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LAND FOR SALE

160± Acres, Pocahontas County, Iowa

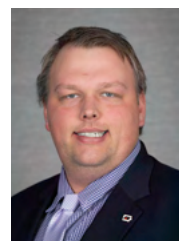
OFFERED AT
\$9,075 per acre

Highlights:

- 140.3 acres of high quality cropland with proven high yields
- 15.37 acres of scenic creek and timber for recreation
- Located southwest of Gilmore City, Iowa in Section 22 of Lake Township, Pocahontas County, Iowa



For additional information, please contact:
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Property Information

Directions to Property: Head south from Gilmore City, Iowa 3 miles on P19, then west two miles on 550th Street to 320th Avenue. The farm is southwest of the intersection.

Legal Description: The Northeast Quarter (NE1/4) of Section 22, Township 91 North, Range 31 West of the 5th P.M., Pocahontas County, Iowa.

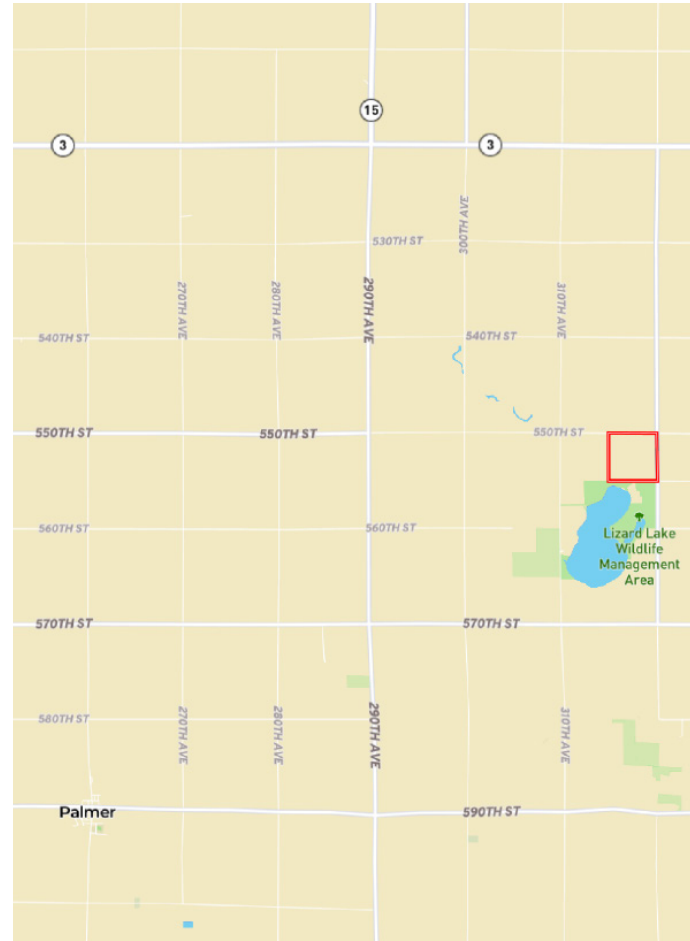
Property Description: This 160.0-acre farm, held in the same family for generations, offers a rare opportunity to purchase a well-maintained and highly productive agricultural property. The farm is being offered as a single tract and benefits from a combination of natural drainage and field tile, supporting consistent and efficient crop production. In 2025, the farm produced 241 bushels of corn per acre, and in 2024, it yielded 62 bushels of soybeans per acre. In addition, the property includes 15.37 acres of recreational land featuring the scenic North Lizard Creek and mature timber, providing excellent opportunities for hunting, fishing, and relaxation.

Farm Data:

Cropland	140.30 acres
Non-crop	4.33 acres
Timber	15.37 acres
Total	160.00 acres

Taxes: \$4,372.00

Location Map

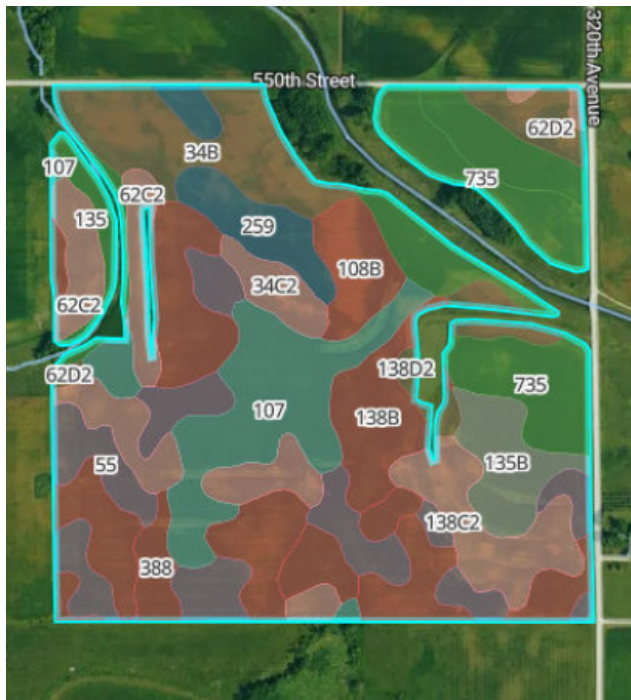


Aerial Map

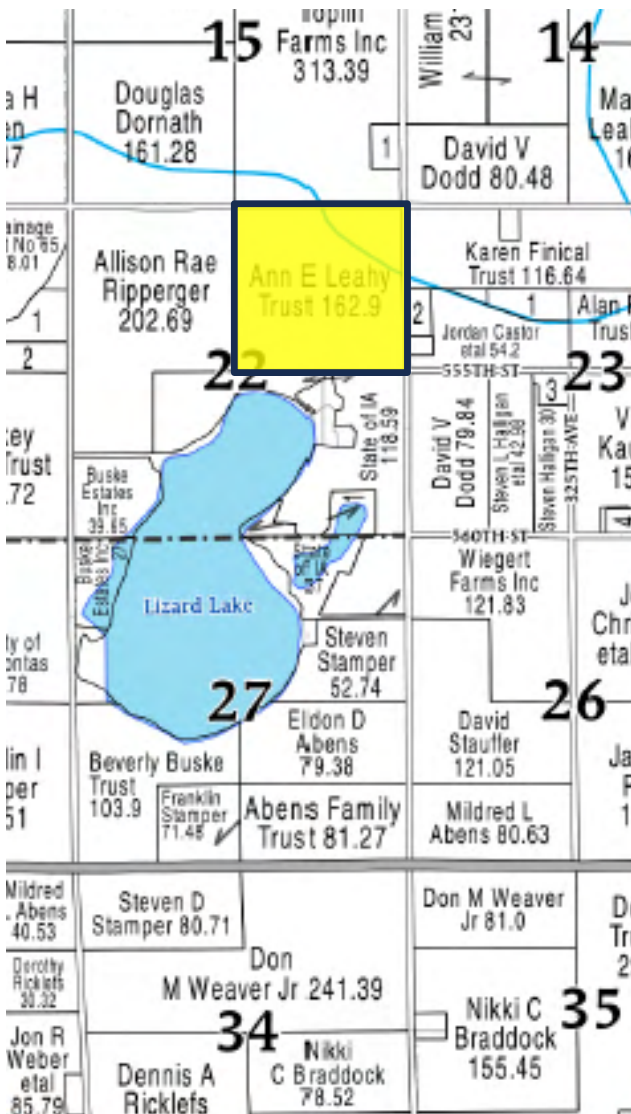


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Soil Map



Plat Map



Soil Description

Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)	NCCPI
138B	Clarion loam, 2 to 6 percent slopes	18.0%	25.2	2e	--	89	83.5
55	Nicollet clay loam, 1 to 3 percent slopes	11.8%	16.6	1	--	89	81.4
735	Havelock clay loam, 0 to 2 percent slopes	11.1%	15.6	2w	--	74	77.3
107	Webster clay loam, 0 to 2 percent slopes	10.9%	15.3	2w	--	86	83.2
138...	Clarion loam, 6 to 10 percent slopes, moderately eroded	9.9%	14	3e	--	83	68.7
34B	Estherville sandy loam, 2 to 6 percent slopes	8.8%	12.4	3s	--	27	46.5
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	5.0%	7	2w	--	76	82.5
388	Kossuth silty clay loam, 0 to 2 percent slopes	4.2%	6	2w	--	72	76.6
259	Biscay clay loam, 0 to 2 percent slopes	4.1%	5.8	2w	--	52	69.3
135B	Coland clay loam, 2 to 5 percent slopes	4.0%	5.6	2e	--	69	90.7
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	4.0%	5.7	3e	--	64	67.9
108B	Wadena loam, 2 to 6 percent slopes	3.2%	4.6	2e	--	52	61.8
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	2.2%	3.2	4e	--	41	64
34C2	Estherville sandy loam, 5 to 9 percent slopes, moderately...	1.9%	2.7	4s	--	10	45
138...	Clarion loam, 9 to 14 percent slopes, moderately eroded	0.7%	1	3e	--	56	70.6



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