

L-2400514



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# LAND FOR SALE

72.44± Acres, Webster County, Iowa

PRICE REDUCED  
**\$1,050,000**

## Highlights:

- Highly productive cropland with a CSR2 of 86.9
- Located adjoining a grain elevator with rail access in Clare, Iowa.
- Level cropland with good drainage.

For additional information, please contact:

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# Property Information

**Directions to Property:** On the northwest edge of Clare, Iowa

**Legal Description:** Parcel 2022-025 located in the Southeast Quarter of Section 23, Township 90 North, Range 30 West of the 5th P.M., Webster County, Iowa containing 72.44 acres

**Property Description:** Highly productive cropland with an exceptional CSR2 of 86.9 with rail access located in a strong agricultural area on the northwest edge of Clare, Iowa.

**Farm Data:**

Hayland	71.48 acres
Non-crop	.96 acres
Total	72.44 acres

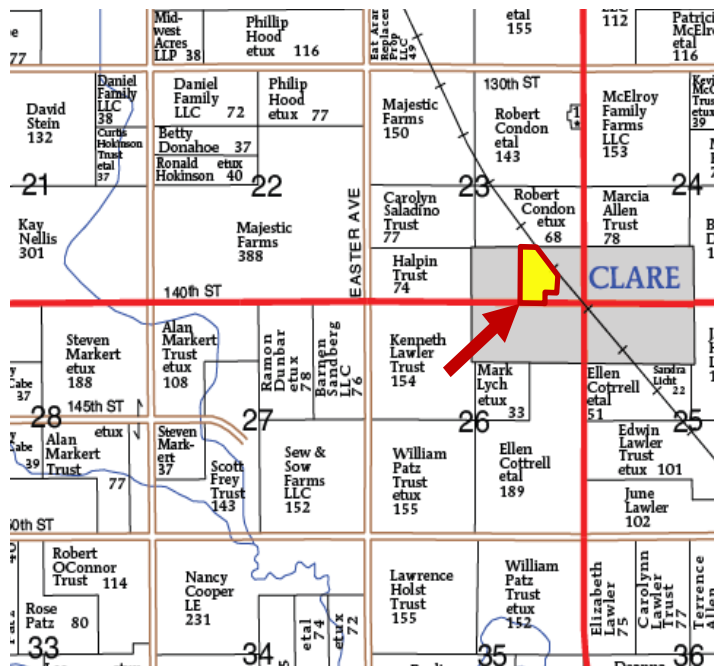
**FSA Information:**

	Base	Yield
Corn	37.2 acres	171 bushels
Soybeans	34.3 acres	49 bushes

**Taxes:** \$2,276



**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	39.69	54.96	86.0	0	83	2w
138B	Clarion loam, 2 to 6 percent slopes	17.7	24.51	89.0	0	83	2e
55	Nicollet clay loam, 1 to 3 percent slopes	10.96	15.18	89.0	0	81	1
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	3.51	4.86	83.0	0	69	3e
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.37	0.51	59.0	0	76	3w
TOTALS		72.23(* *)	100%	86.92	-	81.99	1.9



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