

## Quality Farm in Northern Emmet County, IA



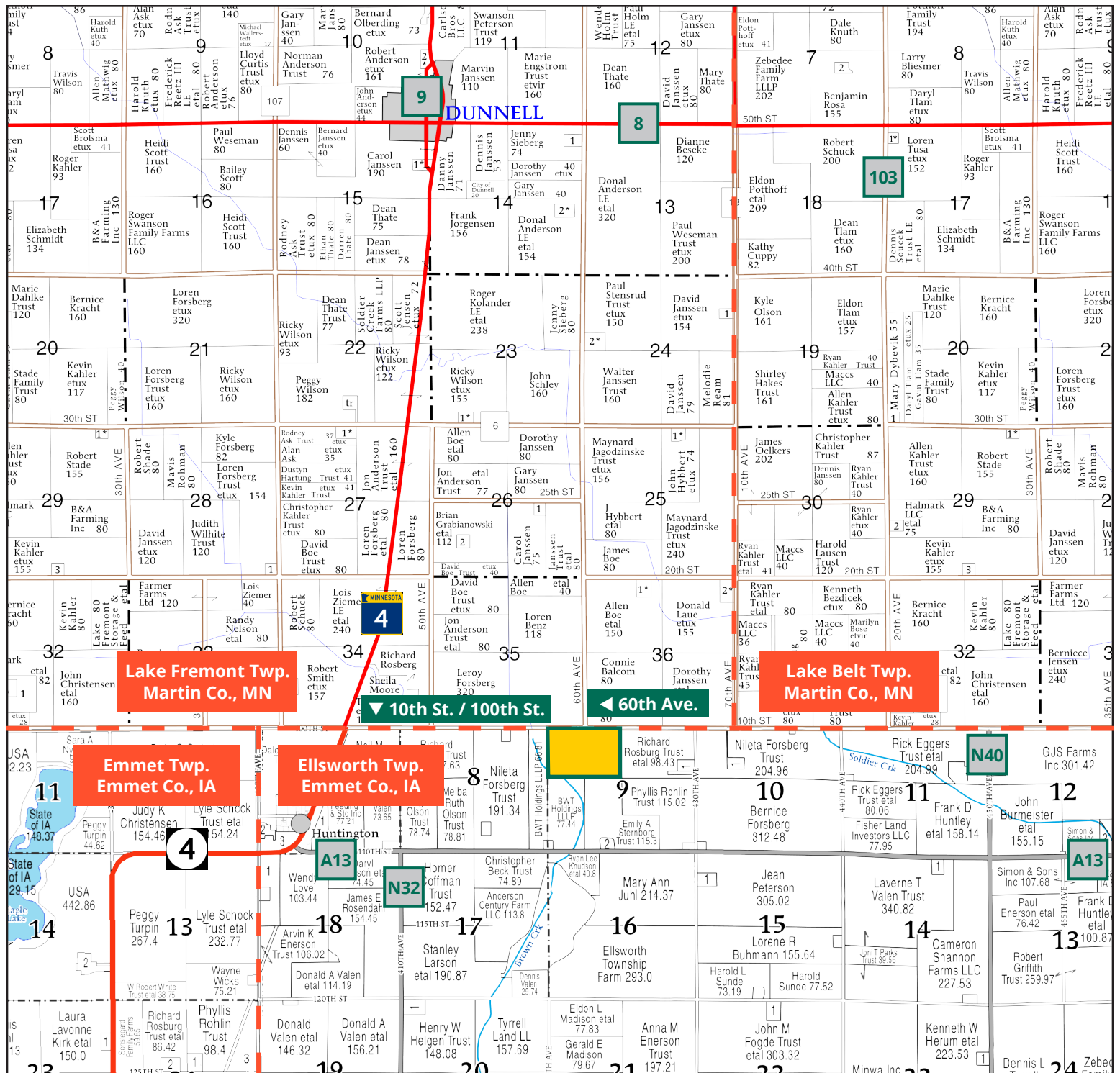
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**108.17 Acres, m/l**  
**Emmet County, IA**



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FSA/Eff. Crop Acres: 104.31 | CRP Acres: 4.01 | Soil Productivity: 84.30 CSR2

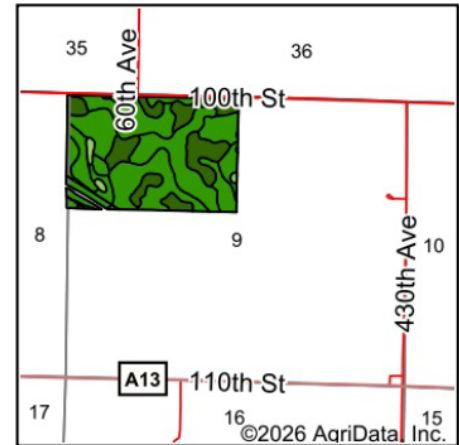


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State: **Iowa**  
 County: **Emmet**  
 Location: **9-100N-33W**  
 Township: **Ellsworth**  
 Acres: **108.32**  
 Date: **10/7/2026**



Maps Provided By:  
  
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Soils data provided by USDA and NRCS.

Area Symbol: IA063, Soil Area Version: 35

| Code             | Soil Description                                                       | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | CSR2** |
|------------------|------------------------------------------------------------------------|-------|------------------|----------------------|------------------|--------|
| 107              | Webster clay loam, 0 to 2 percent slopes                               | 39.24 | 36.1%            |                      | IIw              | 86     |
| 55               | Nicollet clay loam, 1 to 3 percent slopes                              | 23.90 | 22.1%            |                      | Iw               | 89     |
| 507              | Canisteo clay loam, 0 to 2 percent slopes                              | 19.89 | 18.4%            |                      | IIw              | 84     |
| 138B             | Clarion loam, 2 to 6 percent slopes                                    | 16.75 | 15.5%            |                      | Ile              | 89     |
| 224              | Linder loam, 24 to 32 inches to sand and gravel, 0 to 2 percent slopes | 6.20  | 5.7%             |                      | IIs              | 54     |
| 6                | Okoboji silty clay loam, 0 to 1 percent slopes                         | 2.34  | 2.2%             |                      | IIIw             | 59     |
| Weighted Average |                                                                        |       |                  |                      | 1.80             | 84.3   |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Location

From Dunnell, MN: Go south on Hwy 4 for 4 miles and then east on 10th St. / 100th St. for 1.6 miles. Property is located on the south side of the road.

## Simple Legal

The NW Fr ¼ of Section 9, Township 100 North, Range 33 West of the 5th P.M., Emmet Co., IA. *Final abstract/title documents to govern legal description.*

## Price & Terms

- \$1,384,576
- \$12,800/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 2025 - 2026: \$4,782.00  
Net Taxable Acres: 108.17  
Tax per Net Taxable Acre: \$44.21

## Lease Status

Open lease for the 2027 crop year.

## FSA Data

Farm Number 2942, Tract 147  
FSA/Eff. Crop Acres: 104.31  
CRP Acres: 4.01  
Corn Base Acres: 56.00  
Corn PLC Yield: 163 Bu.  
Bean Base Acres: 44.50  
Bean PLC Yield: 44 Bu.

## NRCS Classification

NHEL: Non-Highly Erodible Land.

## CRP Contracts

There are 4.01 acres enrolled in a CP-21 contract that pays \$1,203.00 annually and expires 9/30/2027.

## Soil Types/Productivity

Primary soils are Webster, Nicollet, Canisteo, and Clarion. CSR2 on the FSA/Eff. crop acres and CRP acres is 84.30. 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 to nearly level.

## Drainage

Some tile. No tile maps available.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Comments

Productive Emmet County farmland located along the Iowa and Minnesota border.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management 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.

West looking East

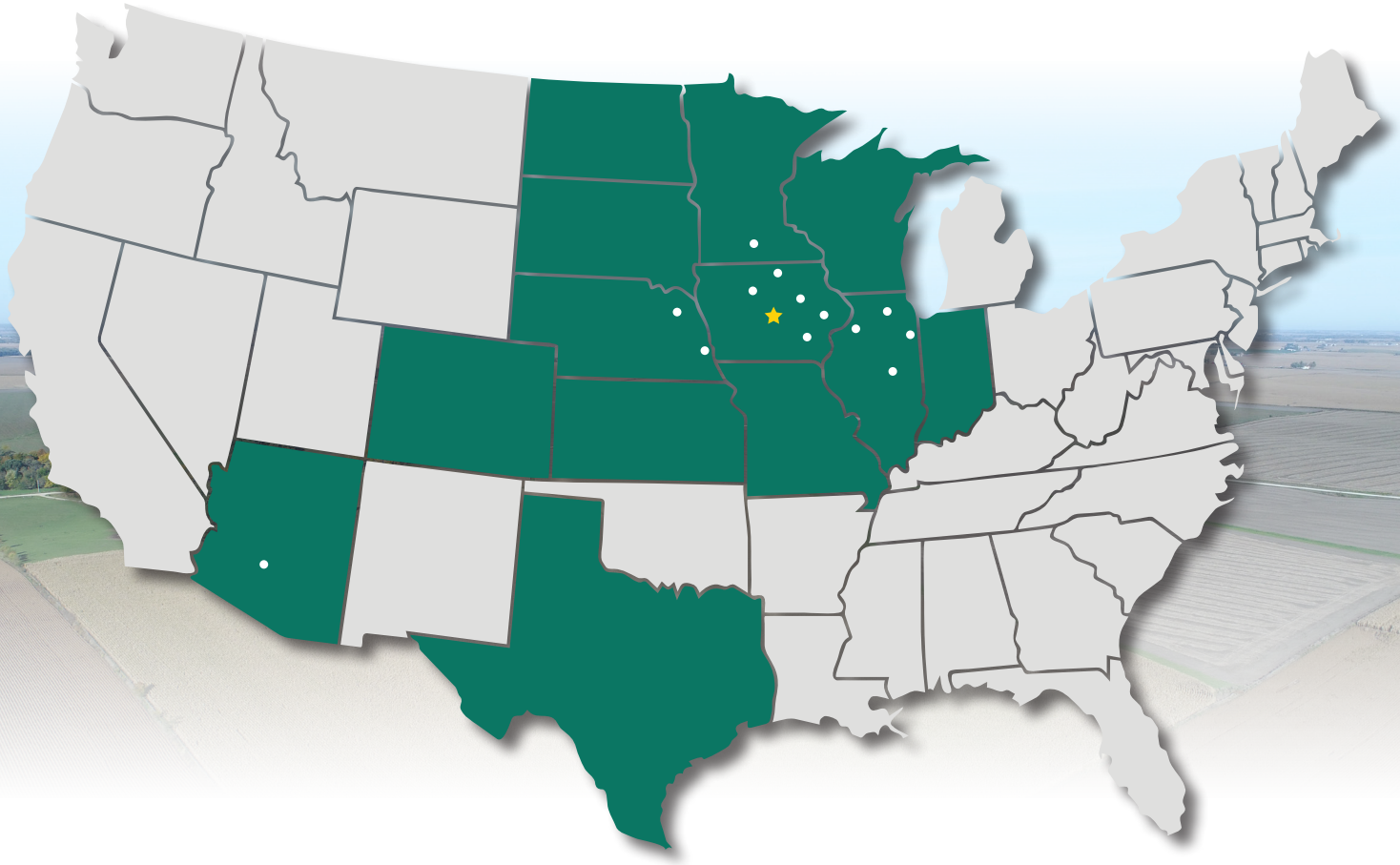


Southeast looking Northwest





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