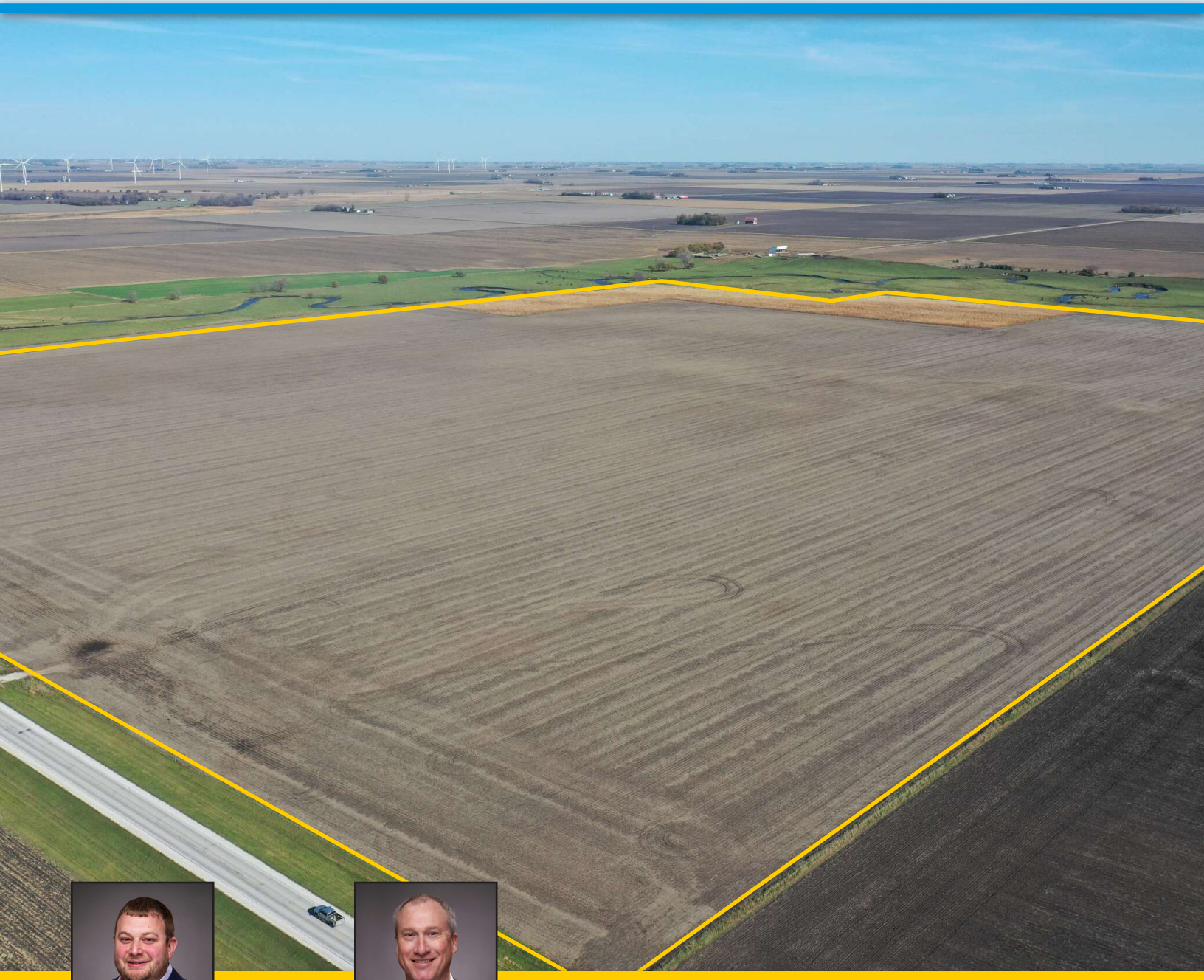
Hertz Real Estate Services

LAND FOR SALE

Productive Kossuth County Farm



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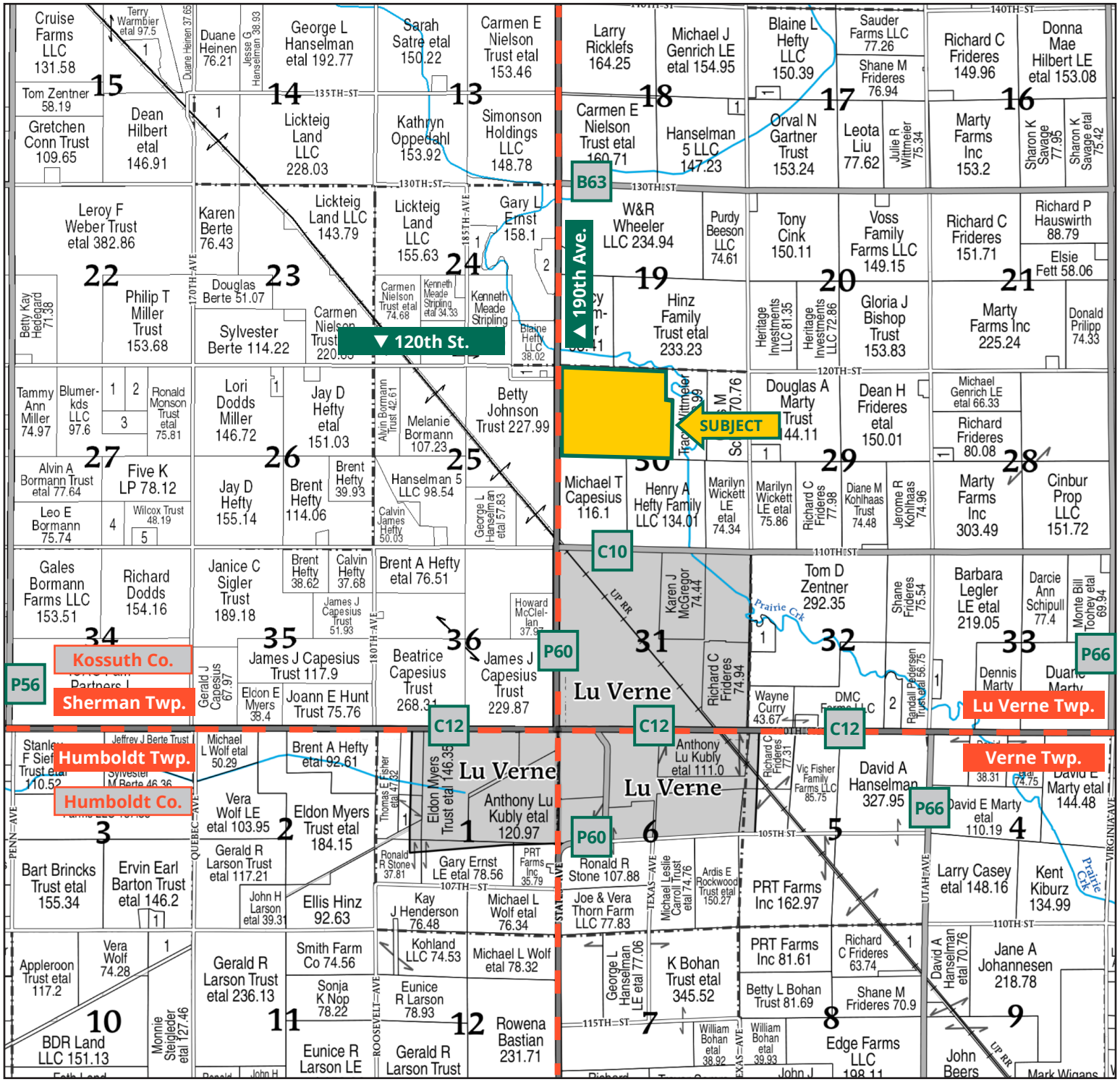
197.49 Acres, m/l
Kossuth County, IA

000-4260-01

PLAT MAP

Lu Verne Township, Kossuth County, IA



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AERIAL PHOTO

197.49 Acres, m/l, Kossuth County, IA

Acres in Production: 168.85 | CRP Acres: 22.35 | Soil Productivity: 81.30 CSR2



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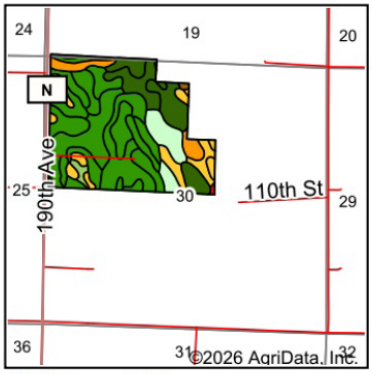
SOIL MAP

168.85 Acres in Production
22.35 CRP Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Kossuth**
Location: **30-94N-27W**
Township: **Lu Verne**
Acres: **168.85**
Date: **11/10/2026**

Maps Provided By:
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Area Symbol: IA109, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
55	Nicollet clay loam, 1 to 3 percent slopes	33.71	20.0%		Iw	89
138B	Clarion loam, 2 to 6 percent slopes	21.02	12.4%		IIe	89
107	Webster clay loam, 0 to 2 percent slopes	20.73	12.3%		IIw	86
339B	Truman silt loam, 2 to 6 percent slopes	19.47	11.5%		IIe	95
389	Waldorf silty clay loam, 0 to 2 percent slopes	13.68	8.1%		IIw	69
507	Canisteo clay loam, 0 to 2 percent slopes	12.12	7.2%		IIw	84
330	Kingston silty clay loam, 1 to 3 percent slopes	9.99	5.9%		Iw	95
485B	Spillville loam, 2 to 5 percent slopes	5.82	3.4%		IIe	88
203	Cylinder loam, 0 to 2 percent slopes	5.64	3.3%		IIs	58
259	Biscay clay loam, 0 to 2 percent slopes	5.59	3.3%		IIw	52
6	Okoboji silty clay loam, 0 to 1 percent slopes	5.53	3.3%		IIIw	59
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	4.36	2.6%		IVe	41
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	3.84	2.3%		IIIe	83
823B	Ridgeport sandy loam, 2 to 5 percent slopes	3.49	2.1%		IIIe	49
95	Harps clay loam, 0 to 2 percent slopes	1.83	1.1%		IIw	72
1135	Coland clay loam, 0 to 2 percent slopes, frequently flooded	0.90	0.5%		Vw	13
28	Dickman sandy loam, 0 to 2 percent slopes	0.51	0.3%		IIIs	24
274	Rolfe silt loam, 0 to 1 percent slopes	0.50	0.3%		IIIw	57
28B	Dickman sandy loam, 2 to 6 percent slopes	0.12	0.1%		IIIe	20
				Weighted Average	**1.89**	**81.3**

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

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PROPERTY INFORMATION

197.49 Acres, m/l, Kossuth County, IA

Location
From Lu Verne: Head north on 190th Ave./Co. Hwy. P60 for 1 mile. The property is located on the east side of road.

Simple Legal
Parcel A loc. in Nfrl 1/4 as desc. by survey doc #2021/3615, in Section 30, Township 94 North, Range 27 West of 5th P.M., Kossuth Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms
- $2,547,621.00
- $12,900/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession
As negotiated.

Real Estate Tax
Taxes Payable 2026 - 2027: $5,840.00
Gross Acres: 197.49
Net Taxable Acres: 193.87
Tax per Net Taxable Acre: $30.12

Lease Status
Leased for 2027 crop year.

FSA Data
Farm Number 14321, Tract 17676
FSA/Eff. Crop Acres: 167.15
Current Acres in Production: 168.85
CRP Acres: 22.35
Corn Base Acres: 93.87
Corn PLC Yield: 155 Bu.
Bean Base Acres: 73.28
Bean PLC Yield: 42 Bu.
**FSA is reporting 167.15 FSA/Eff. crop acres, however, there are currently 168.85 acres currently in production. Contact agent for details.*

NRCS Classification
NHEL: Non-Highly Erodible Land.

CRP Contracts
There are 22.35 acres enrolled in a CP-23 contract that pays $3,724.00 annually and expires 9-30-2029.

Soil Types/Productivity
Primary soils are Nicollet clay loam, Clarion loam, and Webster clay loam. CSR2 on the acres in production is 81.30. See soil map for detail.

Mineral Rights
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

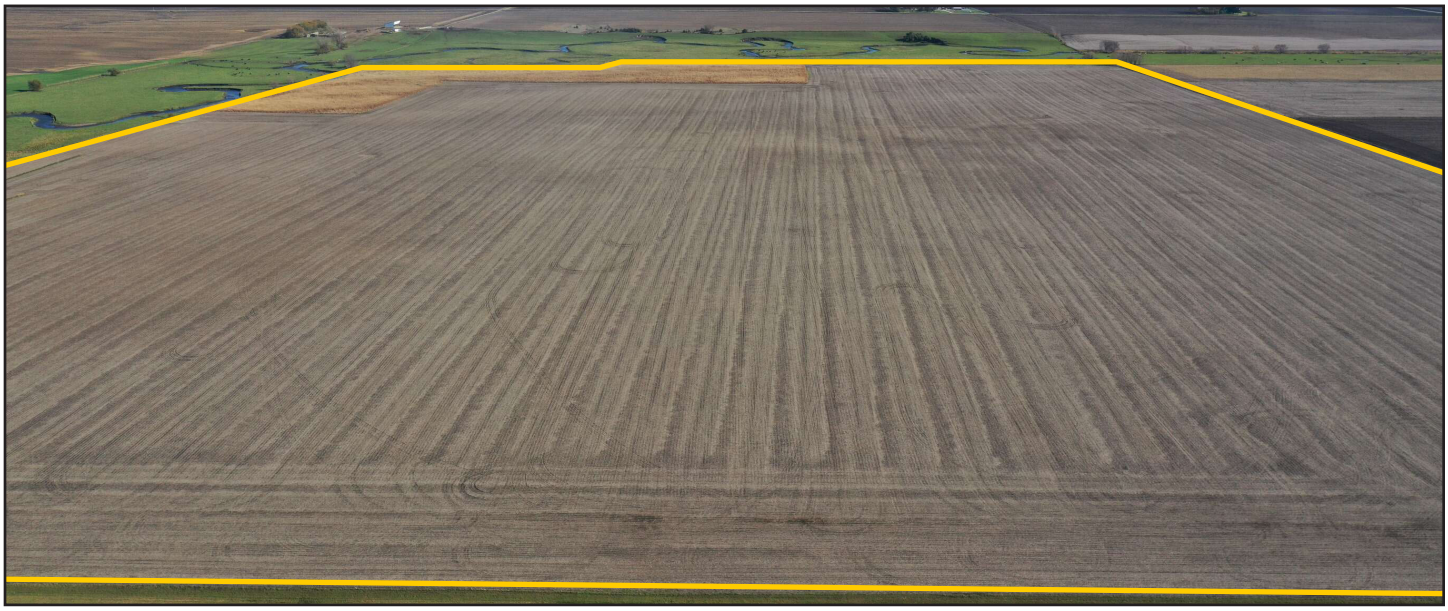
Land Description
Nearly level to gently sloping.

Drainage
Natural plus some tile. No maps available. A small portion of the south end of the farm is in DD #76.

Buildings/Improvements
None.

Water & Well Information
None.

Comments
Large tract of productive Kossuth County farmland just north of Lu Verne.



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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Southeast looking Northwest



South looking North



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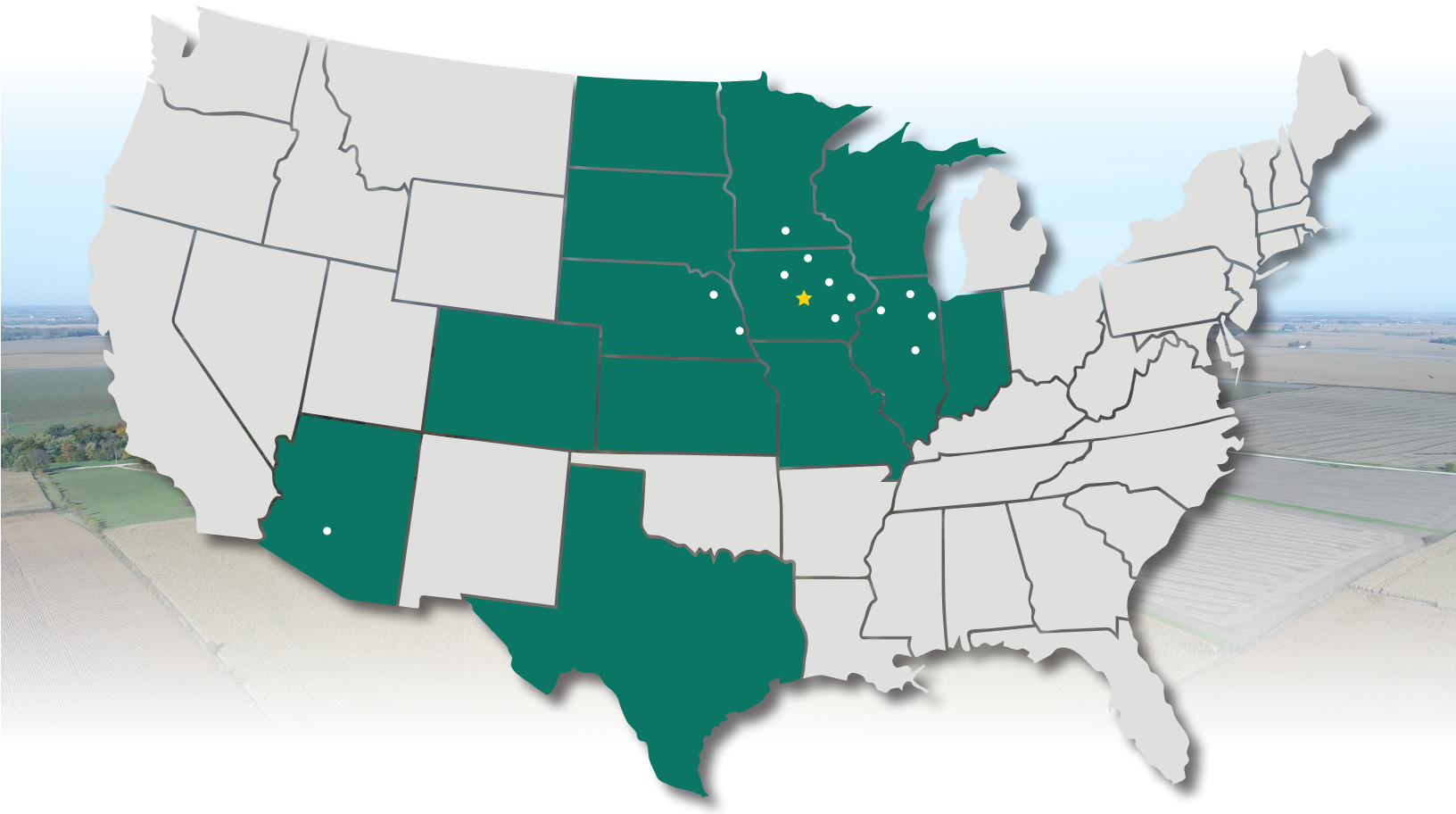

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