

**Farmers
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L-2500576

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LAND FOR SALE

135± Acres, Worth County, Iowa

**OFFERED AT
\$8,000 per
acre**

Highlights:

- Open lease for 2026 through December 31, 2025
- Excellent location close to grain markets
- Partially tiled productive soils
- Buildable site



For additional information, please contact:
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Property Information

Directions to Property:

3699 Apple Ave, Joice, IA 50446 - From Fertile, Iowa, go three miles west on State Highway 9 and two miles north on Apple Avenue to the northwest corner of the farm.

Property Description:

Quality partially tiled productive farm with good road access on two sides and close to grain market outlets. The property includes an old building site with two small grain bins.

Legal Description:

North Fractional Half (Nfr1/2) of the Northwest Quarter (NW1/4) and West Half (W1/2) of Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) and the Southwest Fractional Quarter (SWfr1/4) of the Northwest Fractional Quarter (NWfr1/4) Exc. 4.42 surveyed acres in Section 19, Township 98 North, Range 22 West of the 5th P.M., Worth County, Iowa.

Price: \$8,000 per acre

Taxes:

Real Estate: \$3,702.00

Drainage District 17 Lat 2D: \$333.00

Improvements:

- Partially tiled
- Old building site with two small grain bins

Farm Data:

Cropland	108.41 acres
Non-crop	4.54 acres
CRP	18.52 acres
Buildings	3.53 acres
Total	135.00 acres

FSA Information:

Crop	Base	Yield
Corn	101.26 acres	162 bushels
Soybeans	7.15 acres	51 bushels

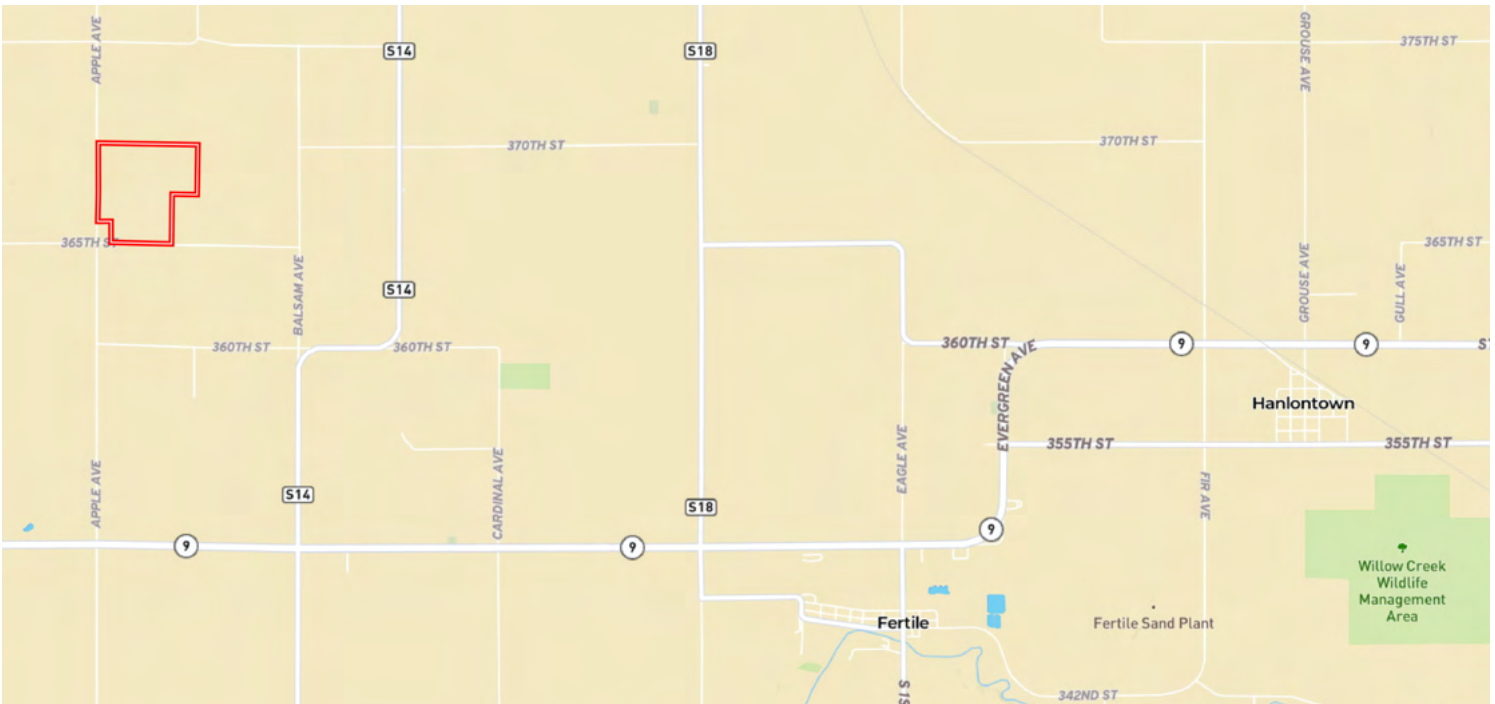
CRP Information:

Contract #4586: 13.2 acres with an annual payment of \$1,894.00, expiring 9/30/2030

Contract #7299: 5.32 acres with an annual payment of \$963.00, expiring 9/30/2030



Property Location



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
1236C2	Angus loam, 5 to 9 percent slopes, moderately eroded	22.32	17.37	78.0	0	80	3e
1236B	Angus loam, 2 to 6 percent slopes	21.91	17.05	85.0	0	83	2e
107	Webster clay loam, 0 to 2 percent slopes	15.26	11.87	86.0	0	83	2w
621	Houghton muck, 0 to 1 percent slopes	11.24	8.75	19.0	0	86	3w
329	Webster-Nicollet complex, 0 to 3 percent slopes	10.67	8.3	87.0	0	82	2w
95	Harps clay loam, 0 to 2 percent slopes	10.35	8.05	72.0	0	82	2w
6	Okoboji silty clay loam, 0 to 1 percent slopes	8.76	6.82	59.0	0	76	3w
1177C	Saude loam, 5 to 9 percent slopes	5.26	4.09	50.0	0	77	3e
27B	Terril loam, 2 to 6 percent slopes	4.7	3.66	87.0	0	91	2e
55	Nicollet clay loam, 1 to 3 percent slopes	3.89	3.03	89.0	0	81	1
740F2	Hawick sandy loam, 14 to 30 percent slopes, moderately eroded	3.39	2.64	9.0	0	20	7e
521B	Klossner muck, 1 to 4 percent slopes	2.7	2.1	48.0	77	89	3w
740D2	Hawick sandy loam, 9 to 14 percent slopes, moderately eroded	2.43	1.89	9.0	0	29	4e
174B	Bolan loam, 2 to 5 percent slopes	2.17	1.69	63.0	0	80	2s
41C	Sparta loamy sand, 5 to 9 percent slopes	1.59	1.24	37.0	0	60	4s
236E2	Lester loam, 10 to 22 percent slopes, moderately eroded	1.24	0.96	37.0	0	64	6e
583	Minnetonka silty clay loam, 1 to 3 percent slopes	0.51	0.4	79.0	0	67	2w
236D2	Lester loam, 10 to 16 percent slopes, moderately eroded	0.13	0.1	49.0	0	73	4e
TOTALS		128.52(*)	100%	68.53	1.62	78.93	2.6

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