

# LAND FOR SALE

**80+/- Acres, Humboldt County, Iowa**  
*Offered at \$560,000*

**Highlights:**

- Highly productive farm with excellent soils
- Located in a strong agricultural area near grain markets
- Excellent return on investment

**Property Location:** Two miles east of Gilmore City, Iowa.

**Legal Description:** N1/2 SW1/4 Section 4, T91N, R30W of the 5th P.M., Humboldt County, Iowa



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**For additional information, please contact:**

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# Property Information

**Property Description:** 80 acres of high quality cropland in a strong agriculture area.

**Farm Data:**

Cropland 73.93 acres

**FSA Information:**

	<u>Base</u>	<u>Yield</u>
Corn	35.7 acres	152 bushels
Soybean	20.4 acres	49 bushels

**CRP:** There are currently a total of 17.82+/- acres enrolled. 12.82 acres due to expire September 2026, with an annual payment of \$325.31 per acre. 5 acres due to expire September 2020, with an annual payment of \$207.36 per acre.

**Taxes:** \$1,788 or \$22.35 per acre

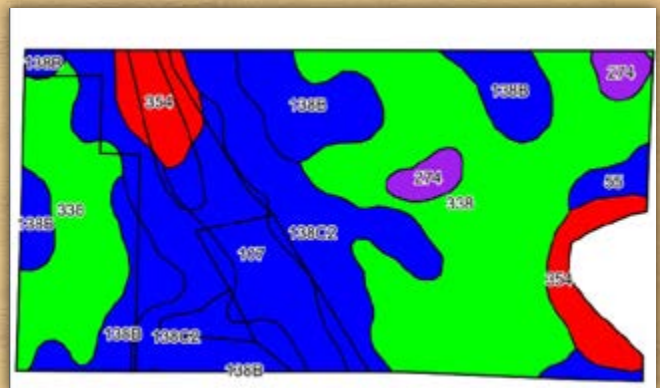
**Property Location Map**



**Aerial Photo**



**Soil Map**



Area Symbol: IA091, Soil Area Version: 23							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
338	Garmore loam, 0 to 2 percent slopes	31.73	42.9%		lw	91	78
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	16.46	22.3%		llle	83	63
138B	Clarion loam, 2 to 6 percent slopes	10.64	14.4%		lle	89	80
107	Webster clay loam, 0 to 2 percent slopes	6.01	8.1%		llw	86	83
354	Aquolls (marsh), ponded, 0 to 1 percent slopes	5.59	7.6%		Vlllw	9	5
274	Rolle silt loam, 0 to 1 percent slopes	1.91	2.6%		lllw	57	53
55	Nicollet clay loam, 1 to 3 percent slopes	1.59	2.2%		lw	89	88
<b>Weighted Average</b>						<b>81.4</b>	<b>69.4</b>

Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.