

**Productive Pocahontas County Farm**



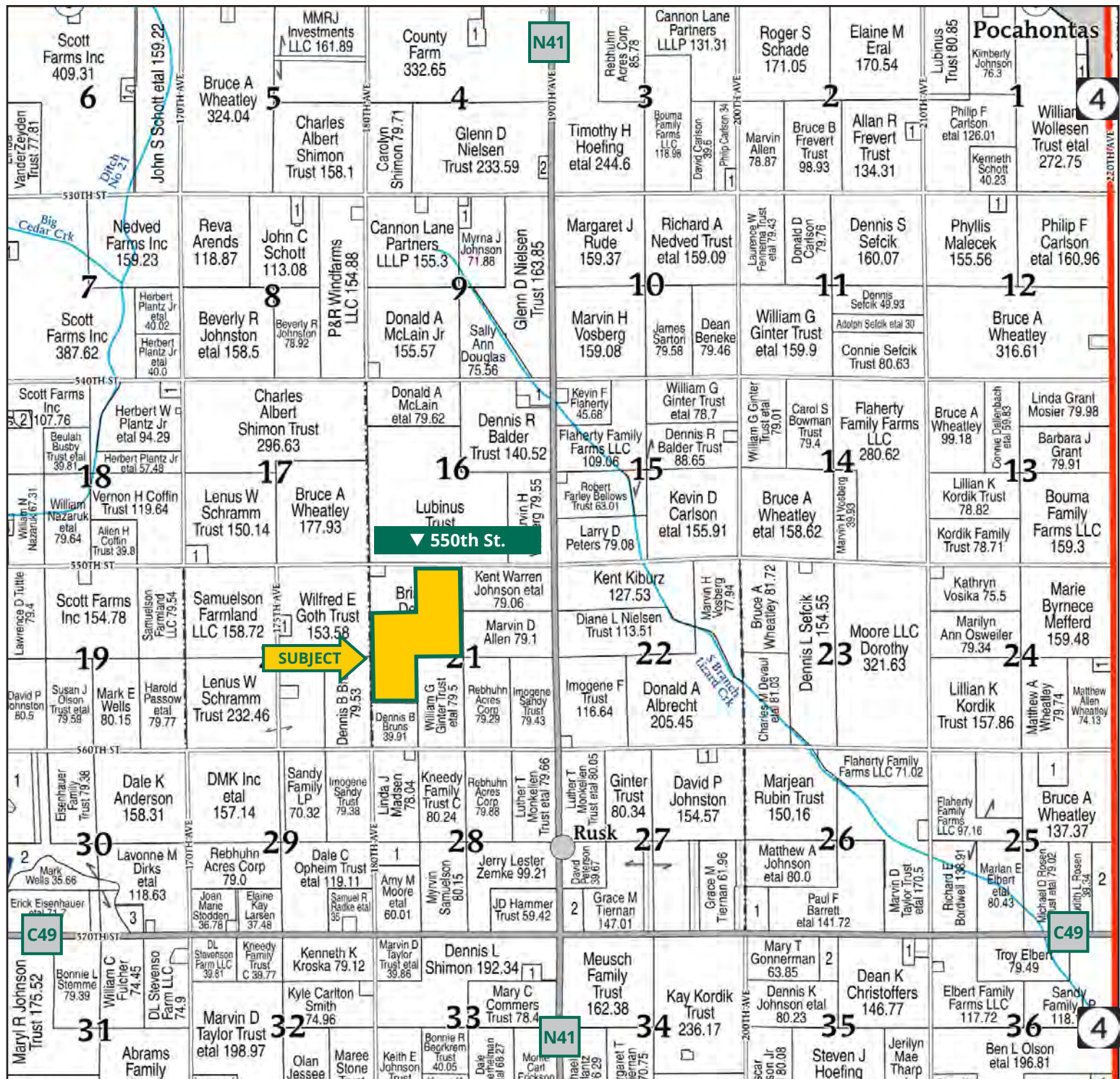
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Humboldt, IA 50548-0503 | [www.Hertz.ag](http://www.Hertz.ag)

**160.00 Acres, m/I**  
**Pocahontas County, IA**



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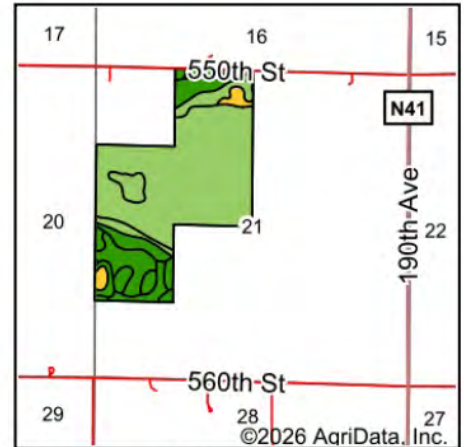
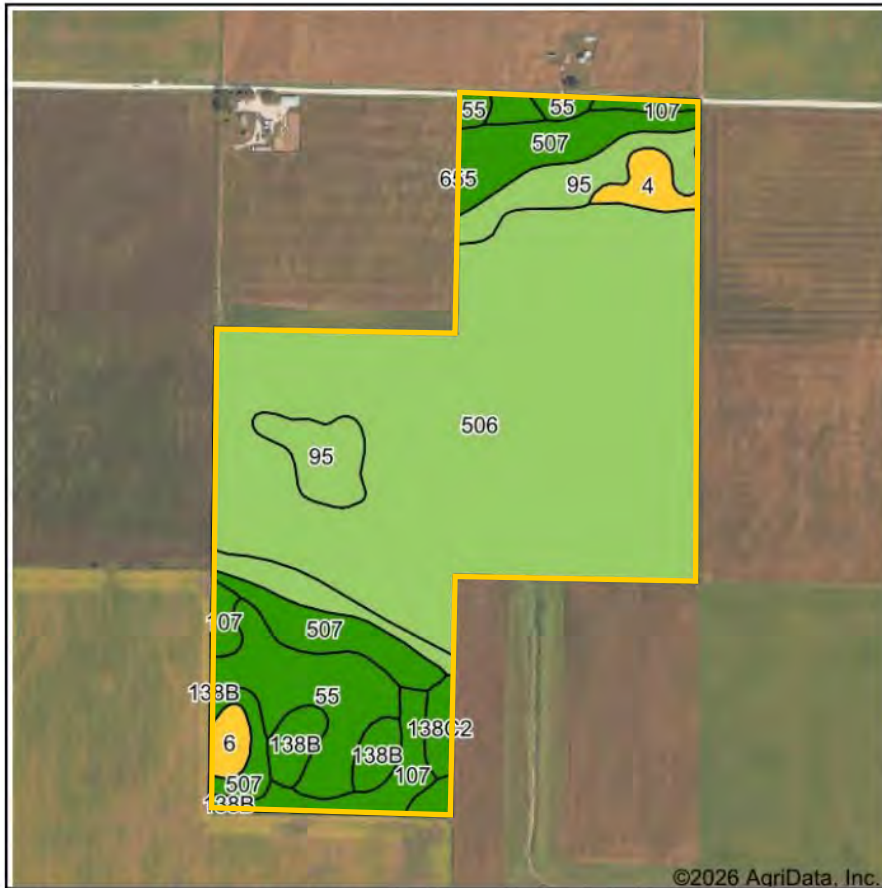
Est. FSA/Eff. Crop Acres: 158.83 | Soil Productivity: 76.60 CSR2



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State: Iowa  
County: Pocahontas  
Location: 21-91N-33W  
Township: Grant  
Acres: 158.83  
Date: 5/28/2026



Maps Provided By:



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Soils data provided by USDA and NRCS.

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Area Symbol: IA151, Soil Area Version: 32

| Code             | Soil Description                                        | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** |
|------------------|---------------------------------------------------------|-------|------------------|-------------|------------------|--------|
| 506              | Wacousta silty clay loam, 0 to 1 percent slopes         | 98.85 | 62.2%            |             | IIIw             | 74     |
| 507              | Canisteo clay loam, 0 to 2 percent slopes               | 15.50 | 9.8%             |             | IIw              | 84     |
| 95               | Harps clay loam, 0 to 2 percent slopes                  | 14.40 | 9.1%             |             | IIw              | 72     |
| 55               | Nicollet clay loam, 1 to 3 percent slopes               | 12.13 | 7.6%             |             | Iw               | 89     |
| 107              | Webster clay loam, 0 to 2 percent slopes                | 7.48  | 4.7%             |             | IIw              | 86     |
| 138B             | Clarion loam, 2 to 6 percent slopes                     | 4.48  | 2.8%             |             | Ile              | 89     |
| 4                | Knoke silty clay loam, 0 to 1 percent slopes            | 2.55  | 1.6%             |             | IIIw             | 56     |
| 6                | Okoboji silty clay loam, 0 to 1 percent slopes          | 1.74  | 1.1%             |             | IIIw             | 59     |
| 138C2            | Clarion loam, 6 to 10 percent slopes, moderately eroded | 1.70  | 1.1%             |             | IIIe             | 83     |
| Weighted Average |                                                         |       |                  |             | 2.58             | 76.6   |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Location

From Pocahontas: Head south on Hwy. 4 for 2.5 miles. Turn west on 550th St. and in 3.5 miles the property will be on the south side of the road.

## Simple Legal

E½ NW¼; NW¼ SW¼; SW¼ NW¼ of Section 21, Township 91 North, Range 33 West of the 5th P.M., Pocahontas County, IA. *Final abstract/title documents to govern legal description.*

## Price & Terms

### PRICE REDUCED!

- ~~\$1,912,000.00~~ \$1,832,000
- ~~\$11,950.00/acre~~ \$11,450/acre
- 10% down upon acceptance of offer, balance due in cash at closing

## Possession

As negotiated.

## Real Estate Tax

Taxes Payable 2025 - 2026: \$4,740.00  
Gross Acres: 160.00  
Net Taxable Acres: 159.00  
Tax per Net Taxable Acre: \$29.81

## Lease Status

Leased through the 2026 Crop Year.

## FSA Data

Farm Number 2732, Tract 1739  
FSA/Eff. Crop Acres: 158.83\*  
CRP Acres: 0.17  
Corn Base Acres: 92.80\*  
Corn PLC Yield: 173 Bu.  
Bean Base Acres: 66.04\*  
Bean PLC Yield: 47 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Pocahontas County FSA office.*

## NRCS Classification

NHEL: Non-Highly Erodible Land.

## CRP Contracts

There are 0.17 acres enrolled in a CP-21 contract that pays \$32.00 annually and expires 9/30/2029.

## Soil Types/Productivity

Primary soils are Wacousta, Canisteo, and Harps clay loam. CSR2 on the FSA/ Eff. crop acres is 76.60. 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

Level or nearly level.

## Drainage

Tiled. Maps available, contact agent for details. Part of DD 38.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Comments

Productive Pocahontas 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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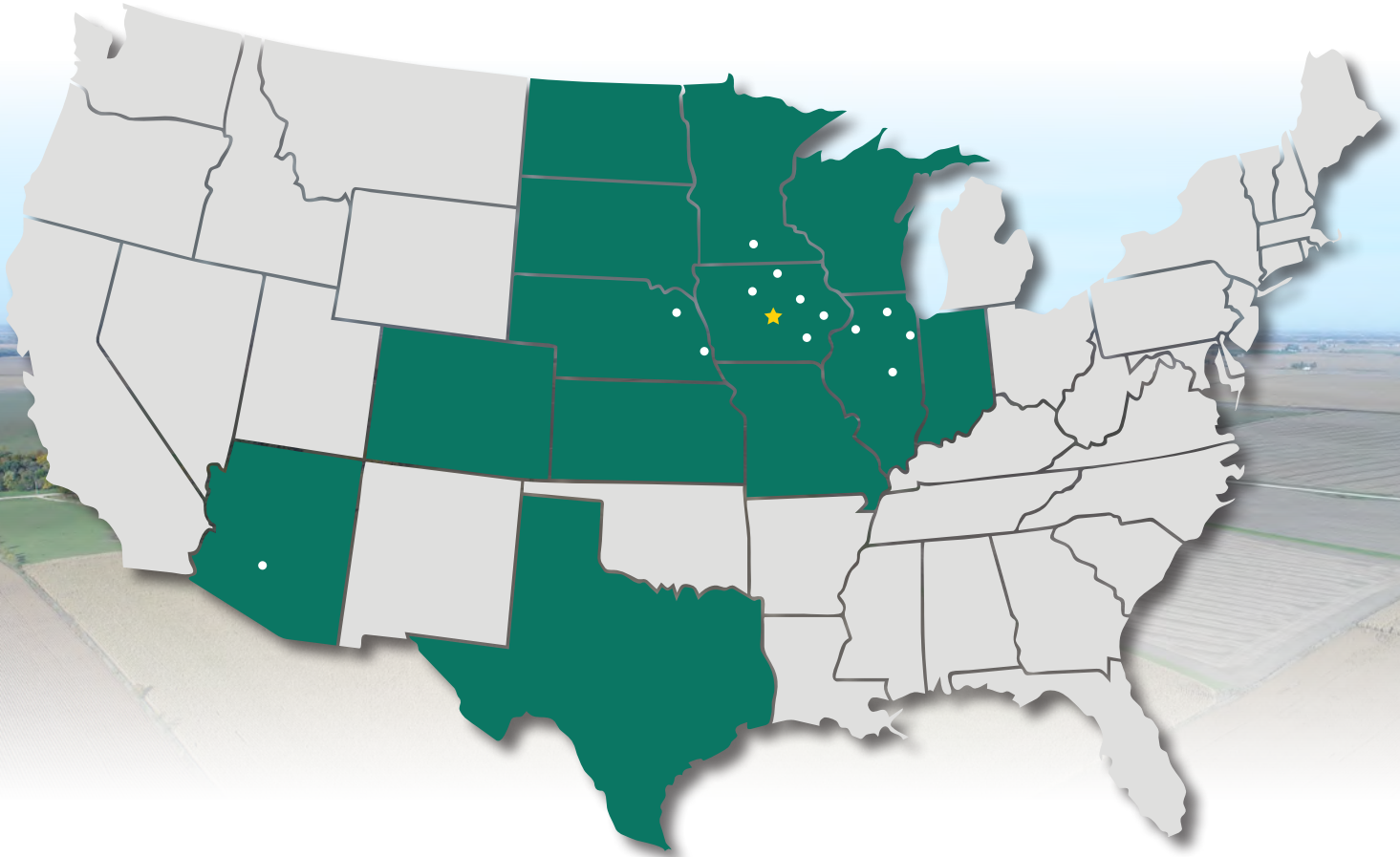
Northeast looking Southwest



South looking North



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