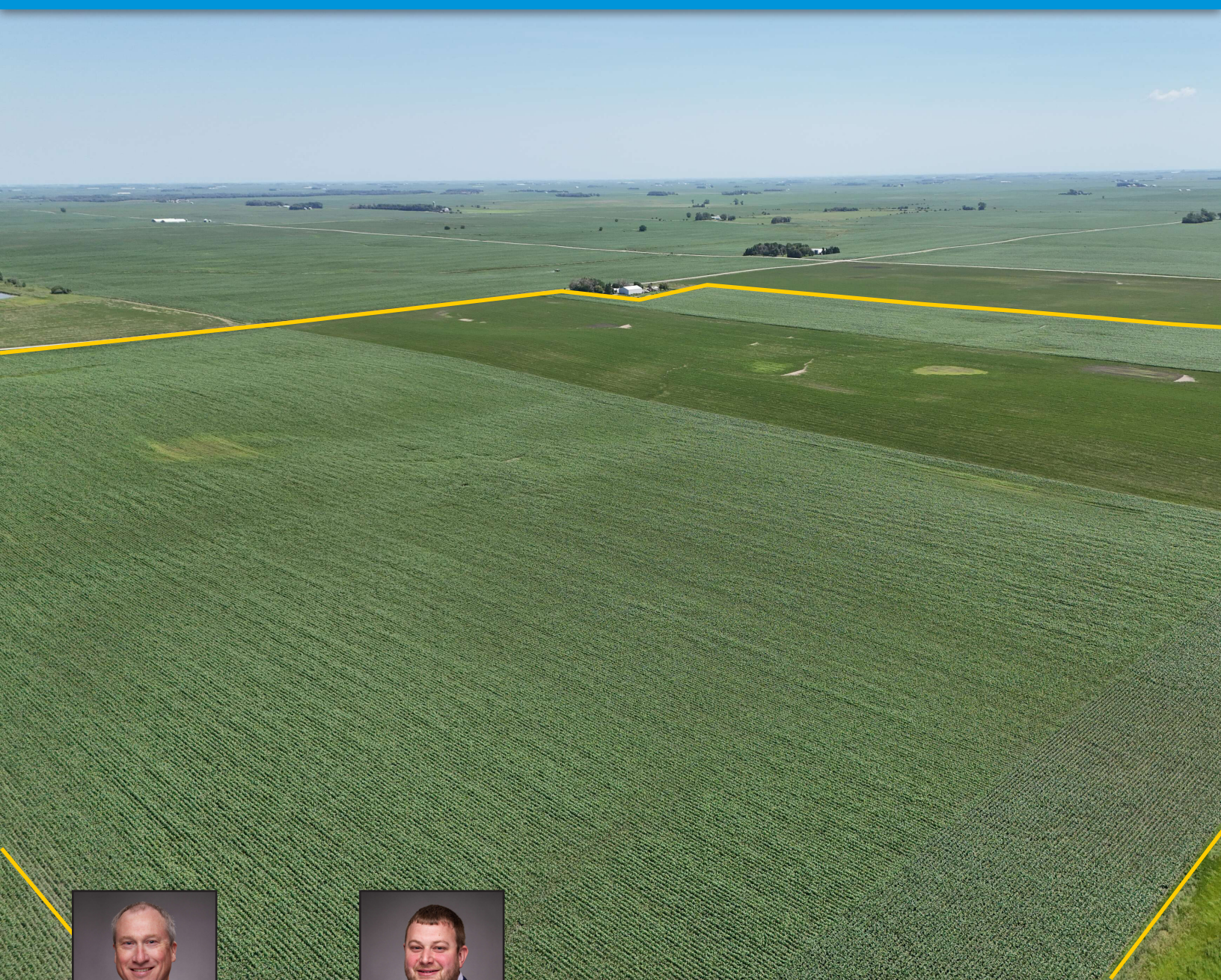


High-Quality Pocahontas County Farmland



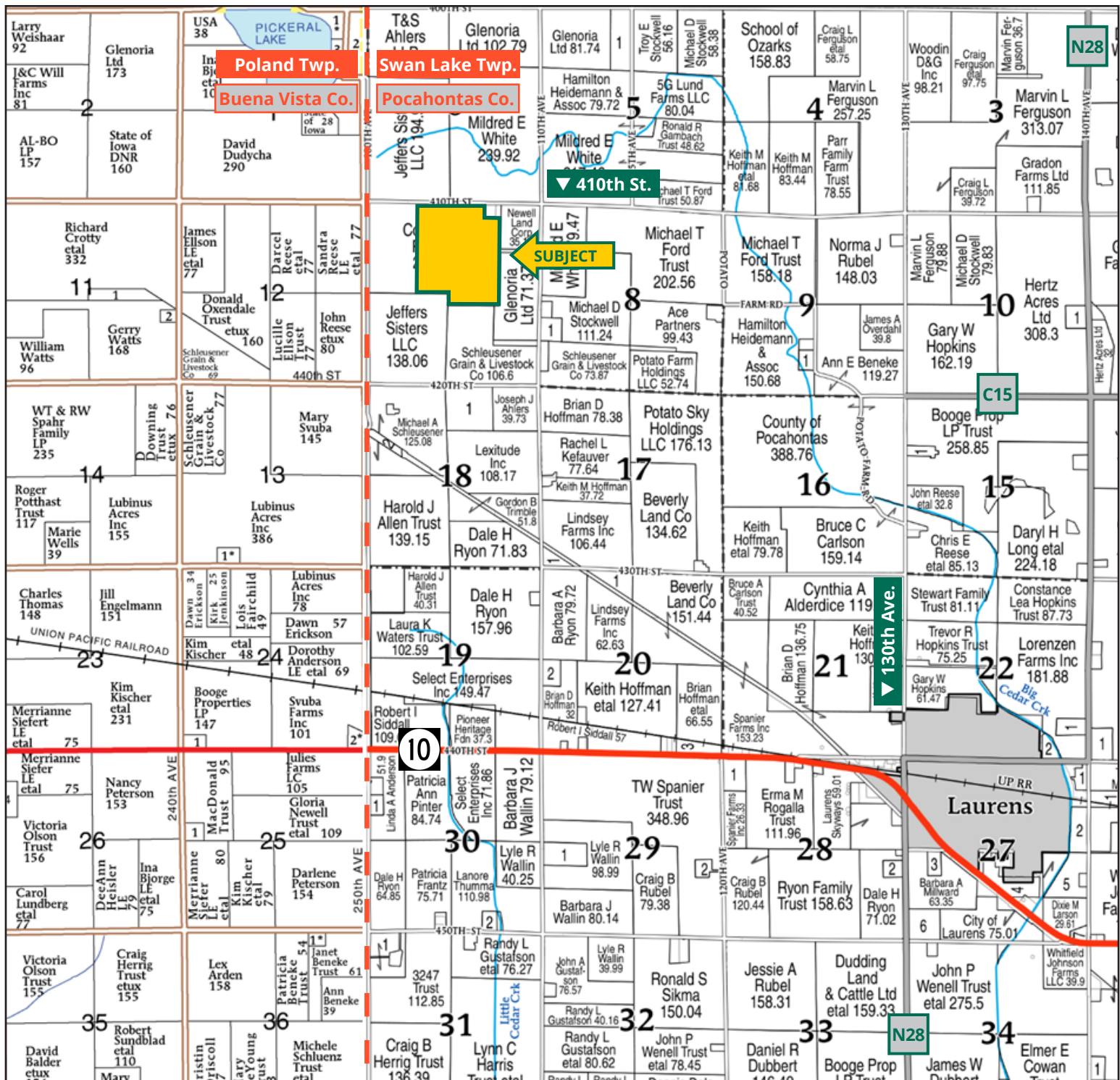
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158.10 Acres, m/l
Pocahontas County, IA



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Est. FSA/Eff. Crop Acres: 156.00 | Soil Productivity: 85.40 CSR2



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Soils data provided by USDA and NRCS.



State: Iowa
County: Pocahontas
Location: 7-93N-34W
Township: Swan Lake
Acres: 156
Date: 9/2/2025



Maps Provided By:

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Area Symbol: IA151, 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	41.52	26.6%		Iw	89
138B	Clarion loam, 2 to 6 percent slopes	38.36	24.6%		IIe	89
507	Canisteo clay loam, 0 to 2 percent slopes	26.92	17.3%		IIw	84
388	Kossuth silty clay loam, 0 to 2 percent slopes	16.49	10.6%		IIw	86
107	Webster clay loam, 0 to 2 percent slopes	13.24	8.5%		IIw	86
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	8.19	5.2%		IIIe	83
6	Okoboji silty clay loam, 0 to 1 percent slopes	7.80	5.0%		IIIw	59
95	Harps clay loam, 0 to 2 percent slopes	3.48	2.2%		IIw	72
Weighted Average					1.84	85.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Laurens: Head north on 130th Ave. for three miles. Turn west on 410th Street. In three miles, property will be on the south side of the road.

Simple Legal

Part of Section 7, Township 93 North, Range 34 West of 5th P.M., Pocahontas County, IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$2,031,585.00
- \$12,850.00/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As Negotiated.

Real Estate Tax

Taxes Payable 2025-2026: \$5,584.00*

Gross Acres: 158.10*

Net Taxable Acres: 156.33*

Tax per Net Taxable Acre: \$35.72*

**Taxes estimated pending split of parcels and survey of property. Pocahontas County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for 2026.

FSA Data

Farm Number 1694, Part of Tract 5

Est. FSA/Eff. Crop Acres: 156.00*

Corn Base Acres: 79.50*

Corn PLC Yield: 159 Bu.

Bean Base Acres: 76.24*

Bean PLC Yield: 43 Bu.

**Acres are estimated pending reconstitution of farm by the Pocahontas County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Nicollet, Clarion, and Canisteo clay loam. CSR2 on the Est. FSA/Eff. crop acres is 85.40. 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

Moderately sloping.

Drainage

Part of DD 150. Contact agent for details.

Buildings/Improvements

None.

Comments

High-quality soils on this Pocahontas 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.

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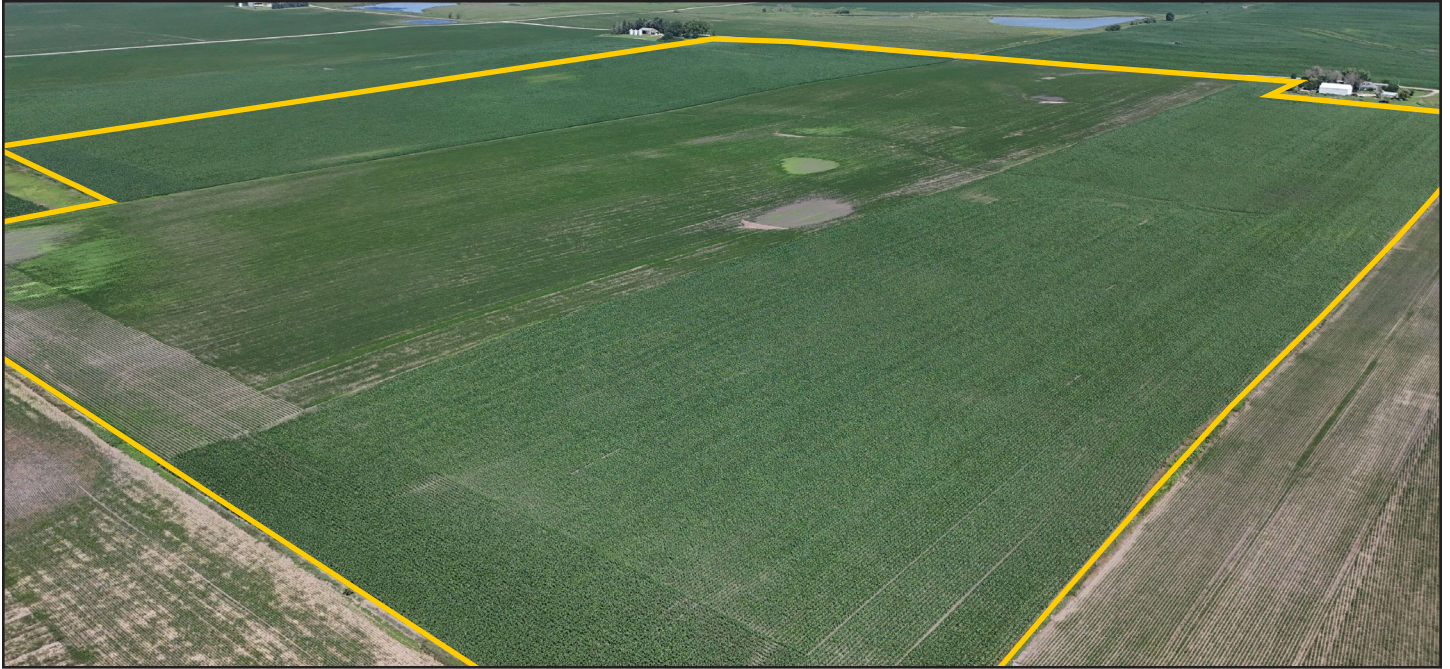
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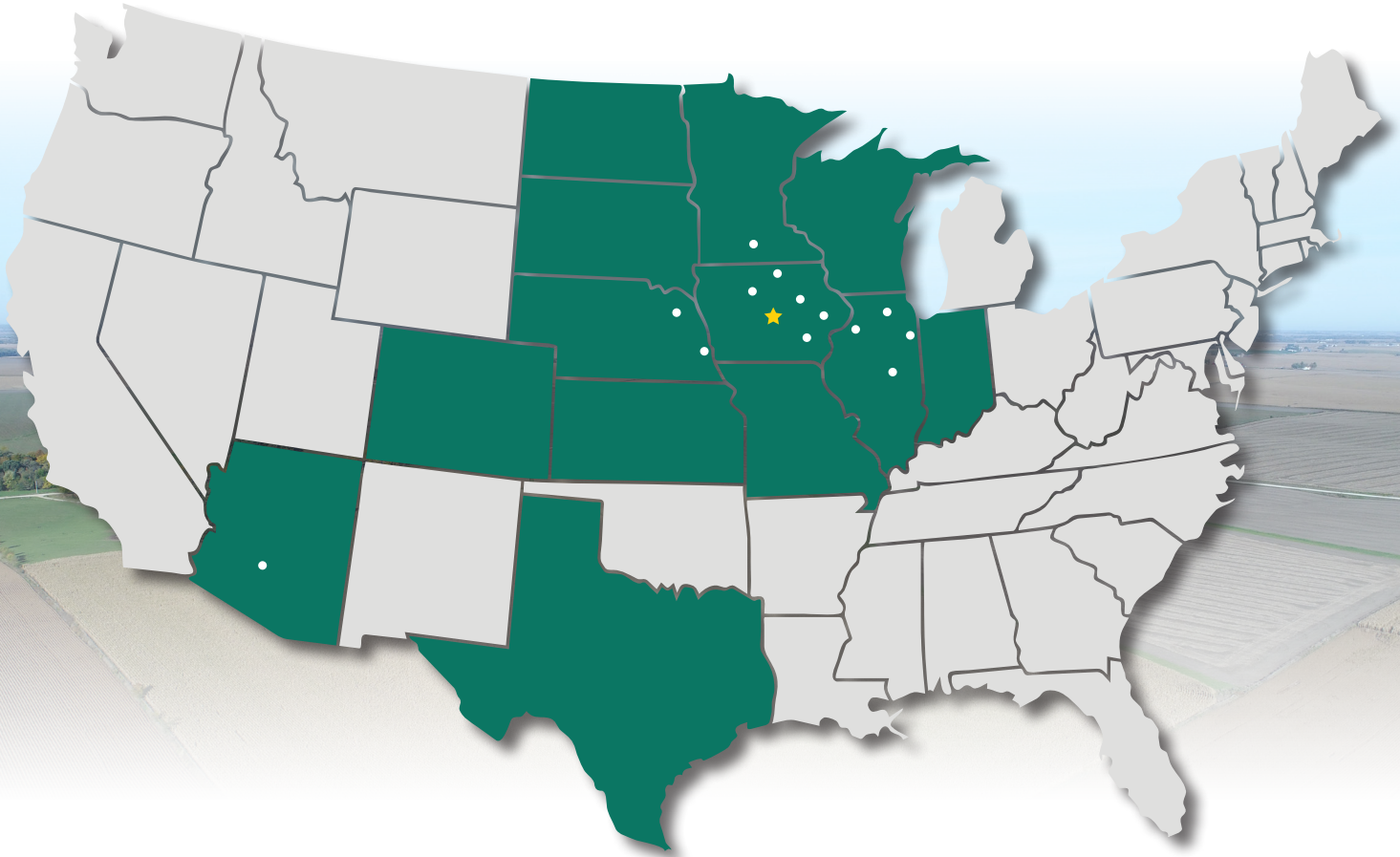
Southeast looking Northwest



North looking South



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