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LAND FOR SALE

160± Acres, Pocahontas County, Iowa

OFFERED AT
\$8,500 per acre

Highlights:

- 123.13 acres of high quality cropland with a 75.8 CSR2
- 33.0 acres of scenic creek and timber for recreation
- Located southwest of Gilmore City, Iowa in Section 24 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 one mile on 550th Street to 330th Avenue. The farm is southeast of the intersection.

Legal Description: The Northeast Quarter (NW1/4) of Section 24, Township 91 North, Range 31 West of the 5th P.M., Pocahontas County, Iowa.

Property Description: This 160.0-acre farm, owned and operated by the same family, 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 addition, the property includes 33.0 acres of recreational land featuring the scenic North Lizard Creek and mature timber, providing excellent opportunities for hunting, fishing, and relaxation.

Farm Data:

Cropland	123.13 acres
Non-crop	3.87 acres
Timber	33.00 acres
Total	160.00 acres

Taxes: \$4,070.00

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.

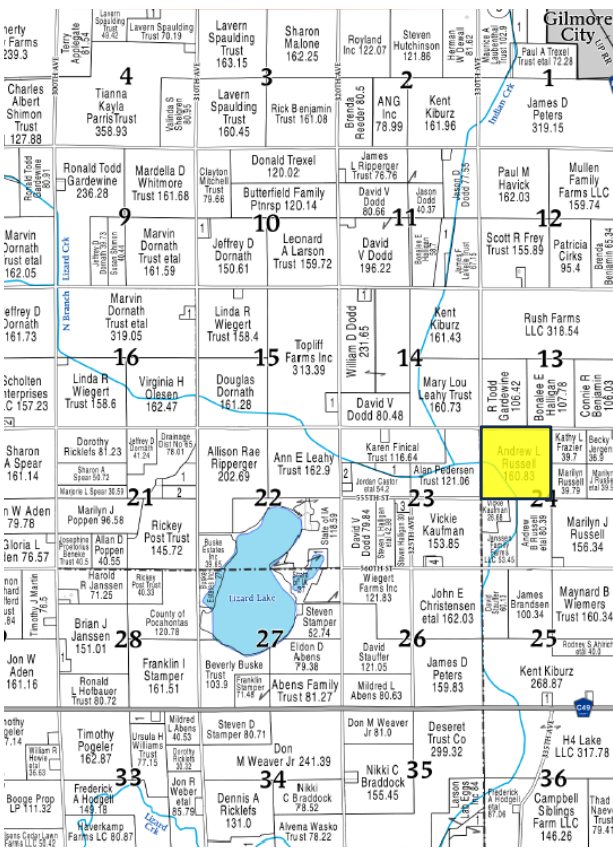
Soil Map



Soil Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
138B	Clarion loam, 2 to 6 percent slopes	26.79	21.95	89.0	0	83	2e
107	Webster clay loam, 0 to 2 percent slopes	20.73	16.98	86.0	0	83	2w
735	Havelock clay loam, 0 to 2 percent slopes	17.39	14.25	74.0	0	77	2w
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	16.11	13.2	83.0	0	69	3e
55	Nicollet clay loam, 1 to 3 percent slopes	11.89	9.74	89.0	0	81	1
108B	Wadena loam, 2 to 6 percent slopes	9.4	7.7	52.0	0	62	2e
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	8.7	7.13	41.0	0	64	4e
259	Biscay clay loam, 0 to 2 percent slopes	8.53	6.99	52.0	0	69	2w
541C	Estherville-Salida complex, 5 to 10 percent slopes	0.75	0.61	18.0	0	43	6s
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	0.69	0.57	64.0	0	68	3e
27B	Terrill loam, 2 to 6 percent slopes	0.47	0.39	87.0	0	91	2e
34C2	Estherville sandy loam, 5 to 9 percent slopes, moderately eroded	0.46	0.38	10.0	0	45	4s
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	0.09	0.07	56.0	0	71	3e
62G	Bellevue loam, 22 to 40 percent slopes	0.06	0.05	10.0	0	16	7e
TOTALS		122.06(*)	100%	75.76	-	75.67	2.22

Plat Map



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