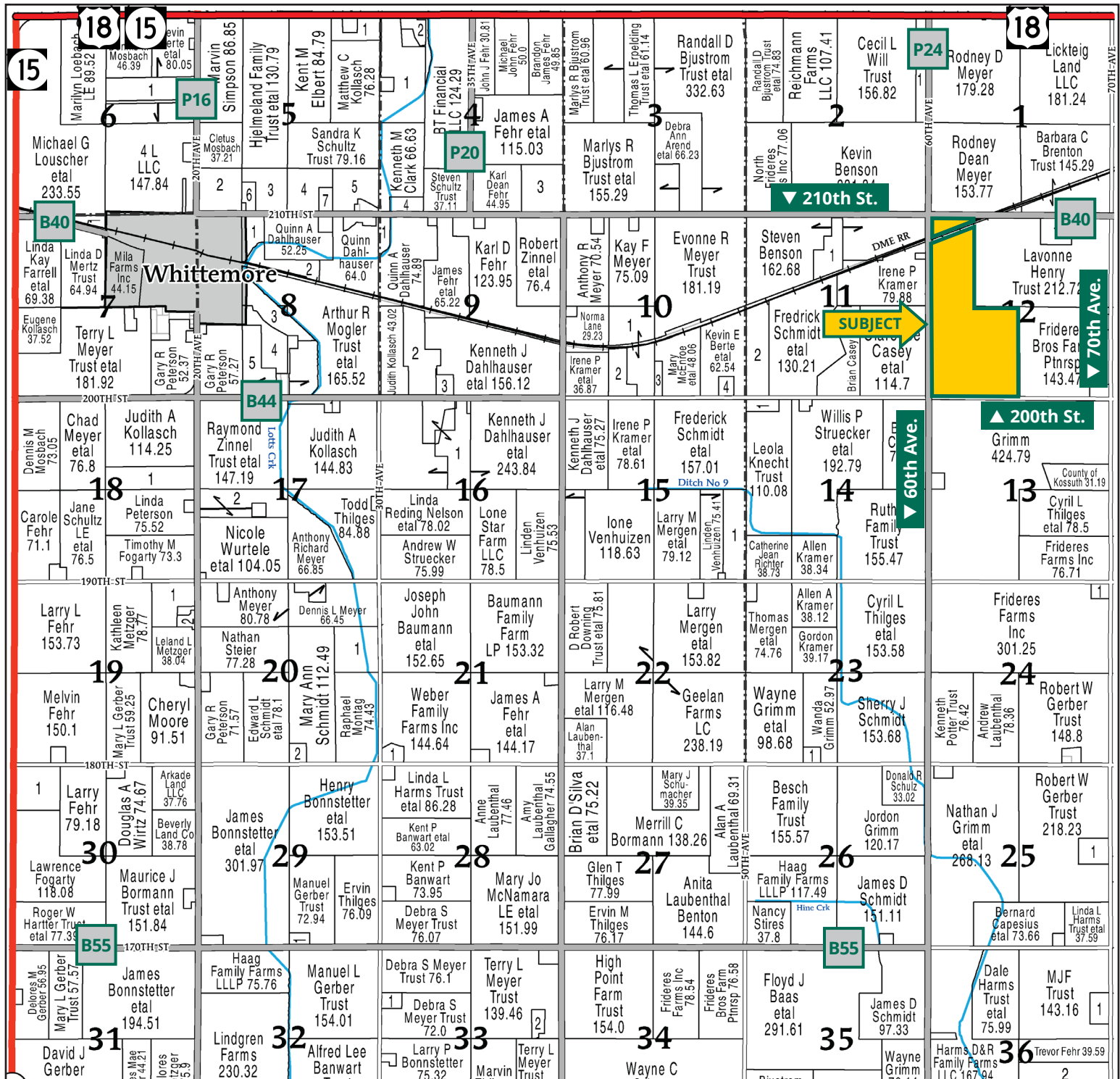
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236.78 Acres, m/l
Kossuth County, IA



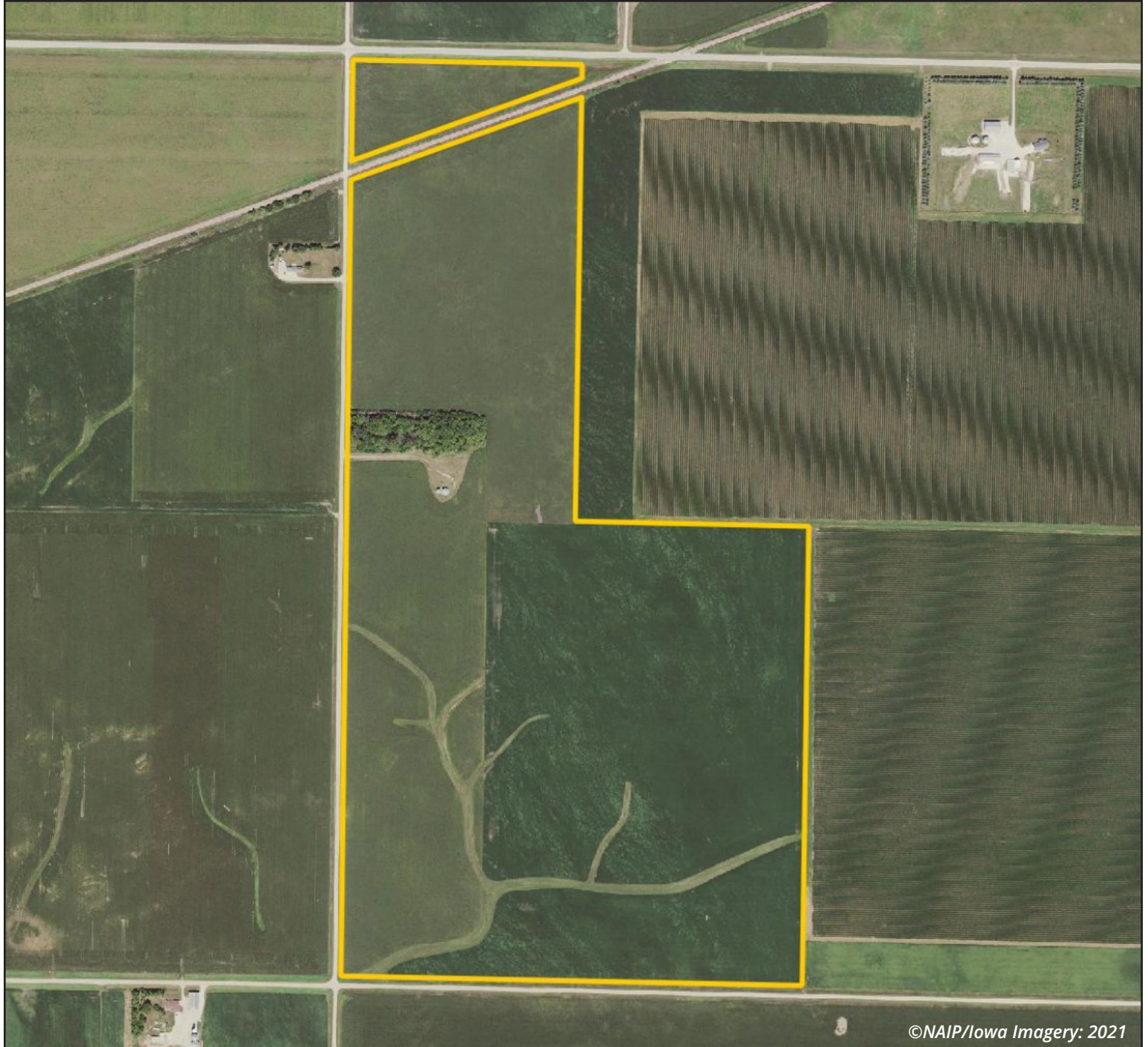
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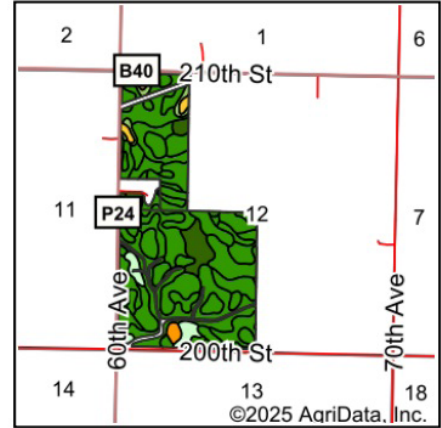
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FSA/Eff. Crop Acres: 220.88 | Cert. Grass Acres: 5.48 | Acres in Production: 215.40 | Soil Productivity: 85.70 CSR2





State: Iowa
County: Kossuth
Location: 12-95N-30W
Township: Whittemore
Acres: 215.4
Date: 7/28/2025



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA109, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
55	Nicollet clay loam, 1 to 3 percent slopes	58.82	27.3%		Iw	89
138B	Clarion loam, 2 to 6 percent slopes	49.98	23.2%		Ile	89
107	Webster clay loam, 0 to 2 percent slopes	46.15	21.4%		IIw	86
507	Canisteo clay loam, 0 to 2 percent slopes	17.55	8.1%		IIw	84
288	Ottosen clay loam, 1 to 3 percent slopes	8.31	3.9%		Ie	91
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	7.33	3.4%		IIIe	64
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	7.25	3.4%		IIIe	83
95	Harps clay loam, 0 to 2 percent slopes	4.81	2.2%		IIw	72
388	Kossuth silty clay loam, 0 to 2 percent slopes	3.54	1.6%		IIw	86
485B	Spillville loam, 2 to 5 percent slopes	3.53	1.6%		Ile	88
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.93	1.4%		IIIw	59
655	Crippin loam, 1 to 3 percent slopes	2.70	1.3%		Ie	91
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	1.84	0.9%		IVe	41
181B	Clarion-Estherville complex, 2 to 6 percent slopes	0.66	0.3%		Ile	63
Weighted Average					1.77	85.7

Location

From Whittemore: Go east on 210th St. / Co. Rd. B40 for 4 miles. Property is located on the south side of the road.

Simple Legal

SW¼ and W½ NW¼, excluding railroad, all in Section 12, Township 95 North, Range 30 West of the 5th P.M., Kossuth Co., IA. *Final abstract/title documents to govern legal description.*

Address

2008 60th Ave.
Whittemore, IA 50598

Price & Terms

- \$3,400,000
- \$14,359.32/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated, subject to terms of existing lease.

Real Estate Tax

Taxes Payable 2024 - 2025: \$6,916.00
Gross Acres: 236.78
Net Taxable Acres: 227.91

Lease Status

Leased through the 2025 crop year.

FSA Data

Farm Number 2551, Tract 1502
FSA/Eff. Crop Acres: 220.88
Cert. Grass Acres: 5.48
Acres in Production: 215.40
Corn Base Acres: 109.75
Corn PLC Yield: 158 Bu.
Bean Base Acres: 109.75
Bean PLC Yield: 47 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Nicollet, Clarion and Webster. CSR2 on the FSA/Eff. crop acres is 85.70. 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

Natural with some tile. No tile maps available.

Buildings/Improvements

- 21' diameter steel grain bin
 - 36' diameter steel drying grain bin
- There is an LP tank and burner that will be excluded from the sale of the property. Contact agent for details.

Water & Well Information

There is a well located near the bin site. Condition of the well is unknown. Contact agent for details.



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.

South looking North



Southwest looking Northeast



North looking South

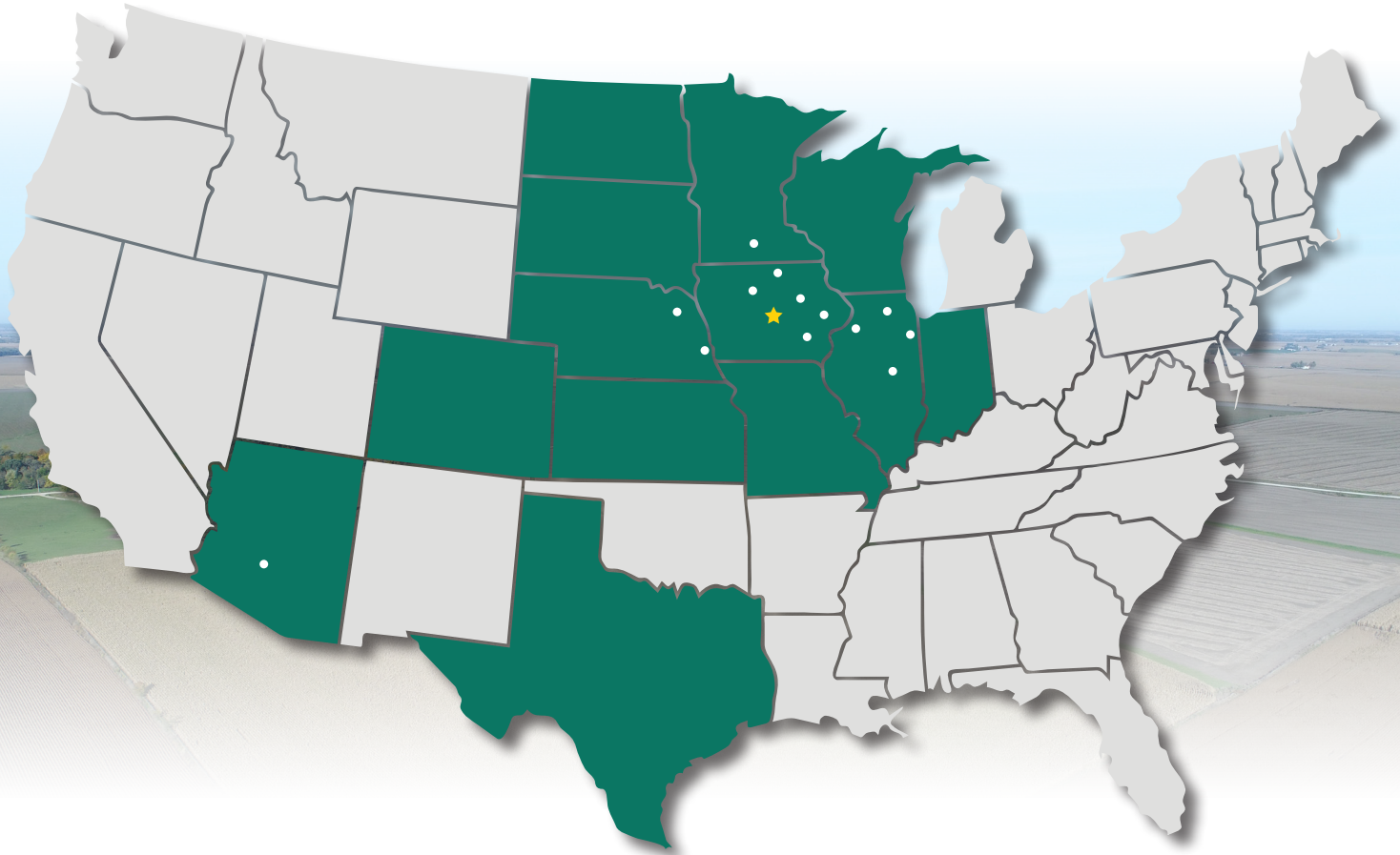


Bin Site





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