



LAND FOR SALE

High-Quality Calhoun County Farmland



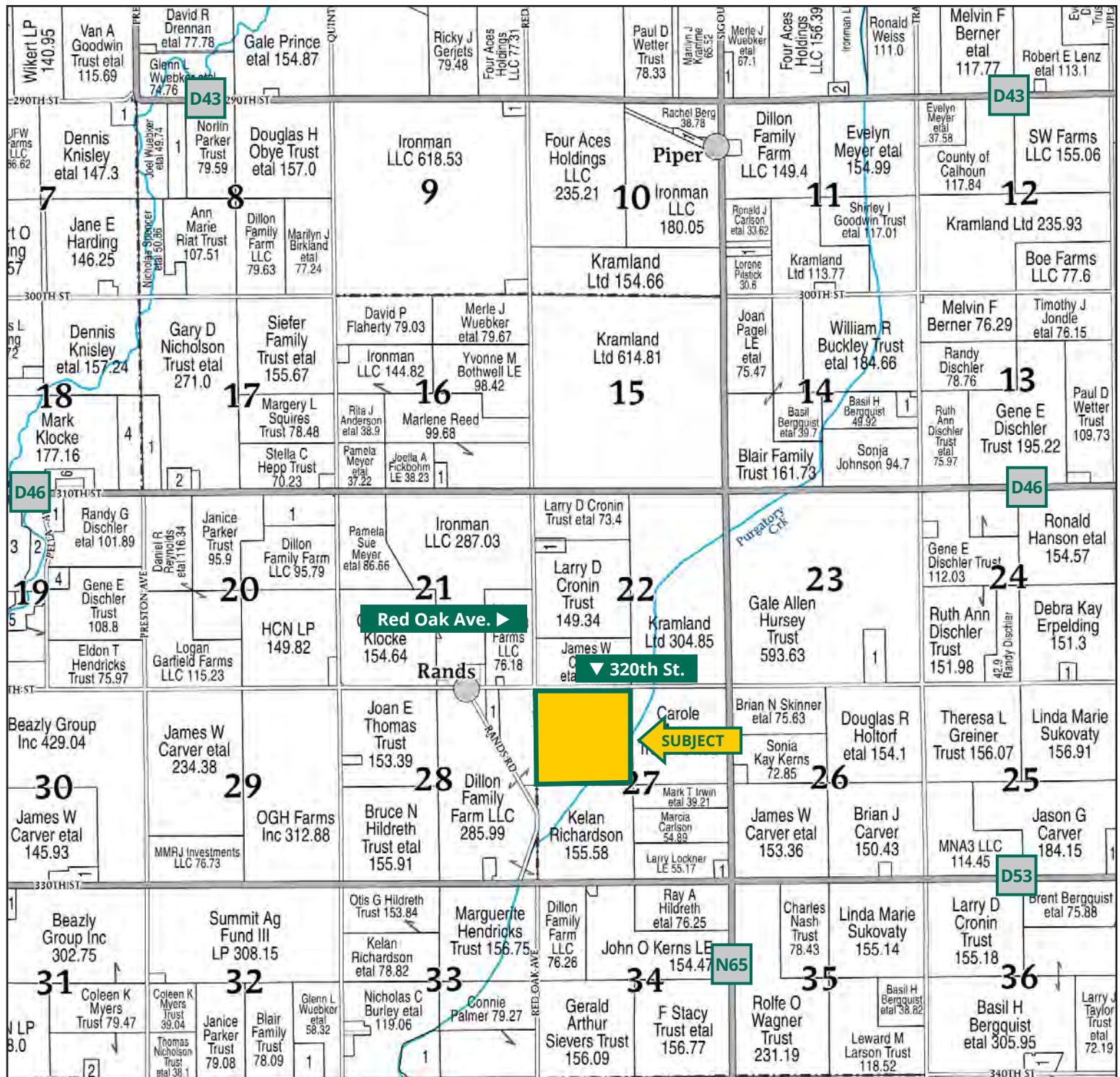
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160.00 Acres, m/I
Calhoun County, IA



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Est. FSA/Eff. Crop Acres: 144.33 | CRP Acres: 8.86 | Soil Productivity: 85.30 CSR2



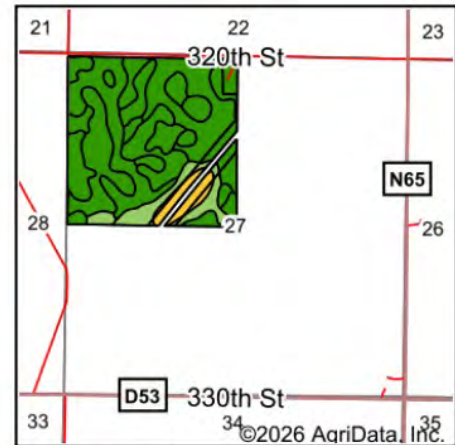
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Soils data provided by USDA and NRCS.



State: Iowa
County: Calhoun
Location: 27-87N-32W
Township: Logan
Acres: 153.19
Date: 9/11/2026



Maps Provided By
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Area Symbol: IA025, Soil Area Version: 35

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
107	Webster clay loam, 0 to 2 percent slopes	60.49	39.5%		IIw	86
138B	Clarion loam, 2 to 6 percent slopes	49.24	32.1%		IIe	89
55	Nicollet clay loam, 1 to 3 percent slopes	20.13	13.1%		Iw	89
733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	11.66	7.6%		IIw	78
6	Okoboji silty clay loam, 0 to 1 percent slopes	7.32	4.8%		IIIw	59
507	Canisteo clay loam, 0 to 2 percent slopes	2.53	1.7%		IIw	84
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	1.82	1.2%		IIw	76
Weighted Average					1.92	85.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Rands: Go east on 320th St. for a ¼ mile to the corner of Red Oak Ave. and 320th St. Property is located on the southeast side Red Oak Ave. and 320th St.

Simple Legal

NW¼ of Section 27, Township 87 North, Range 32 West of the 5th P.M., Calhoun Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$2,224,000
- \$13,900/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

Taxes Payable 2026 - 2027: \$5,616.00
Gross Acres: 160.00
Net Taxable Acres: 156.77
Tax per Net Taxable Acre: \$35.82

Lease Status

Contact agent for details.

FSA Data

Farm Number 9482, Tract 8563
FSA/Eff. Crop Acres: 144.33*
CRP Acres: 8.86
Corn Base Acres: 140.14
Corn PLC Yield: 135 Bu.
Bean Base Acres: 1.35
Bean PLC Yield: 44 Bu.
**Acres estimated to reflect additional 2.84 acres in the northeast corner of farm. The 2.84 acres in field 32, referenced by the FSA Map, have been put into crop production. Farm is subject to reconstitution by the Calhoun County FSA office.*

CRP Contracts

There are 8.86 acres enrolled in a CP-21 contract that pays \$1,878.00 annually and expires 9/30/2029.

Soil Types/Productivity

Primary soils are Webster, Clarion, and Nicollet. CSR2 on the estimated FSA/Eff. crop acres and CRP acres is 85.30. See soil map for detail.

Land Description

Level to gently sloping.

Drainage

Some tile. Contact agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

Easement

There is an access easement in the southeast corner of the property. Contact agent for details.

Comments

High-quality Calhoun County farmland located on the eastern edge of Rands, IA.



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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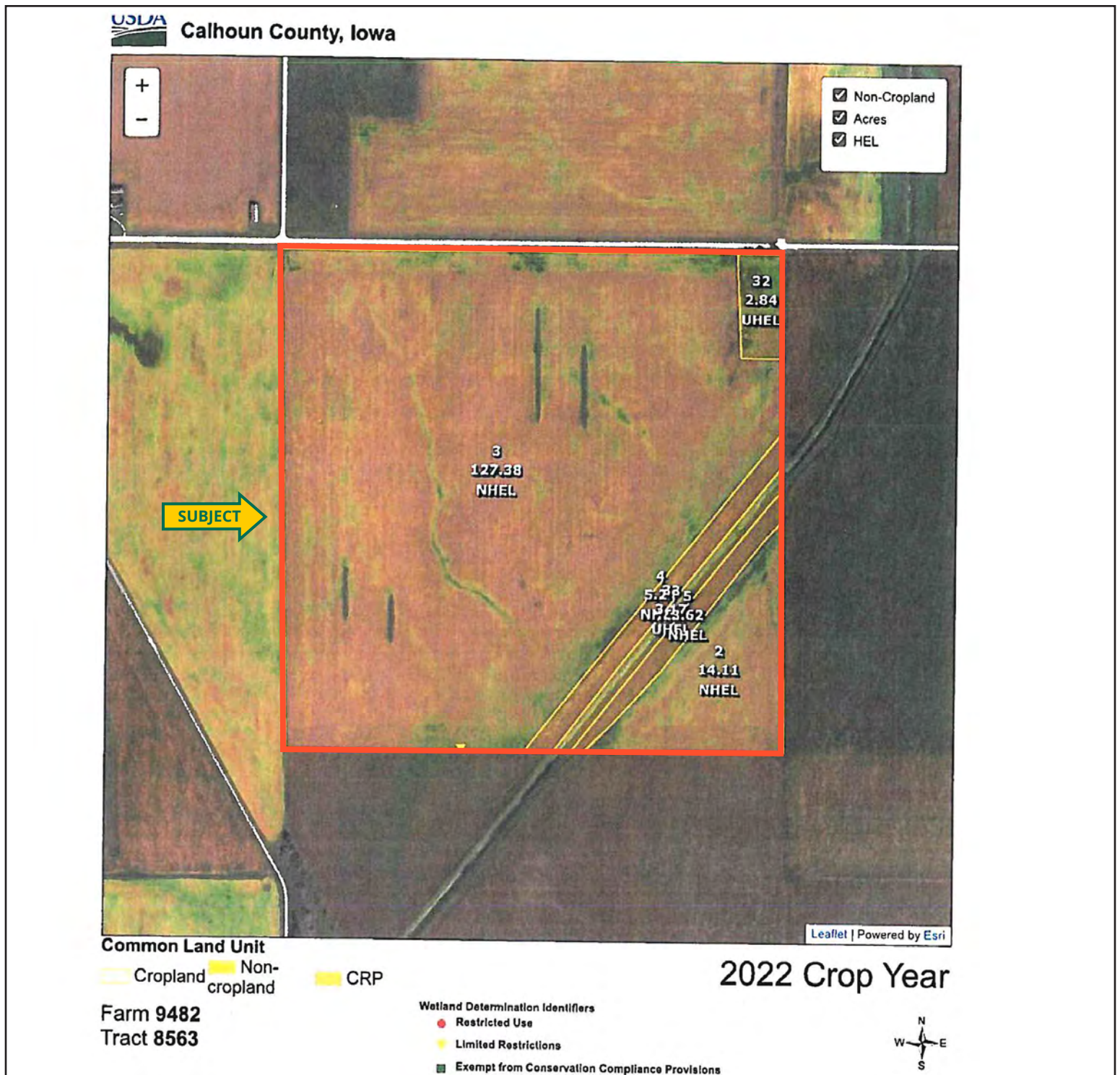
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South looking North

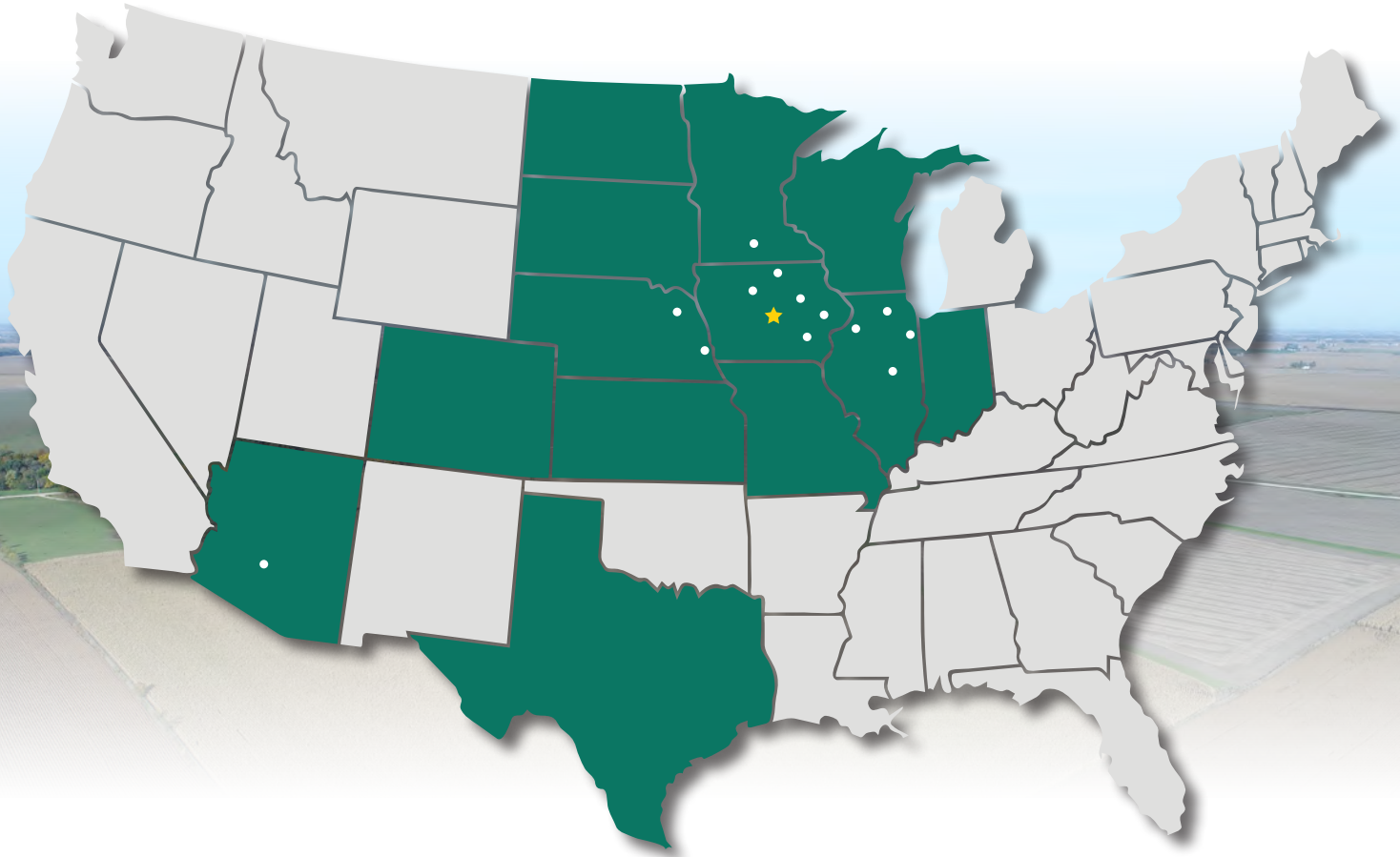


Northeast looking Southwest





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