

# LAND FOR SALE

**74.12± Acres, Kossuth County, Iowa**  
**Offered at \$600,372 or \$8,100 Per Acre**

## Highlights:

- Well maintained farm
- Close to grain markets
- High percentage of tillable acres

**Property Location:** From Ledyard, Iowa , travel two miles north on County Highway P50, then west two miles on 480th Street, then one and one half mile north on 130th Avenue. Property is on the east side of the gravel road.

**Legal Description:** North Half of the Southwest Fractional Quarter (N1/2SWfr1/4) of Section Eighteen (18), Township One Hundred (100) North, Range Twenty-eight (28), West of the 5th P.M.



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## Property Information

**Property Description:** A quality farm located in a strong agricultural community near excellent grain market facilities. Farm has been well cared for and would be a great addition to any farm operation, or investment portfolio.

### Farm Data:

Cropland	71.02 acres
Other	2.59 acres
Non-crop	<u>.51 acres</u>
Total	74.12 acres

### FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	45.58 acres	174 bushels
Soybeans	25.44 acres	41 bushels

**Taxes:** \$1,384 or \$19.49 per tillable acre

**Aerial Photo**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
221	Klossner muck, 0 to 1 percent slopes	4.1	5.74	32	3w
138B	Clarion loam, 2 to 6 percent slopes	3.1	4.31	89	2e
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	1.2	1.6	83	3e
354	Aquolls, ponded	1.0	1.35	5	8w
507	Canisteo clay loam, 0 to 2 percent slopes	15.6	21.72	84	2w
639C2	Storden-Salida complex, 5 to 9 percent slopes, moderately erode	7.3	10.13	49	3e
638B	Clarion-Swanlake complex, 2 to 6 percent slopes	1.2	1.71	85	2e
6	Okoboji silty clay loam, 0 to 1 percent slopes	10.8	14.94	59	3w
95	Harps clay loam, 0 to 2 percent slopes	13.7	19.07	72	2w
90	Okoboji mucky silt loam, 0 to 1 percent slopes	0.2	0.25	56	3w
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	0.8	1.15	64	3e
639D2	Storden-Salida complex, 9 to 14 percent slopes, moderately eroded	1.3	1.81	28	4e
655	Crippin loam, 1 to 3 percent slopes	4.4	6.09	91	1
55	Nicollet clay loam, 1 to 3 percent slopes	7.3	10.14	89	1
TOTALS		72.0	100%	70.22	2.29

**Property Location Map**



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.