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L-2400439



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LAND FOR SALE

31.03± Acres, Humboldt County, Iowa

OFFERED AT
\$299,000

Highlights:

- 26.56 acres of highly productive cropland
- 4.16 acres of recreational timber
- Located in a strong agriculture area west of Rutland, Iowa

For additional information, please contact:

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Property Information

Directions to Property: One and one-half mile north of US Highway 3 on Elm Avenue, then east one-half mile, north side of road.

Legal Description: The West 453.15 feet of the Southwest Quarter of the Northeast Quarter and the East 577.9 feet of the South Half of the Northwest Quarter, all in Section 26, Township 92 North, Range 30 West of the 5th P.M., Humboldt County, Iowa.

Property Description: 26.57 acres of highly productive cropland with 4.16 acres of recreational timber located in a strong agriculture area west of Rutland, Iowa. Earn crop income while enjoying hunting and other recreational benefits.

Farm Data:

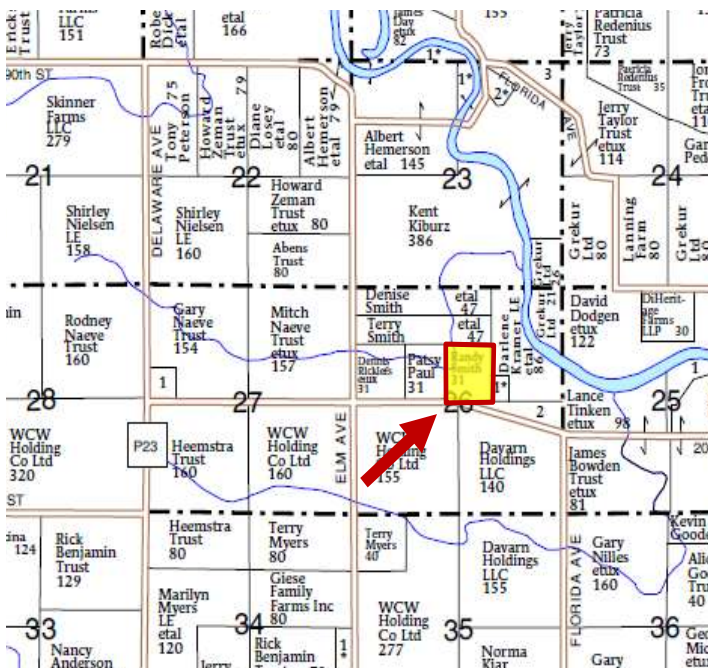
Hayland	26.57 acres
Non-crop	0.30 acres
Timber	4.16 acres
Total	31.03 acres

FSA Information:

	Base	Yield
Corn	15.50 acres	149 bushels
Soybeans	11.07 acres	52 bushels

Taxes: \$588.00

Plat Map



Location Map



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.

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
107	Webster clay loam, 0 to 2 percent slopes	6.73	25.39	86.0	0	83	2w
138B	Clarion loam, 2 to 6 percent slopes	6.65	25.08	89.0	0	83	2e
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	6.02	22.71	83.0	0	69	3e
259	Biscay clay loam, 0 to 2 percent slopes	4.92	18.56	52.0	0	69	2w
330	Kingston silty clay loam, 1 to 3 percent slopes	1.76	6.64	95.0	0	91	1
339	Truman silt loam, 0 to 2 percent slopes	0.31	1.17	99.0	99	90	1
55	Nicollet clay loam, 1 to 3 percent slopes	0.12	0.45	89.0	0	81	1
TOTALS		26.51(*)	100%	80.52	1.16	77.83	2.14

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
107	Webster clay loam, 0 to 2 percent slopes	6.73	30.86	86.0	0	83	2w
259	Biscay clay loam, 0 to 2 percent slopes	4.64	21.27	52.0	0	69	2w
138B	Clarion loam, 2 to 6 percent slopes	4.41	20.22	89.0	0	83	2e
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	4.15	19.03	83.0	0	69	3e
330	Kingston silty clay loam, 1 to 3 percent slopes	1.76	8.07	95.0	0	91	1
55	Nicollet clay loam, 1 to 3 percent slopes	0.12	0.55	89.0	0	81	1
TOTALS		21.81(*)	100%	79.55	-	77.99	2.1

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
138B	Clarion loam, 2 to 6 percent slopes	2.24	47.66	89.0	0	83	2e
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	1.87	39.79	83.0	0	69	3e
339	Truman silt loam, 0 to 2 percent slopes	0.31	6.6	99.0	99	90	1
259	Biscay clay loam, 0 to 2 percent slopes	0.28	5.96	52.0	0	69	2w
TOTALS		4.7(*)	100%	85.07	6.53	77.06	2.33

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