

High-Quality Sac County Farmland



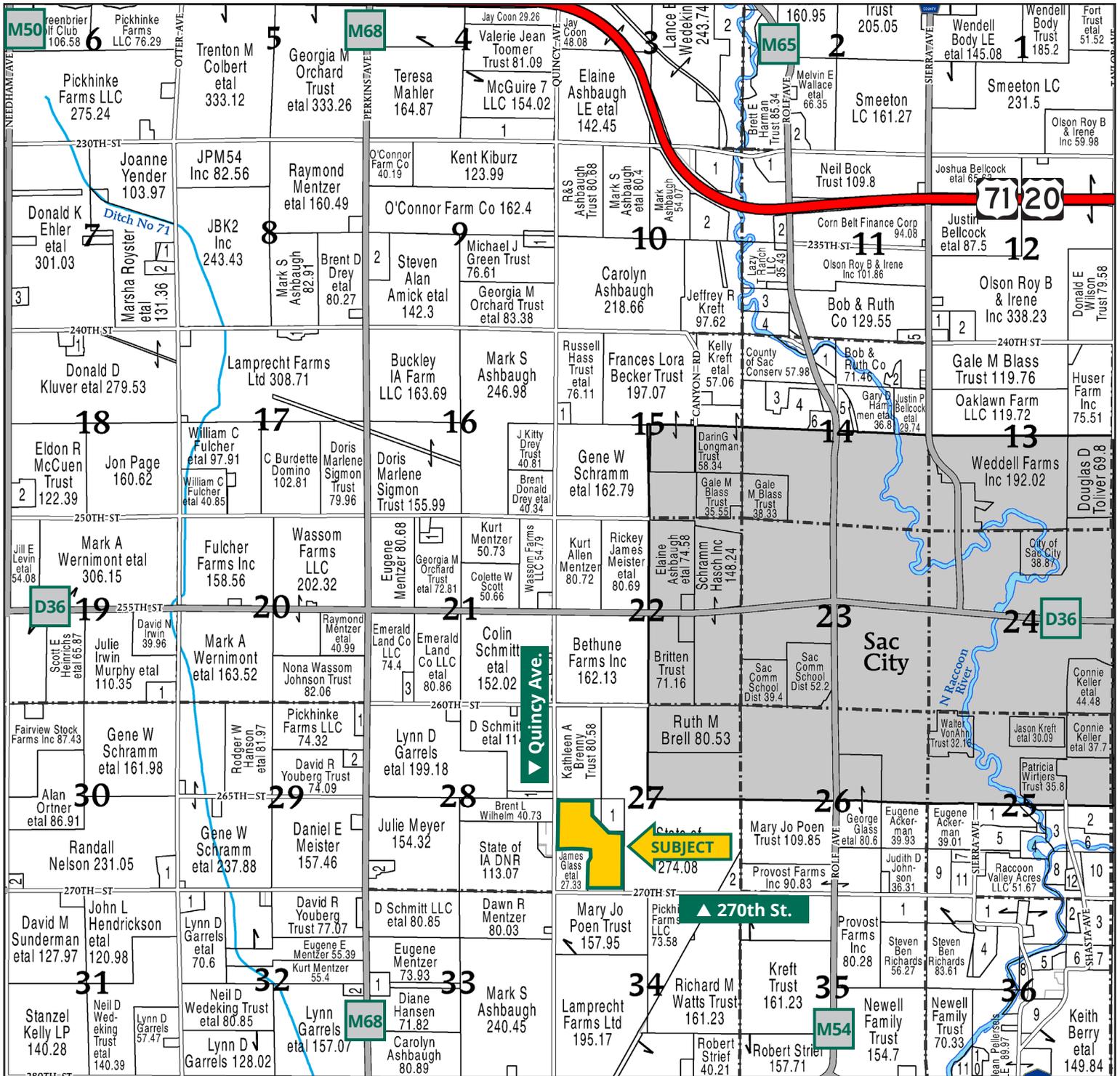
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77.12 Acres, m/l
Sac County, IA



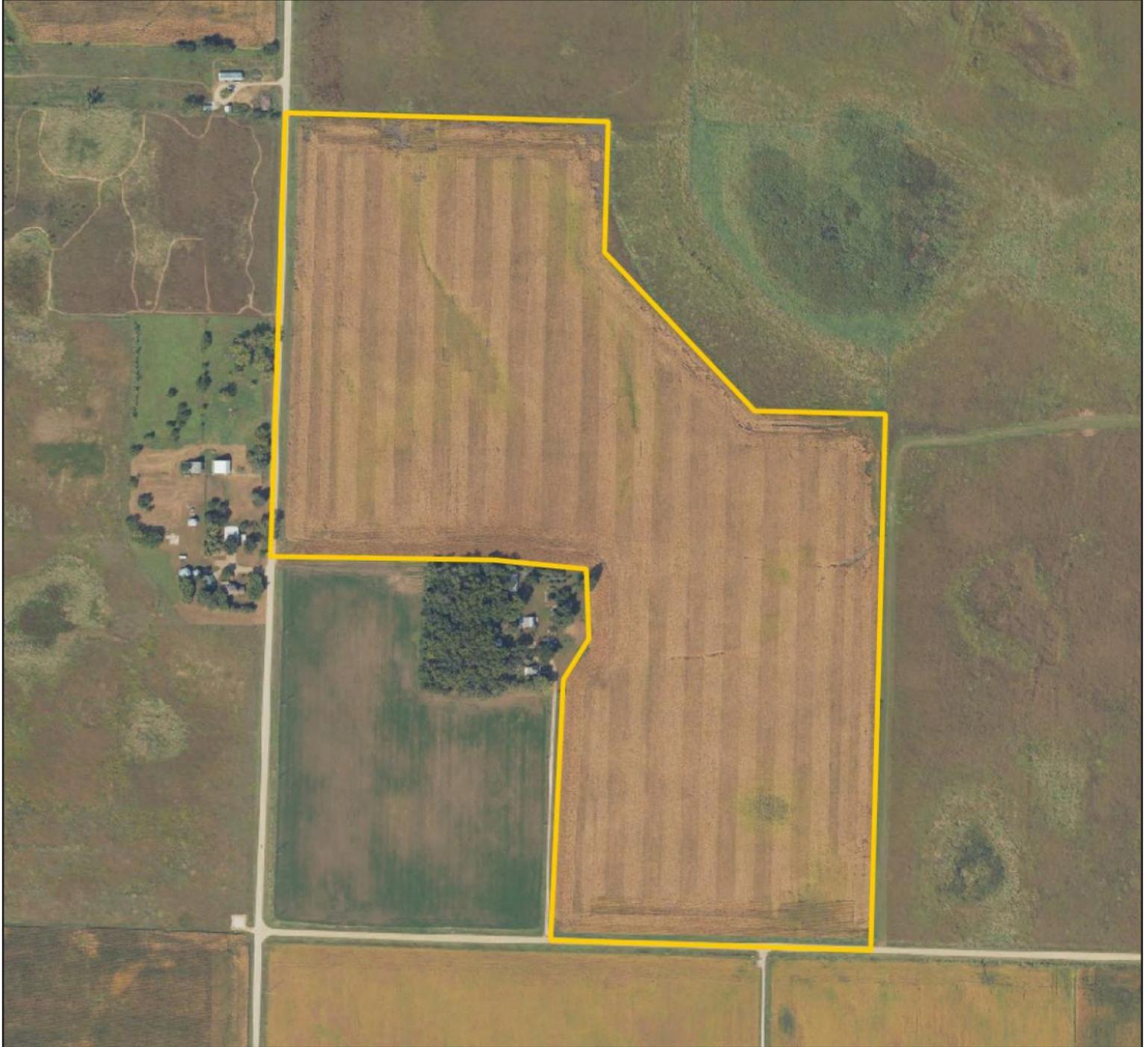
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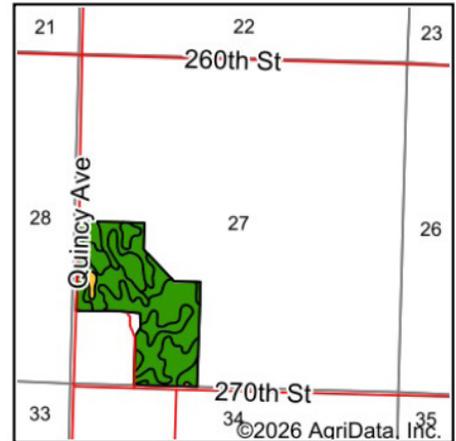
FSA/Eff. Crop Acres: 75.24 | Soil Productivity: 86.80 CSR2



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State: Iowa
 County: Sac
 Location: 27-88N-36W
 Township: Jackson
 Acres: 75.24
 Date: 2/25/2026



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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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	35.87	47.6%		Ile	89
55	Nicollet clay loam, 1 to 3 percent slopes	14.13	18.8%		Iw	89
384	Collinwood silty clay loam, 1 to 3 percent slopes	12.46	16.6%		Ilw	82
107	Webster clay loam, 0 to 2 percent slopes	9.30	12.4%		Ilw	86
507	Canisteo clay loam, 0 to 2 percent slopes	2.19	2.9%		Ilw	84
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.29	1.7%		Illw	59
Weighted Average					1.83	86.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Sac City: Head west out of town on Co. Hwy. D36/255th St. for ½ mile and turn south on Quincy Ave. In 1.2 miles the property is located on the east side of the road.

Simple Legal

Lot B of SW ¼ of Section 27, Township 88 North, Range 36 West of 5th P.M. in Plat of Survey Recorded June 21st, 2021 as Inst. No. 211471, except the portions in the NW ¼ of SW ¼ & in W ½ of the NE ¼ of SW ¼, Jackson Township, Sac County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,152,944.00
- \$14,950/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2025 - 2026: \$2,640
Gross Acres: 77.12
Net Taxable Acres: 74.80
Tax per Net Taxable Acre: \$35.29

Lease Status

Leased for 2026. Contact agent for details.

FSA Data

Farm Number 8763, Tract 12865
FSA/Eff. Crop Acres: 75.24
Corn Base Acres: 43.60
Corn PLC Yield: 149 Bu.
Bean Base Acres: 31.64
Bean PLC Yield: 45 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Clarion, Nicollet, and Collinwood silty clay loam. CSR2 on the FSA/Eff. crop acres is 86.80. 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

None.

Comments

High-quality Sac County farmland.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services 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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North looking South



South looking North

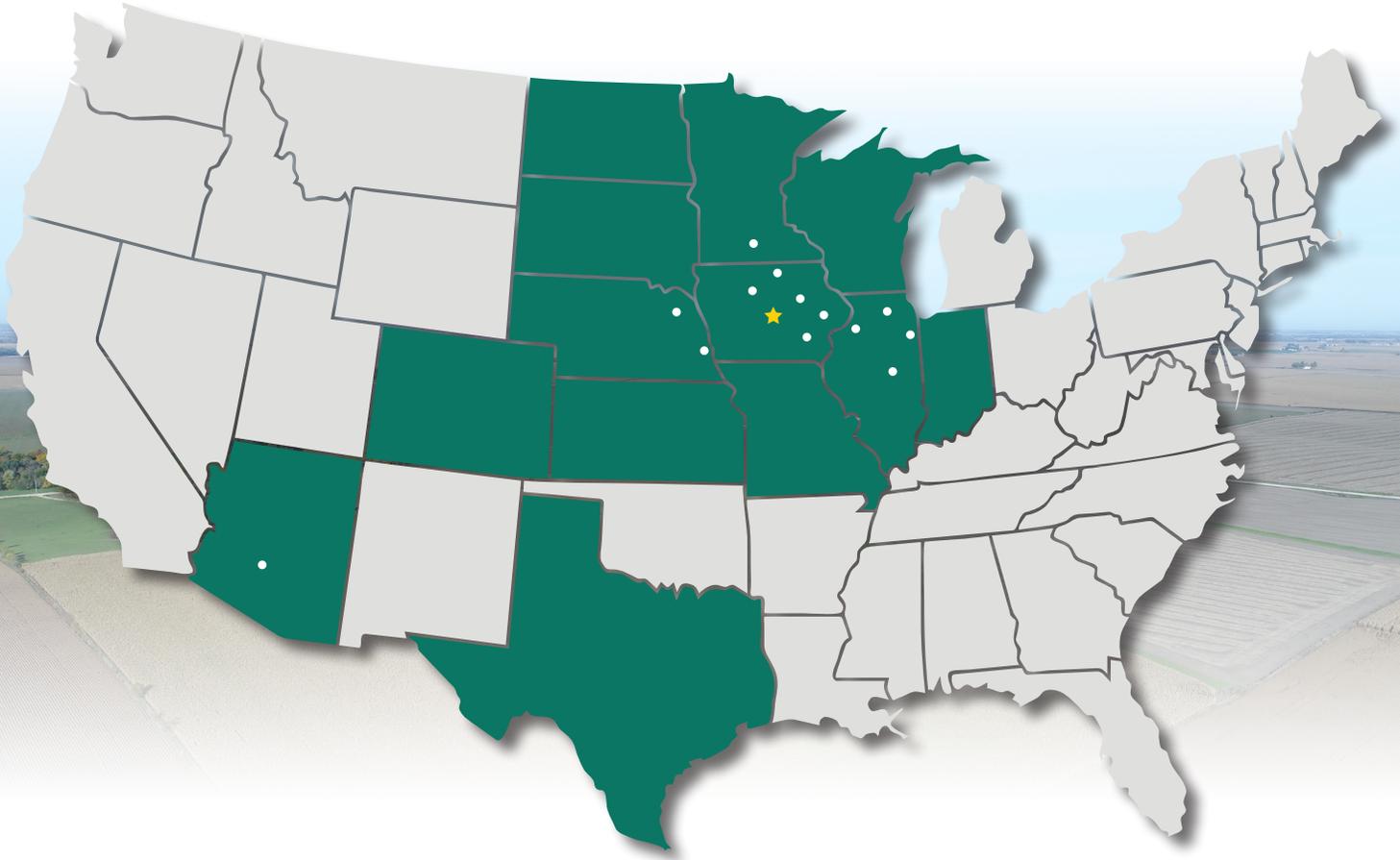


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