

Productive Farmland Near Humboldt



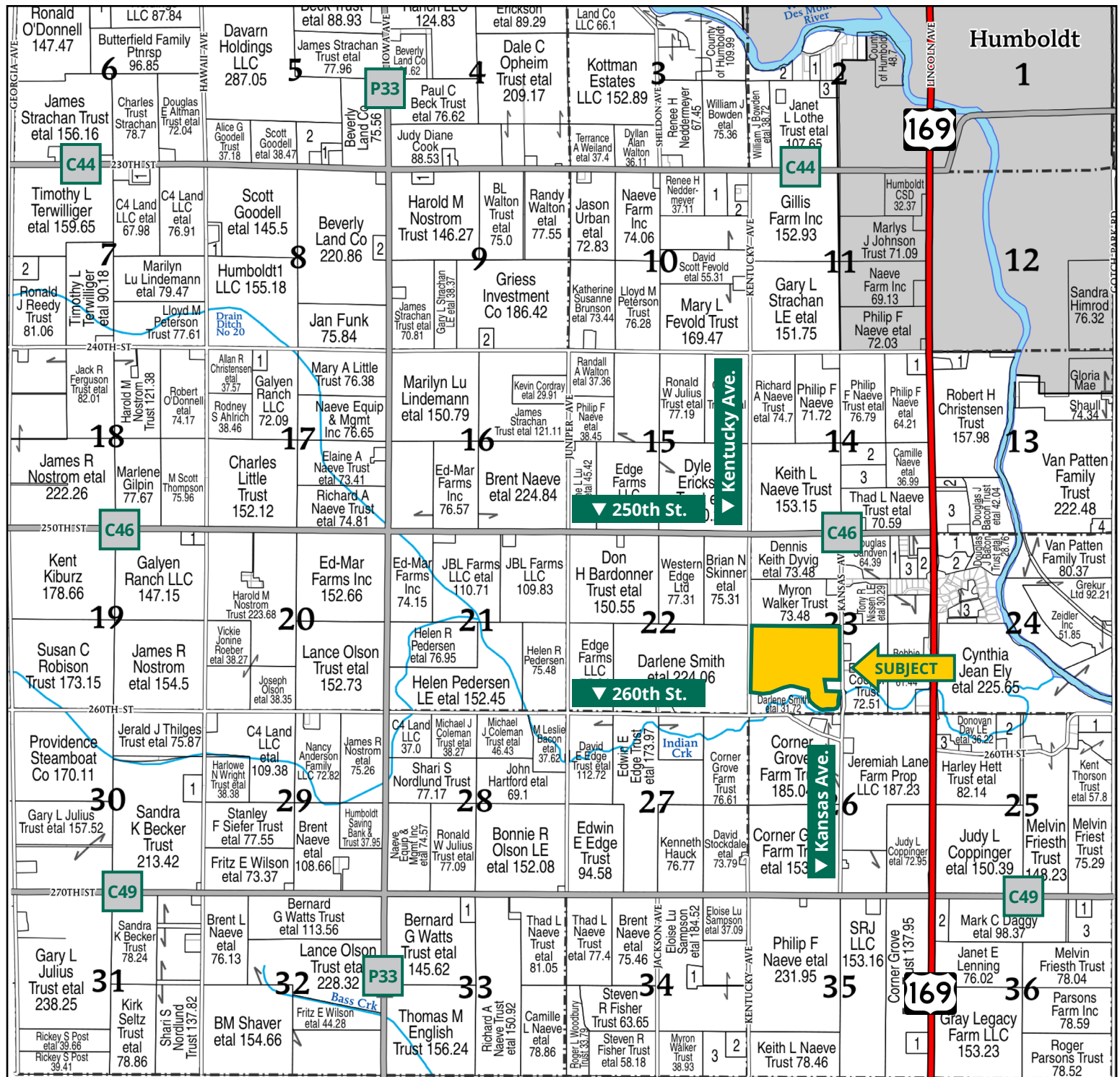
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124.25 Acres, m/I
Humboldt County, IA



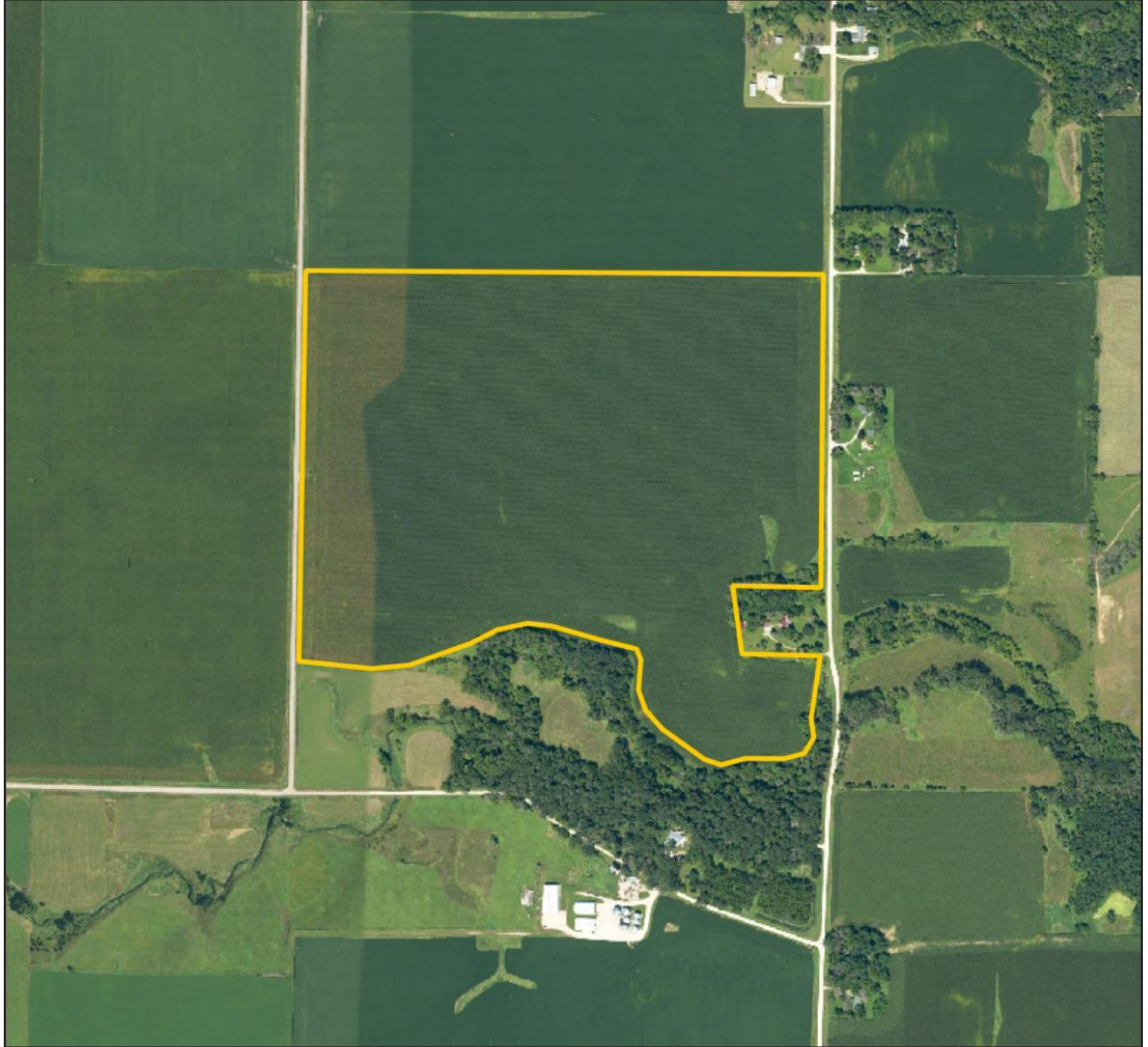
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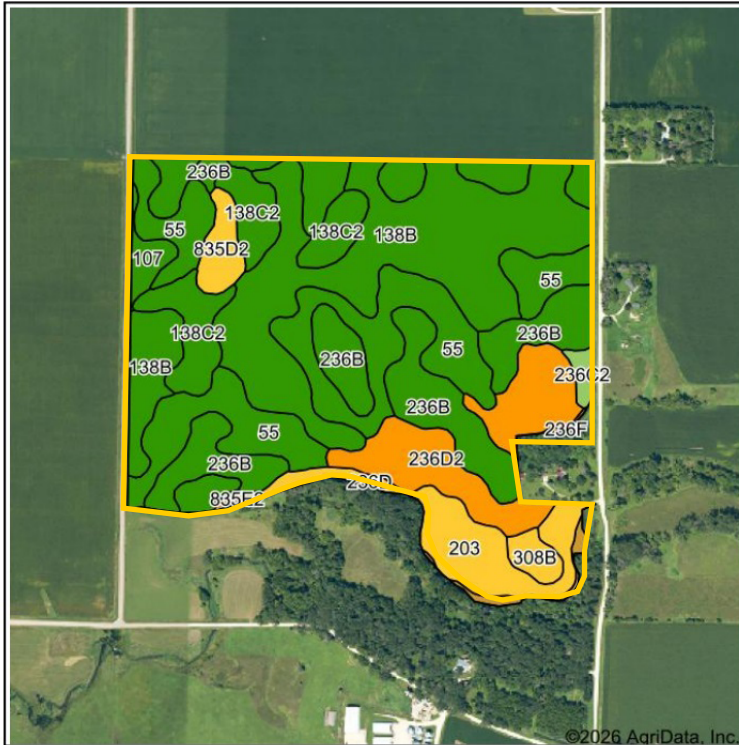
FSA/Eff. Crop Acres: 120.31 | Soil Productivity: 80.00 CSR2



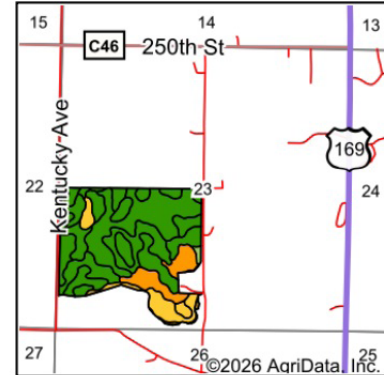
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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Humboldt**
 Location: **23-91N-29W**
 Township: **Corinth**
 Acres: **120.31**
 Date: **10/7/2026**



Maps Provided By



Area Symbol: IA091, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
138B	Clarion loam, 2 to 6 percent slopes	33.33	27.9%		Ile	89
55	Nicollet clay loam, 1 to 3 percent slopes	31.34	26.0%		Iw	89
236B	Lester loam, 2 to 6 percent slopes	18.12	15.1%		Ile	85
236D2	Lester loam, 10 to 16 percent slopes, moderately eroded	11.63	9.7%		IVe	49
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	10.26	8.5%		IIle	83
203	Cylinder loam, 0 to 2 percent slopes	6.99	5.8%		Ils	58
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	2.40	2.0%		IVe	53
107	Webster clay loam, 0 to 2 percent slopes	1.50	1.2%		IIw	86
308B	Wadena loam, 2 to 6 percent slopes	1.49	1.2%		Ile	52
236D	Lester loam, 10 to 16 percent slopes	1.24	1.0%		IVe	53
236C2	Lester loam, 6 to 10 percent slopes, moderately eroded	0.78	0.6%		IIle	76
1585	Spillville-Coland complex, channeled, 0 to 2 percent slopes, frequently flooded	0.77	0.6%		Vw	37
835E2	Omsrud-Storden complex, 10 to 22 percent slopes, moderately eroded	0.35	0.3%		IVe	36
236F	Lester loam, 10 to 22 percent slopes	0.11	0.1%		Vle	36
Weighted Average					2.11	80

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Humboldt: Head south on Hwy. 169 for 2 miles. Turn west on Co. Hwy. C46 / 250th Street. In 1 mile turn south on Kentucky Ave. In 1 mile the property will be on the east side of the road.

Simple Legal

N½ SW¼, and Tax Parcel 1023300006, all in Section 23, Township 91 North, Range 29 West of the 5th P.M., Humboldt County, IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,708,437.50
- \$13,750/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2026 - 2027: \$5,018.00
Gross Acres: 124.25
Net Taxable Acres: 121.24
Tax per Net Taxable Acre: \$41.39

Lease Status

Contact agent for details.

FSA Data

Farm Number 5596, Tract 9796
FSA/Eff. Crop Acres: 120.31
Corn Base Acres: 83.66
Corn PLC Yield: 165 Bu.
Bean Base Acres: 27.40
Bean PLC Yield: 42 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Clarion loam, Nicollet clay loam, and Lester loam. CSR2 on the FSA/Eff. crop acres is 80.00. 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

Gently sloping.

Drainage

Some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Productive Humboldt County farmland just southwest of Humboldt. The north 100 acres, m/l, of this farm carries an 85 CSR2.



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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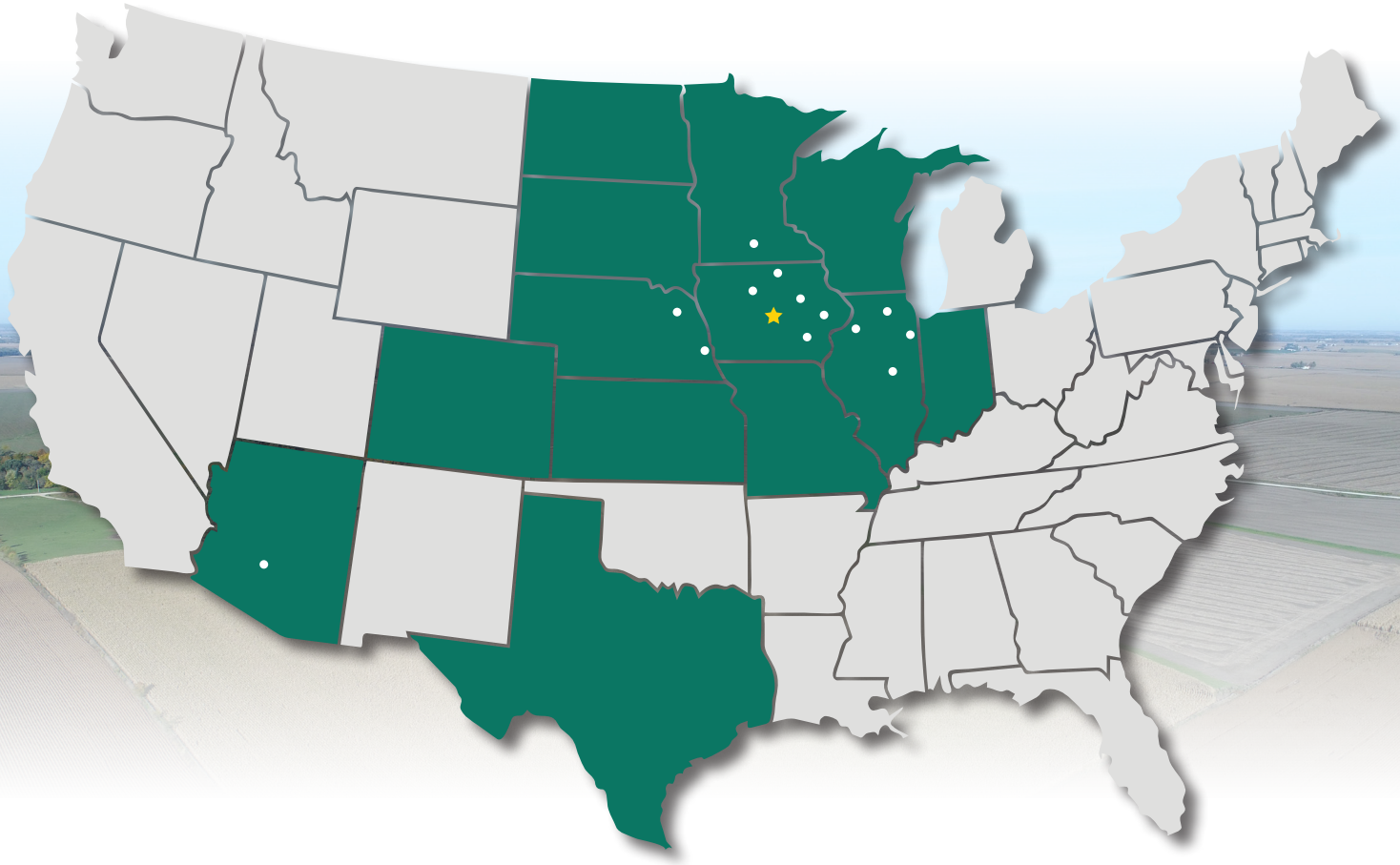
Northwest looking Southeast



Northeast looking Southwest



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