

Productive Pocahontas County Farm



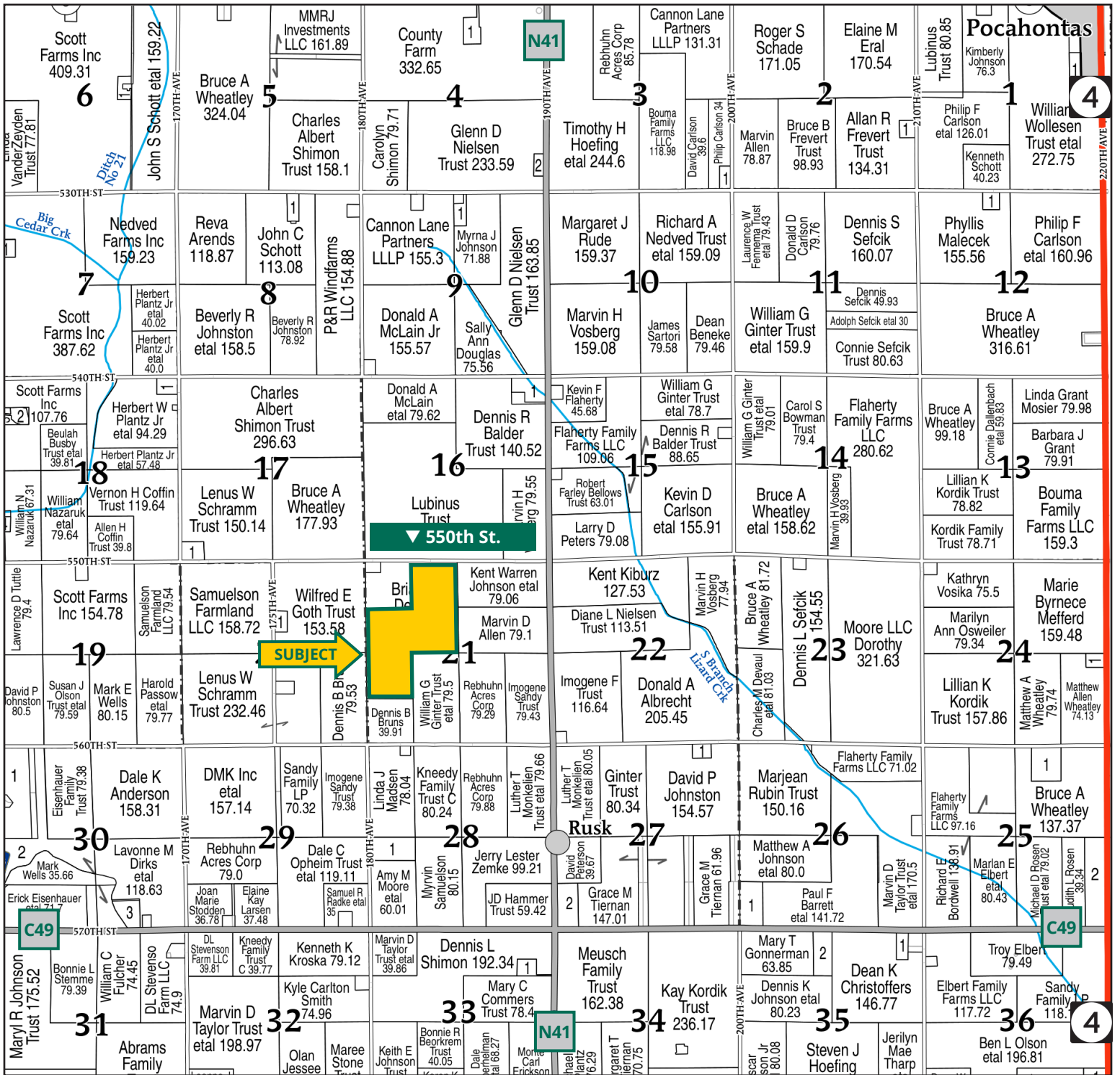
TOM CARLSON, AFM
Licensed Salesperson in IA
515.368.1395
TomC@Hertz.ag



MATT VEGTER, ALC
Licensed Salesperson in IA
515.290.7286
MattV@Hertz.ag

515.332.1406 | 1101 13th St. N., Ste. 2, PO Box 503
Humboldt, IA 50548-0503 | www.Hertz.ag

160.00 Acres, m/I
Pocahontas County, IA



Map reproduced with permission of Farm & Home Publishers, Ltd.

515.332.1406 | 1101 13th St. N., Ste. 2, PO Box 503 | Humboldt, IA 50548-0503 | www.Hertz.ag

TOM CARLSON, AFM
 515.368.1395
 TomC@Hertz.ag

MATT VEGTER, ALC
 515.290.7286
 MattV@Hertz.ag

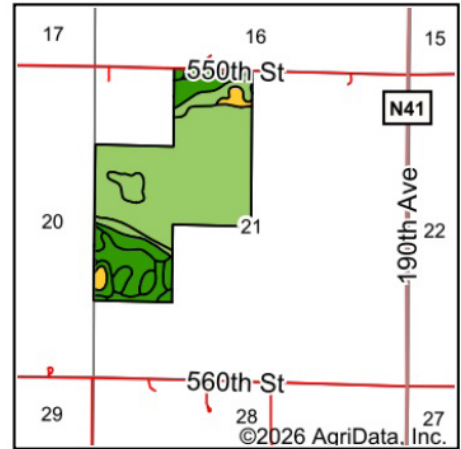
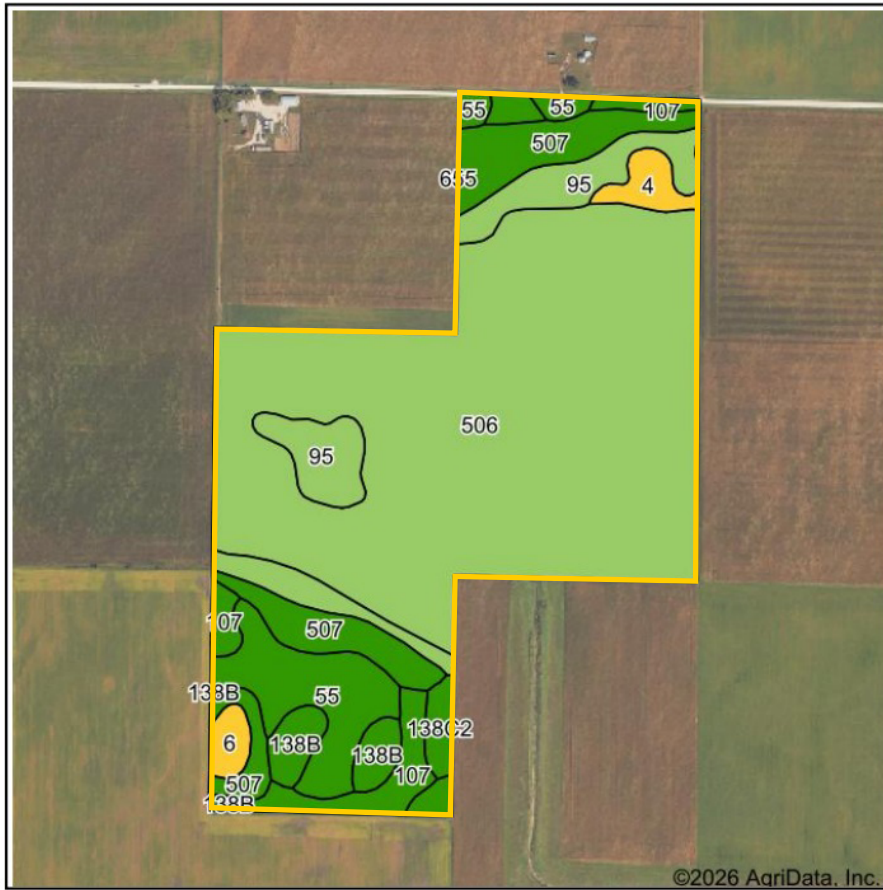
Est. FSA/Eff. Crop Acres: 158.83 | Soil Productivity: 76.60 CSR2



515.332.1406 | 1101 13th St. N., Ste. 2, PO Box 503 | Humboldt, IA 50548-0503 | www.Hertz.ag

TOM CARLSON, AFM
515.368.1395
TomC@Hertz.ag

MATT VEGTER, ALC
515.290.7286
MattV@Hertz.ag






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



Soils data provided by USDA and NRCS.

©2026 AgriData, Inc.

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%		IIe	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

- \$1,912,000.00
- \$11,950.00/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.

Northeast looking Southwest



South looking North

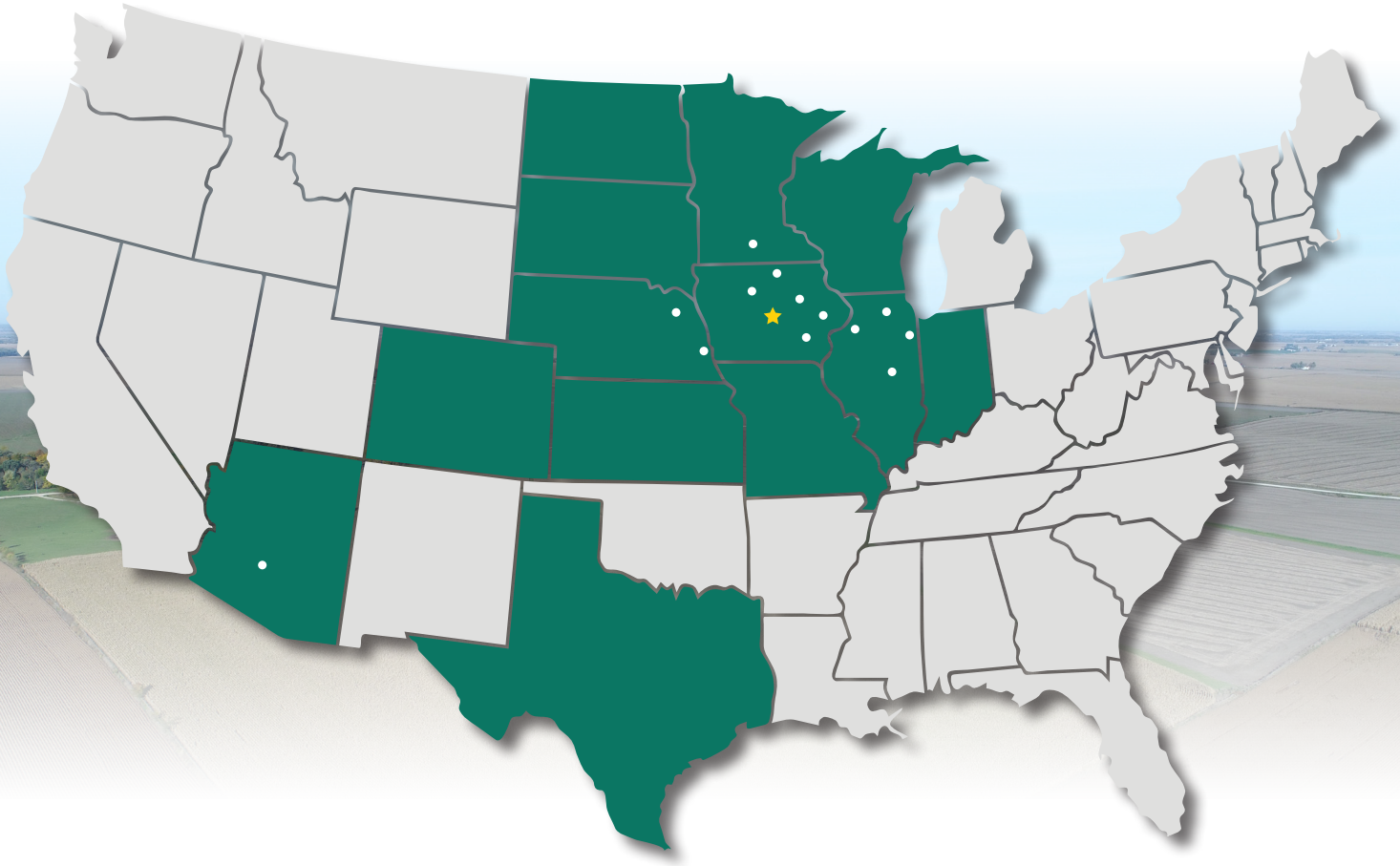


515.332.1406 | 1101 13th St. N., Ste. 2, PO Box 503 | Humboldt, IA 50548-0503 | www.Hertz.ag

TOM CARLSON, AFM
515.368.1395
TomC@Hertz.ag

MATT VEGTER, ALC
515.290.7286
MattV@Hertz.ag

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



Real Estate Sales and Auctions
Professional Buyer Representation
Certified Farm Appraisals
Professional Farm Management

515.332.1406 | 1101 13th St. N., Ste. 2, PO Box 503 | Humboldt, IA 50548-0503 | www.Hertz.ag

TOM CARLSON, AFM
515.368.1395
TomC@Hertz.ag

MATT VEGTER, ALC
515.290.7286
MattV@Hertz.ag