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LAND FOR SALE

98.8± Acres, Pocahontas County, Iowa

OFFERED AT
\$1,111,500

Highlights:

- Highly productive with a CSR2 of 84.1
- Excellent natural drainage
- Located four miles south of Gilmore City, Iowa, in a strong agricultural area

For additional information, please contact:

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Property Information

Directions to Property:

Four miles south of Gilmore City on P19, turn west on 560th Street. Go one-half mile further, and the farm is on south side of the road.

Legal Description:

The East 98.8 acres of the Northwest Quarter of Section 25, Township 91 North, Range 31 West of the 5th P.M., Pocahontas County, Iowa.

Property Description:

Gently rolling, very productive cropland located four miles south of Gilmore City, Iowa.

Farm Data:

| | |
|--------------|--------------------|
| Cropland | 93.66 acres |
| Non-crop | 0.59 acres |
| Waterway | 4.55 acres |
| Total | 98.80 acres |

FSA Information:

| | | |
|----------|-------------|--------------|
| | <u>Base</u> | <u>Yield</u> |
| Corn | 45.40 acres | 186 bushels |
| Soybeans | 40.00 acres | 46 bushels |

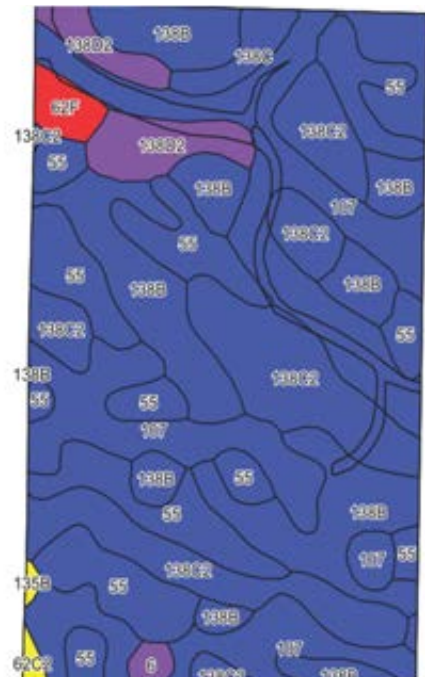
Taxes:

- \$3,198

Aerial Map



Soils Map



Soils Description

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR | *n NCCPI Soybeans | |
|-------------------------|---------------------------------------------------------------|-------|------------------|-------------|------------------|-------------|-------------|-------------------|----------------|
| 107 | Webster clay loam, 0 to 2 percent slopes | 25.97 | 26.4% | | IIw | 86 | 81 | 82 | |
| 138B | Clarion loam, 2 to 6 percent slopes | 24.22 | 24.7% | | IIe | 89 | 78 | 83 | |
| 55 | Nicollet clay loam, 1 to 3 percent slopes | 20.27 | 20.6% | | Iw | 89 | 86 | 81 | |
| 138C2 | Clarion loam, 6 to 10 percent slopes, moderately eroded | 18.98 | 19.3% | | IIIe | 83 | 62 | 70 | |
| 138D2 | Clarion loam, 9 to 14 percent slopes, moderately eroded | 4.55 | 4.6% | | IIIe | 56 | 53 | 61 | |
| 138C | Clarion loam, 6 to 10 percent slopes | 1.61 | 1.6% | | IIIe | 84 | 64 | 80 | |
| 62F | Belview loam, 16 to 30 percent slopes | 1.36 | 1.4% | | VIe | 17 | 11 | 52 | |
| 6 | Okoboji silty clay loam, 0 to 1 percent slopes | 0.63 | 0.6% | | IIIw | 59 | 55 | 74 | |
| 62C2 | Storden loam, 6 to 10 percent slopes, moderately eroded | 0.35 | 0.4% | | IIIe | 64 | 50 | 68 | |
| 135B | Coland clay loam, 2 to 5 percent slopes | 0.19 | 0.2% | | Ile | 69 | 71 | 91 | |
| 135 | Coland clay loam, 0 to 2 percent slopes, occasionally flooded | 0.08 | 0.1% | | IIw | 76 | 76 | 83 | |
| Weighted Average | | | | | | 2.11 | 84.1 | 74.8 | *n 78.2 |

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.