

LAND FOR SALE

80+/- Acres • Priced at \$1,200,000
Humboldt County, Iowa

Highlights:

- Highly productive cropland with a CSR2 of 82.5
- Located near grain markets in a strong agricultural area
- Inside 80 acres nearly all tillable

L-2300052

Legal Description: The North Half (N1/2) of the Southeast Quarter (SE1/4) of Section 30, Township 93 North, Range 27 West of the 5th P.M., Humboldt County, Iowa



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For additional information, please contact:

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Property Information

Property Location: Go one mile west of Hardy on 165th Street (C26) then north two miles on Texas Avenue.

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	78.70 acres	134 bushels

Property Description: 80 acre property with 79.18 acres of highly productive cropland, located in a strong agricultural area.

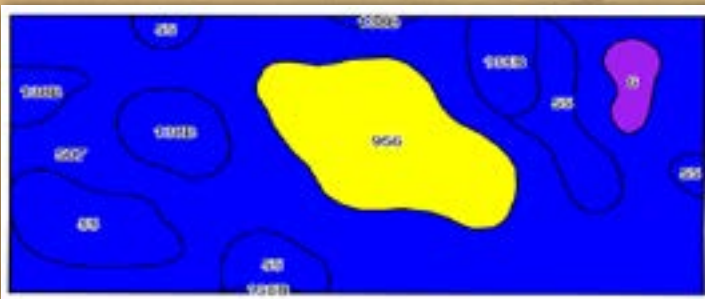
Taxes: \$2,488

Farm Data:

Cropland	79.18 acres
Non-crop	<u>0.82 acres</u>
Total	80.00 acres



Soil Map



Aerial Map



Area Symbol: IA091, Soil Area Version: 27									
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
507	Canisteo clay loam, 0 to 2 percent slopes	46.55	58.8%			llw	84	78	
55	Nicollet clay loam, 1 to 3 percent slopes	11.81	14.9%			lw	89	88	
956	Harpis-Okoboji complex, 0 to 2 percent slopes	11.78	14.9%			llw	69	58	
138B	Clarion loam, 2 to 6 percent slopes	7.47	9.4%			lle	89	80	
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.57	2.0%			lllw	59	57	
Weighted Average						1.87	82.5	76.3	*n 81

Information provided was obtained from sources deemed reliable, but 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 on the reverse side are the Designated Agents for the seller.