

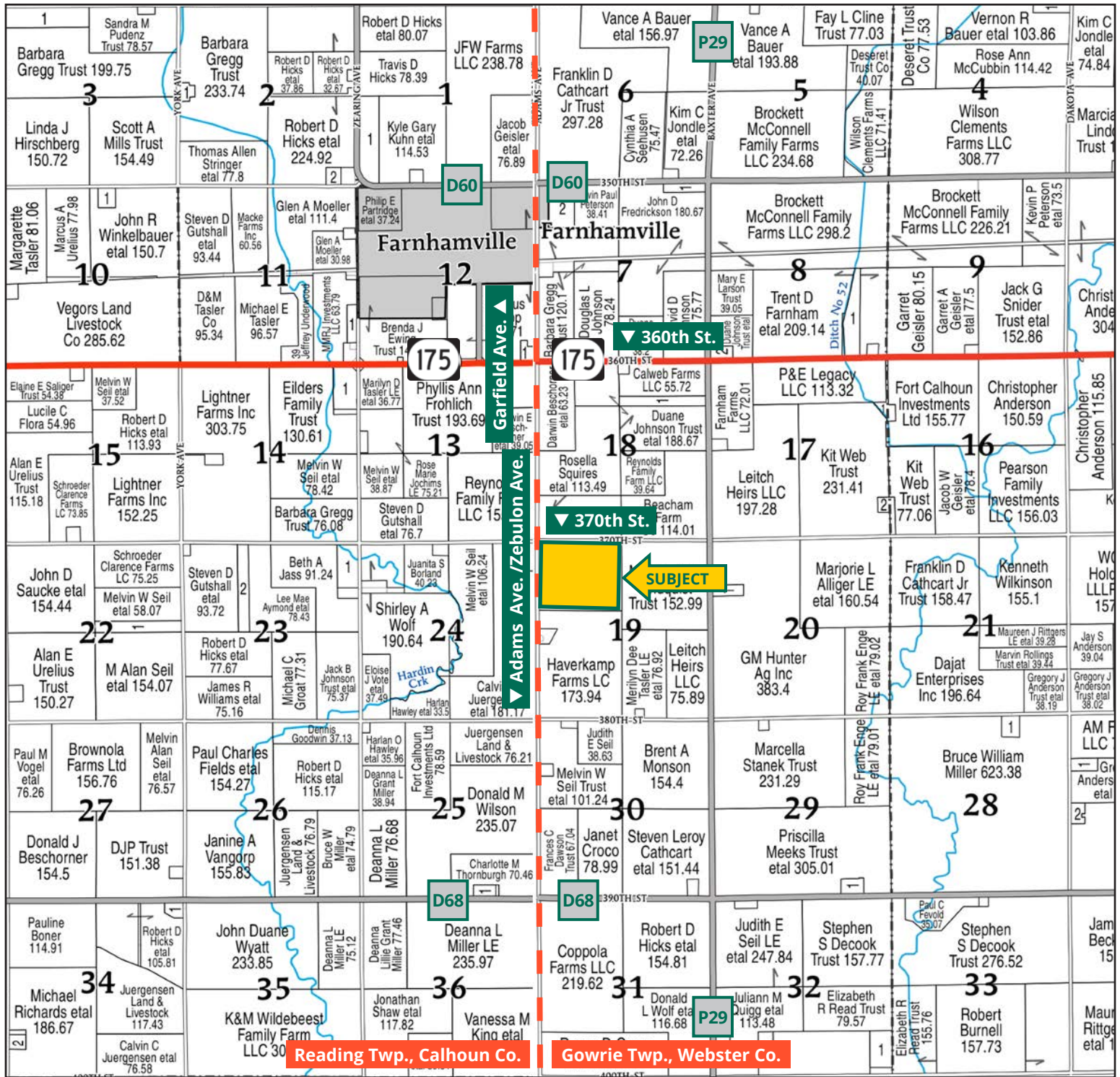
Productive Webster County Farmland



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117.11 Acres, m/l
Webster County, IA



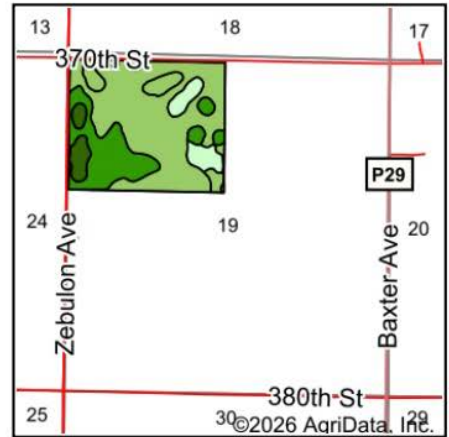
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FSA/Eff. Crop Acres: 116.64 | Soil Productivity: 75.50 CSR2





State: **Iowa**
 County: **Webster**
 Location: **19-86N-30W**
 Township: **Gowrie**
 Acres: **116.64**
 Date: **3/16/2026**





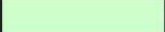



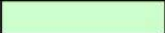
Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA187, Soil Area Version: 42

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
388	Kossuth silty clay loam, 0 to 2 percent slopes	67.14	57.6%		IIw	72
1555	Nicollet-Guckeen complex, 1 to 3 percent slopes	25.90	22.2%		Ie	86
1507	Brownton silty clay loam, 0 to 2 percent slopes	8.27	7.1%		IIw	62
385	Guckeen clay loam, 1 to 3 percent slopes	7.15	6.1%		IIw	76
1138B	Clarion clay loam, 2 to 5 percent slopes	5.68	4.9%		Ile	90
5507	Corvuso-Brownton complex, 0 to 2 percent slopes	2.37	2.0%		IIw	72
506	Wacousta silty clay loam, depressional, 0 to 1 percent slopes	0.13	0.1%		IIIw	68
Weighted Average					1.78	75.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Farnhamville: Head south on Garfield Ave. to Hwy 175/360th St. and turn east. Continue for 0.3 mile, then turn south onto Adams Ave./Zebulon Ave. Proceed for 1.5 miles to 370th St.; the property will be located on the southeast corner of the intersection.

Simple Legal

N½ NW¼ and S½ NW¼, exc. S 542', in Section 19, Township 86 North, Range 30 West of the 5th P.M., Webster County, IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,551,707.50
- \$13,250/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2025 - 2026: \$3,644.15
Net Taxable Acres: 117.11
Tax per Net Taxable Acre: \$31.12

Lease Status

Leased for the 2026 Crop Year.

FSA Data

Farm Number 8788, Tract 115
FSA/Eff. Crop Acres: 116.64
Oats Base Acres: 0.20
Oats PLC Yield: 73
Corn Base Acres: 111.70
Corn PLC Yield: 156 Bu.
Bean Base Acres: 0.80
Bean PLC Yield: 48 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Kossuth silty clay loam and Nicollet-Guckeen complex. CSR2 on the FSA/Eff. crop acres is 75.50. 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.

Drainage

Natural plus tile. No tile maps available.

Buildings/Improvements

None.

Comments

Productive farmland on the Webster Co. / Calhoun Co. line.



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.

Southwest looking Northeast

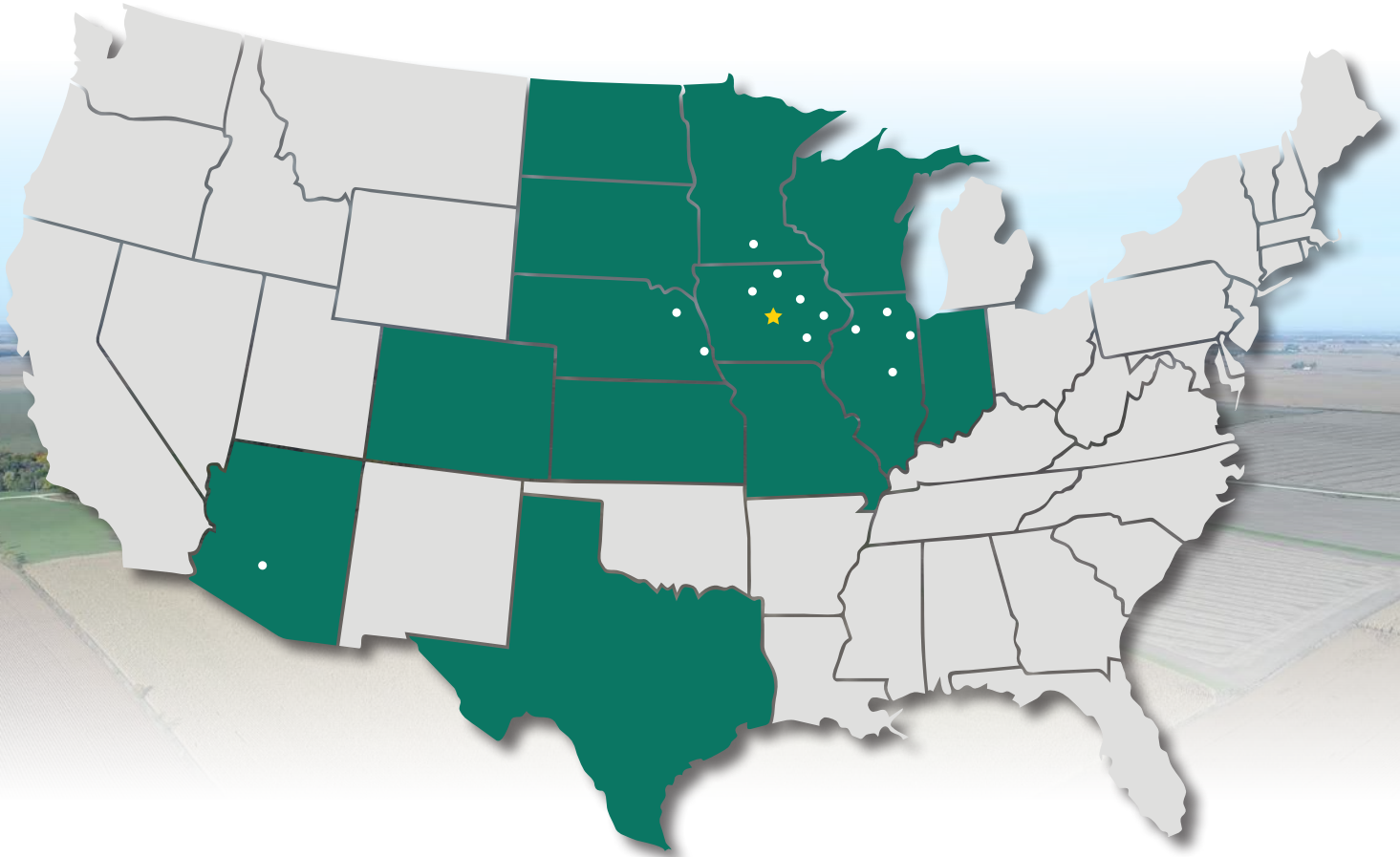


Northeast looking Southwest





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