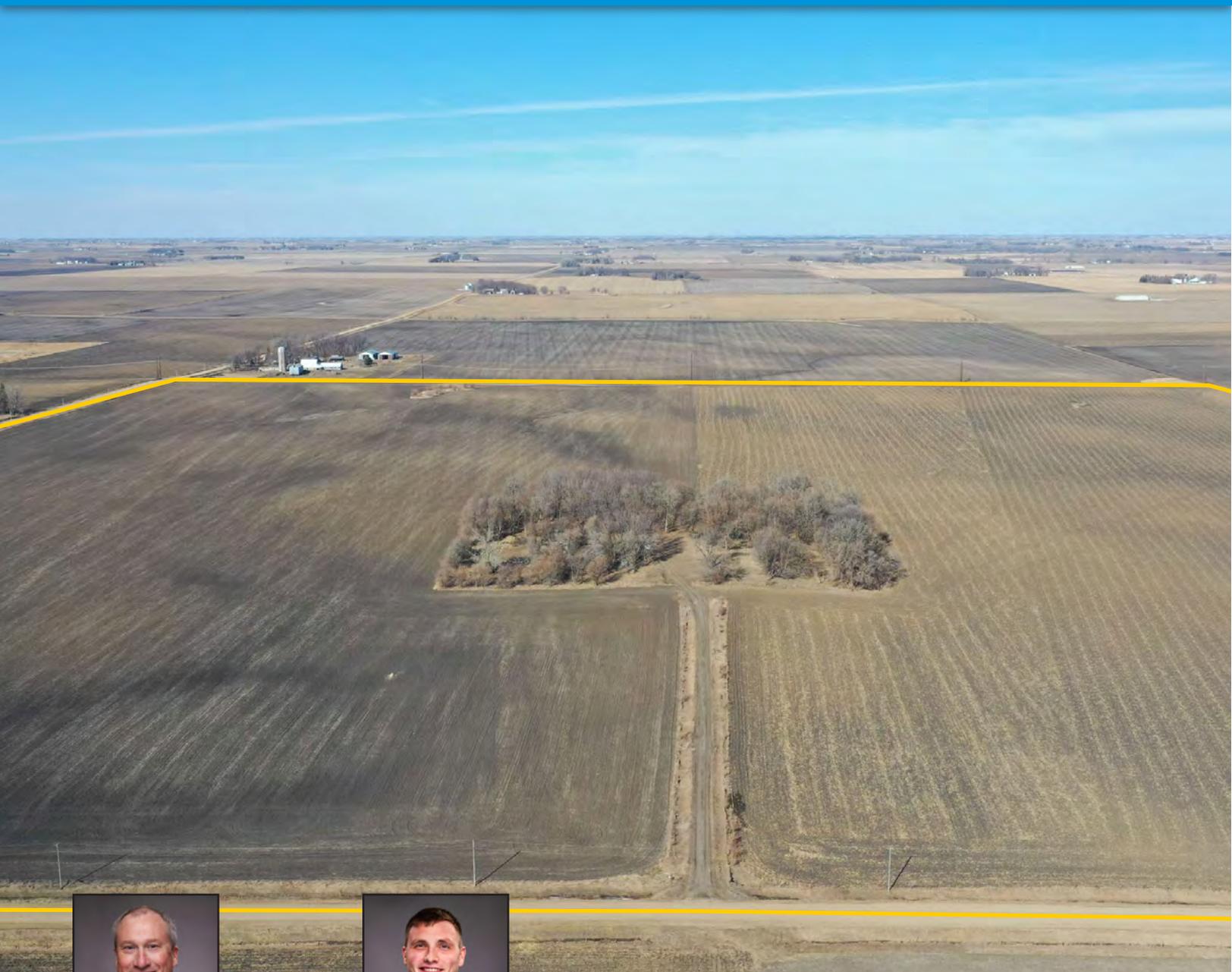


High-Quality Farmland in Sac County, IA with a CSR2 Rating of 87.00



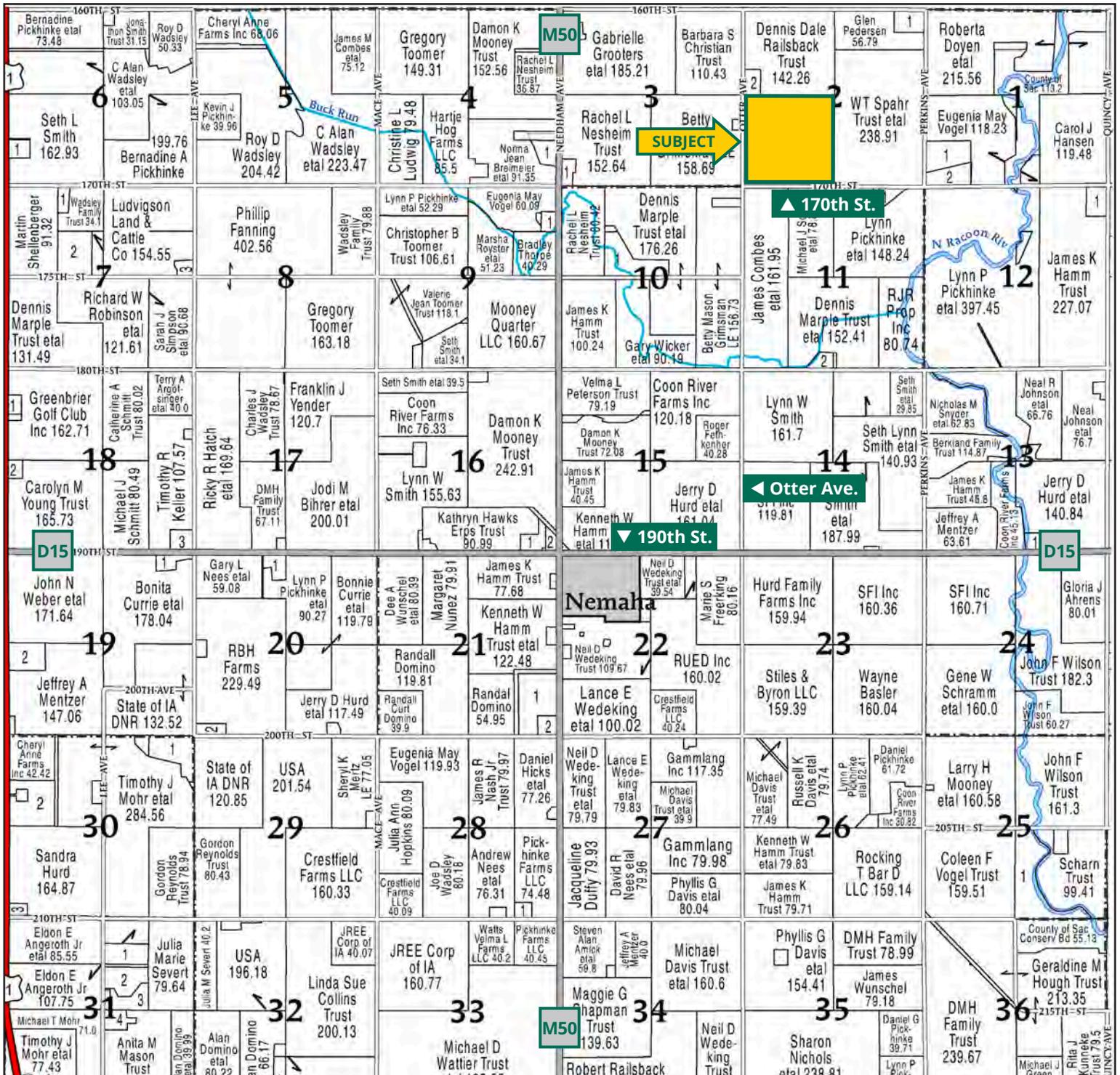
**TOM CARLSON, AFM**  
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**160.00 Acres, m/I**  
**Sac County, IA**



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FSA/Eff. Crop Acres: 151.77 | Soil Productivity: 87.00 CSR2

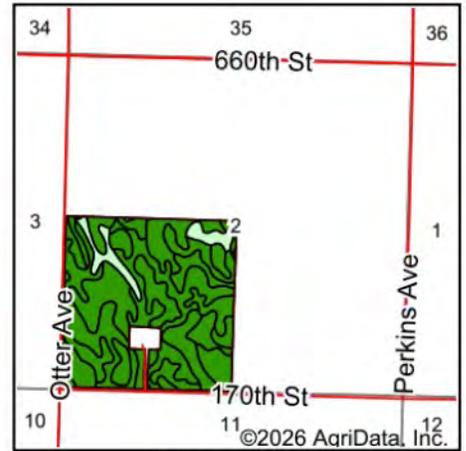


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State: Iowa  
 County: Sac  
 Location: 2-89N-36W  
 Township: Delaware  
 Acres: 151.77  
 Date: 2/12/2026



Maps Provided By  
  
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Soils data provided by USDA and NRCS.

Area Symbol: IA161, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
138B	Clarion loam, 2 to 6 percent slopes	57.52	37.9%		Ile	89
55	Nicollet clay loam, 1 to 3 percent slopes	53.30	35.1%		Iw	89
107	Webster clay loam, 0 to 2 percent slopes	23.77	15.7%		IIw	86
390	Waldorf silty clay loam, 0 to 2 percent slopes	9.16	6.0%		IIw	69
507	Canisteo clay loam, 0 to 2 percent slopes	4.23	2.8%		IIw	84
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	3.79	2.5%		IIIe	83
<b>Weighted Average</b>					<b>1.67</b>	<b>87</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

### Location

From Nemaha: Go east on Co. Rd. D15/190th St. for 0.7 miles, then north on Otter Ave. for 2 miles to 170th St. Property is located on the northeast corner of the intersection of Otter Ave. and 170th St.

### Simple Legal

The SW¼ of Section 2, Township 89 North, Range 36 West of the 5th P.M., Sac Co., IA. *Final abstract/title documents to govern legal description.*

### Price & Terms

#### PRICE REDUCED!

- ~~\$2,240,000~~ \$2,160,000
- \$14,000/acre \$13,500/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 2025 - 2026: \$5,238.00  
Gross Acres: 160.00  
Net Taxable Acres: 156.00  
Tax per Net Taxable Acre: \$33.58

### Lease Status

Leased through the 2026 crop year. Contact agent for details.

### FSA Data

Farm Number 1077, Tract 1010  
FSA/Eff. Crop Acres: 151.77  
Corn Base Acres: 75.50  
Corn PLC Yield: 145 Bu.  
Bean Base Acres: 75.40  
Bean PLC Yield: 41 Bu.

### Soil Types/Productivity

Primary soils are Clarion, Nicollet, and Webster. CSR2 on the FSA/Eff. crop acres is 87.00. 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 moderately sloping.

### Drainage

Natural with some tile. No tile maps available. Property is part of Drainage District #64.

### Buildings/Improvements

There is an older, unmaintained corn crib located on the acreage site. Concrete foundations are present on the property. Contact agent for details.

### Water & Well Information

The property contains two wells at the acreage site. The Seller has no knowledge of their condition, use, or operability.



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.

Southeast looking Northwest



View of Acreage Site



East Half looking North



West Half looking North



USDA Sac County, Iowa



**Common Land Unit**

Cropland
  Non-cropland
  CRP

Farm 1077  
Tract 1010

**Wetland Determination Identifiers**

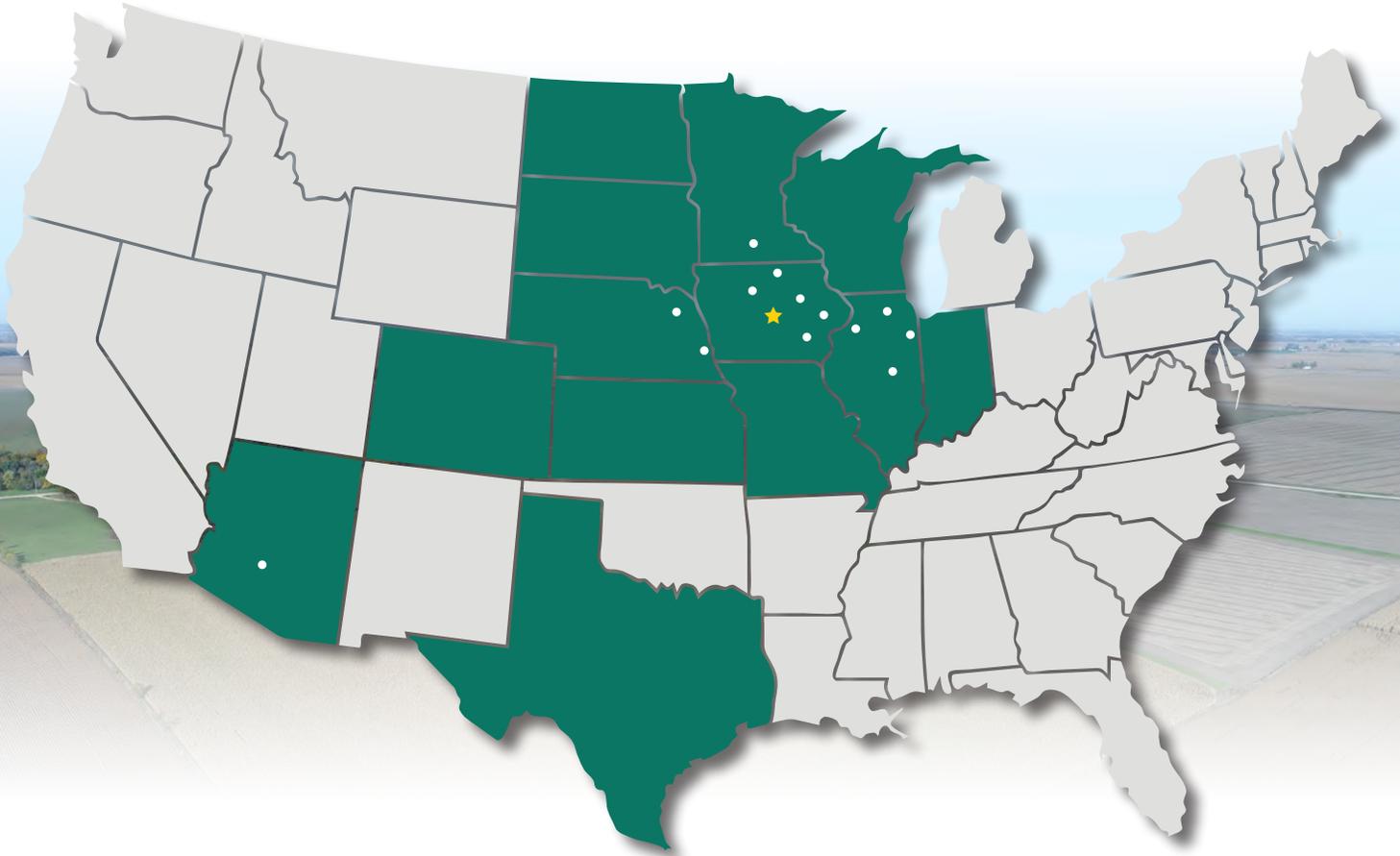
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

2026 Crop Year



Tract 1 of 1

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