

Quality Soils - 83.90 CSR2



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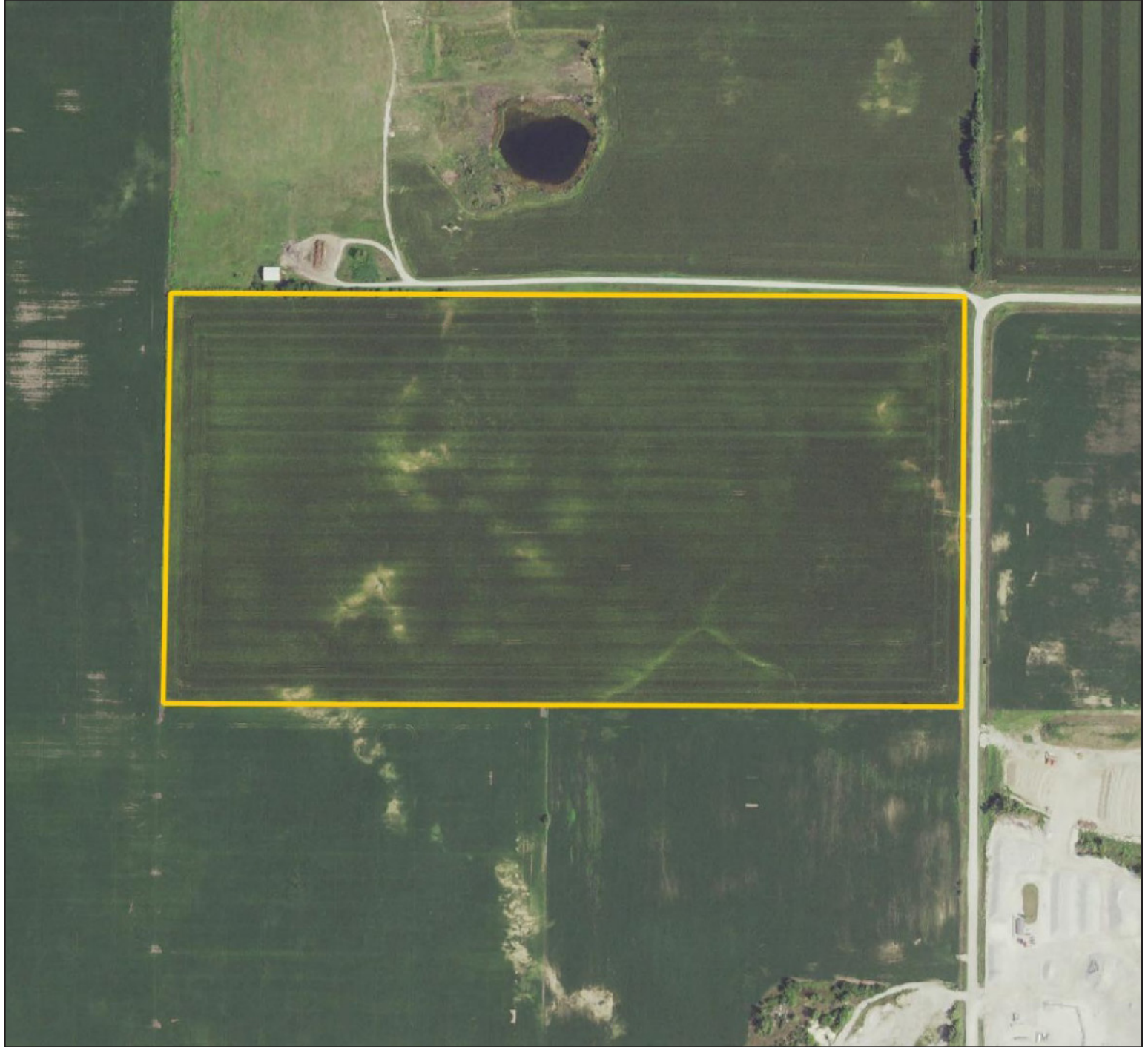


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80.00 Acres, m/I
Humboldt County, IA

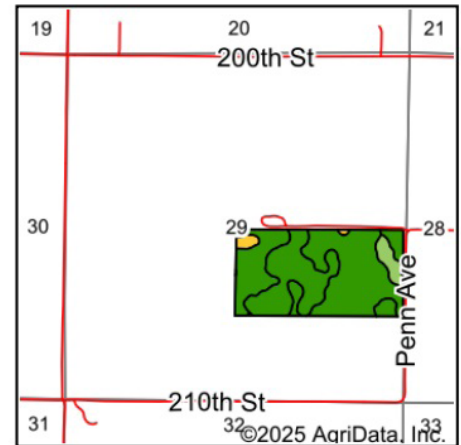
FSA/Eff. Crop Acres: 77.53 | Soil Productivity: 83.90 CSR2



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State: Iowa
County: Humboldt
Location: 29-92N-28W
Township: Grove
Acres: 77.53
Date: 9/15/2025



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA091, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
107	Webster clay loam, 0 to 2 percent slopes	32.79	42.2%		IIw	86
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	21.65	27.9%		IIIe	83
507	Canisteo clay loam, 0 to 2 percent slopes	13.38	17.3%		IIw	84
138B	Clarion loam, 2 to 6 percent slopes	4.25	5.5%		IIe	89
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.71	4.8%		IIIe	75
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.69	2.2%		IIIw	59
55	Nicollet clay loam, 1 to 3 percent slopes	0.06	0.1%		Iw	89
Weighted Average					2.35	83.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Humboldt: Go east on Hwy. 3, then turn north onto K Rd. After 1 mile, turn east onto 210th St. for 1.5 miles. Continue north onto Ohio Ave. and follow it for ½ mile. The property will be on the west side of the road.

Simple Legal

N½ SE½ of Section 29, Township 92 North, Range 28 West of 5th P.M., Humboldt Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,040,000
- \$13,000/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2025-2026: \$3,130
Gross Acres: 80.00
Net Taxable Acres: 78.79
Tax per Net Taxable Acre: \$39.73

Lease Status

Open lease for 2026 crop year.

FSA Data

Farm Number 460, Tract 1752
FSA/Eff. Crop Acres: 77.53
Corn Base Acres: 38.80
Corn PLC Yield: 155 Bu.
Bean Base Acres: 38.70
Bean PLC Yield: 41 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Webster, Clarion, and Canisteo. CSR2 on the FSA/Eff. crop acres is 83.90. 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

Moderately sloping

Drainage

Part of property is in DD#33.

Buildings/Improvements

None.

Comments

Quality Humboldt 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.

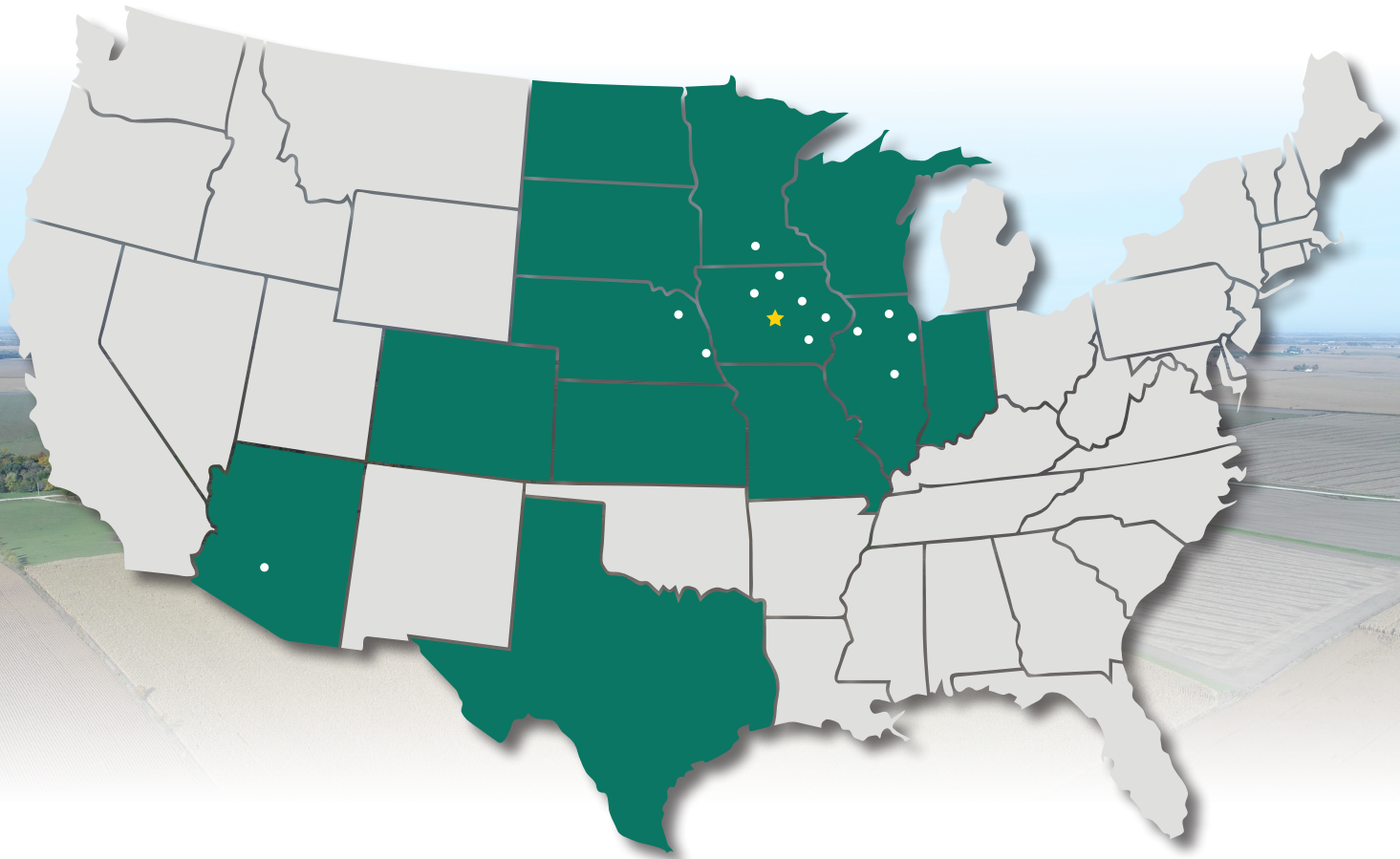
Northeast looking Southwest



West looking East



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