

L-2400513



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LAND FOR SALE

77.22± Acres, Webster County, Iowa

OFFERED AT
\$800,000

Highlights:

- Highly productive cropland and recreational conservation mix.
- Located in a strong agriculture area on paved roads.
- Cropland has an exception CSR2 of 87.0!

For additional information, please contact:

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Property Information

Directions to Property: One and one-half miles west of US Highway 169 on County Road C66.

Legal Description: W1/2 NE1/4 Section 27, Township 90 North, Range 29 West of the 5th P.M., Webster County, Iowa except a tract containing 2.78 acres

Property Description: 35.5 acres of cropland with an 87.0 CSR2 and 37.62 acres of recreational cropland enrolled in the USDA Conservation Reserve Program. The farm is located on paved roads east of Clare, Iowa.

Farm Data:

Hayland	35.50 acres
Non-crop	4.10 acres
CRP	37.62 acres
Total	77.22 acres

FSA Information:

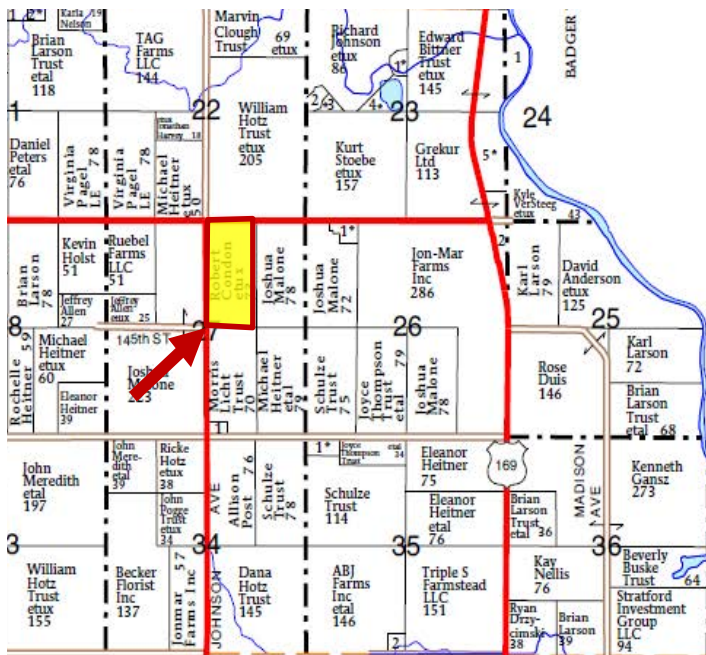
	Base	Yield
Corn	35.50 acres	156 bushels

CRP: 37.62 acres, expiring September 30, 2033 with an annual payment of \$9,066.

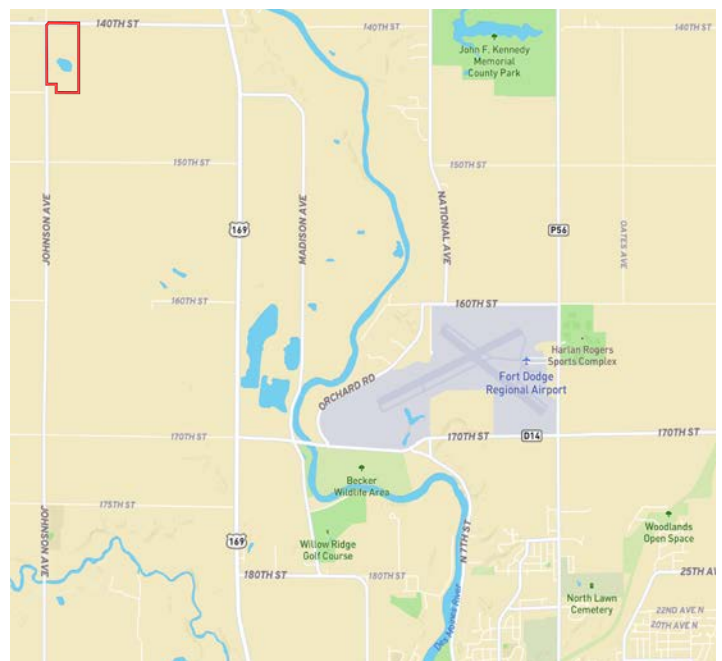
Taxes: \$2,144



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
138B	Clarion loam, 2 to 6 percent slopes	19.09	53.84	89.0	0	83	2e
107	Webster clay loam, 0 to 2 percent slopes	8.58	24.2	86.0	0	83	2w
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	3.9	11.0	83.0	0	69	3e
55	Nicollet clay loam, 1 to 3 percent slopes	2.71	7.64	89.0	0	81	1
95	Harps clay loam, 0 to 2 percent slopes	1.05	2.96	72.0	0	82	2w
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.1	0.28	59.0	0	76	3w
TOTALS		35.43(*)	100%	86.95	-	81.19	2.04



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