

LAND FOR SALE

228.6+/- Acres, Humboldt County, Iowa
Offered at \$7,500 per acre

Highlights:

- Highly productive farm with excellent soils
- Located near ethanol plants and other grain markets
- County drainage outlets available

Property Location: Six miles southwest of Humboldt, Iowa.

Legal Description:

- Tract 1: E 1/2 SW 1/4
- Tract 2: SE 1/4 of Section 13, T91N, R30W, Humboldt County, Iowa except a tract 600' x 460'



Serving America's Landowners Since 1929

www.FarmersNational.com



For additional information, please contact:

Thad Naeve, Agent

Humboldt, Iowa

Phone: (515) 368-0773

TNaeve@FarmersNational.com

www.FarmersNational.com/ThadNaeve



Property Information

Property Description: Highly productive cropland with an average CSR2 of 83.8. Located in a strong agriculture area near grains markets. Hog manure available for improved fertility.

Farm Data:

• Tract 1

Cropland	77.8 acres
Non-crop	<u>.6 acres</u>
Total	78.4 acres

• Tract 2

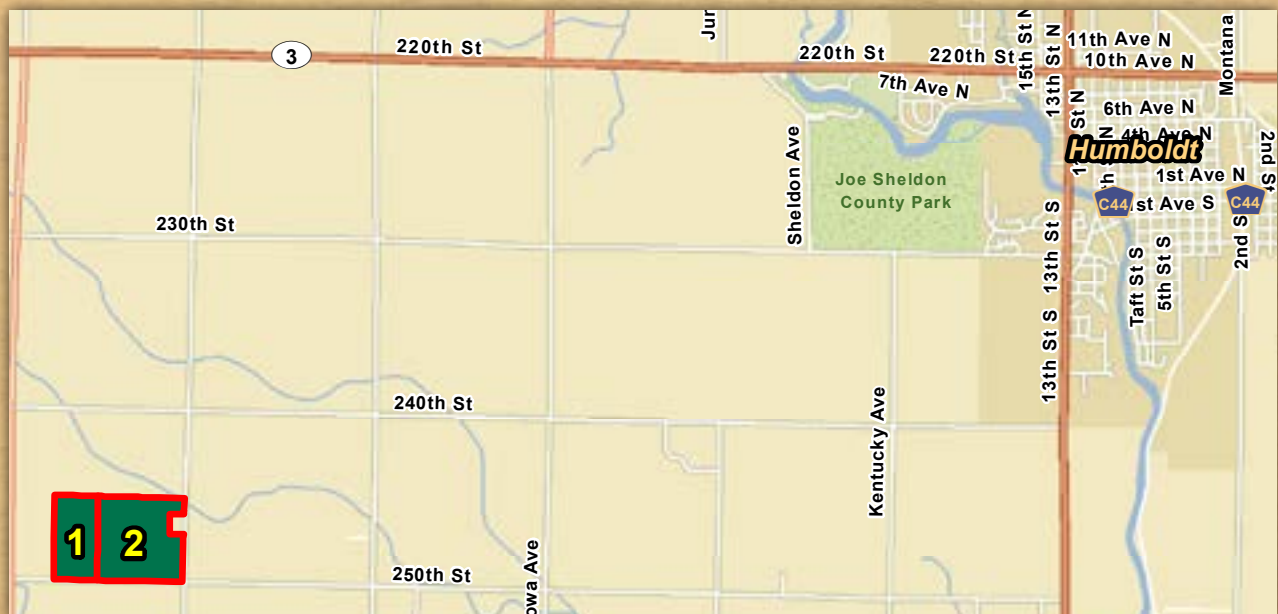
Cropland	144.2 acres
Non-crop	<u>6.0 acres</u>
Total	150.2 acres

FSA Information (combined):

	<u>Base</u>	<u>Yield</u>
Corn	198.4 acres	153 bushels
Soybeans	22.3 acres	38 bushels

Taxes:

- **Tract 1:** \$2,248 or \$28.89 per acre
- **Tract 2:** \$4,186 or \$29.03 per acre



Tract 1 Aerial Photo

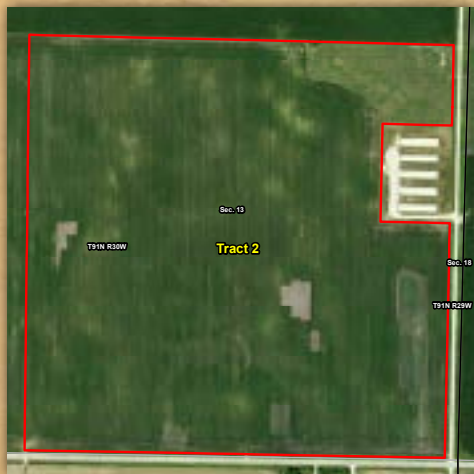


Tract 1 Soil Map

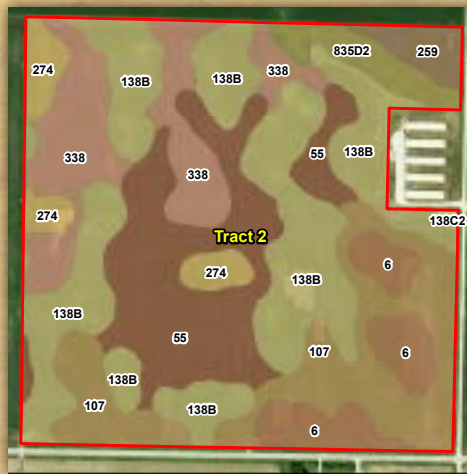


MAP SYMBOL	NAME	NON IRR		
		LCC	CSR2	ACRES
338	Garmore loam, 0 to 2 percent slopes	lw	91	33.1
138B	Clarion loam, 2 to 6 percent slopes	lle	89	22.4
274	Rolfe silt loam, 0 to 1 percent slopes	lllw	57	12.0
55	Nicollet clay loam, 1 to 3 percent slopes	lw	89	8.2
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	llle	83	1.1
107	Webster clay loam, 0 to 2 percent slopes	llw	86	0.6
TOTAL			84.8	77.4

Tract 2 Aerial Photo



Tract 2 Soil Map



MAP SYMBOL	NAME	NON IRR		
		LCC	CSR2	ACRES
138B	Clarion loam, 2 to 6 percent slopes	lle	89	48.0
55	Nicollet clay loam, 1 to 3 percent slopes	lw	89	28.6
107	Webster clay loam, 0 to 2 percent slopes	llw	86	23.6
338	Garmore loam, 0 to 2 percent slopes	lw	91	20.5
6	Okoboji silty clay loam, 0 to 1 percent slopes	lllw	59	10.1
274	Rolfe silt loam, 0 to 1 percent slopes	lllw	57	6.1
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	lve	53	4.9
259	Biscay clay loam, 0 to 2 percent slopes	llw	52	3.4
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	llle	83	0.3
TOTAL			83.3	145.7

LAND FOR SALE

228.6+/- Acres, Humboldt County, Iowa
Offered at \$7,500 per acre



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.