

**FARMERS
NATIONAL**
C O M P A N Y

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L-2600521

SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

160± Acres, Kossuth County, Iowa

**OFFERED AT
\$2,160,000**

Highlights:

- Excellent Soils and Yield History
- Close Proximity to Strong Grain Markets
- Available to Farm in 2027



For additional information, please contact:

Jim Franzen, Agent | (515) 295-2706 or (515) 928-7778

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Property Information

Property Description: Farmers National Company is proud to offer 160± acres of productive Kossuth County farmland. The farm offers excellent soil quality and is conveniently located near strong grain marketing facilities, including an active ethanol plant. A county drainage ditch is located on the property, providing an opportunity for future drainage improvements.

Directions to Property: From Lakota, Iowa, travel 1 mile south on County Road P60 (185th Avenue), then travel 1.5 miles west on 410th Street. The farm is located on the north side of the gravel road.

Legal Description:
The East Half of the Southeast Quarter (E1/2 SE1/4) and the South Half of the Northeast Quarter (S1/2 NE1/4) of Section Twenty-seven (27), Township Ninety-nine (99) North, Range Twenty-eight (28), West of the 5th P.m., Kossuth County, Iowa

Price: \$2,160,000

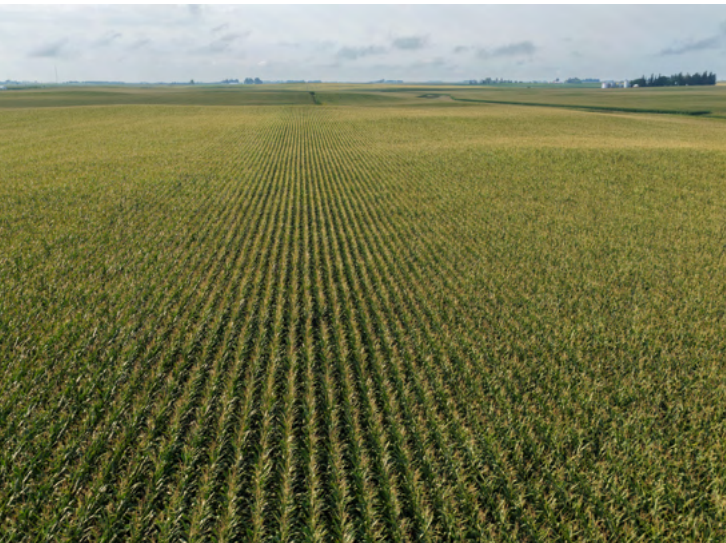
Taxes: \$4,646

Farm Data:

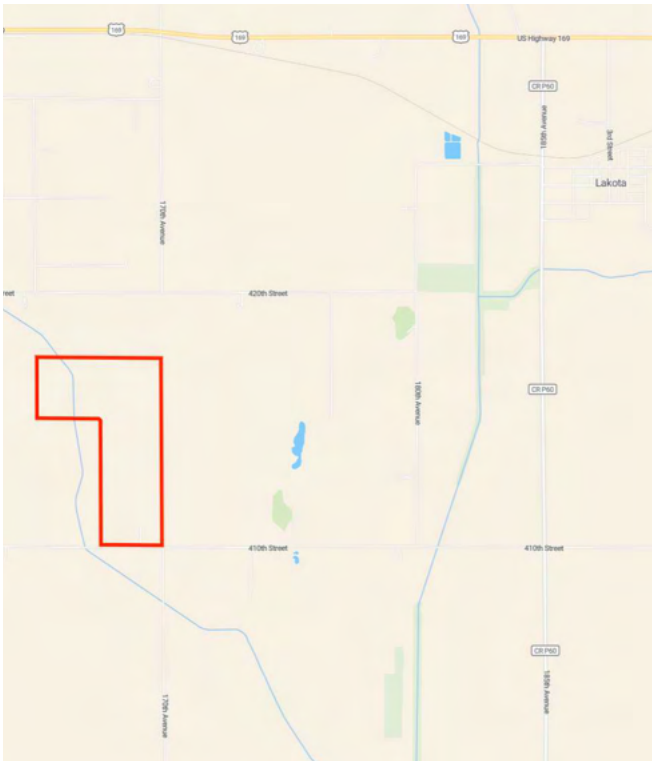
Cropland	154.05 acres
Non-Crop	2.63 acres
Drainage Ditch	2.79 acres
Driveway	0.53 acres
Total	160.00 acres

FSA Information:

	Base	Yield
Corn	83.87 acres	169 bushels
Soybeans	70.18 acres	50 bushels



Location Map



Aerial Map



Soil Map



82.2/100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)		Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
								●	6	Okoboji silty clay loam, 0 to 1 percent slopes	6.2%	9.8	3w	--	59
								●	135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	3.6%	5.7	2w	--	76
●	55	Nicollet clay loam, 1 to 3 percent slopes	25.3%	39.8	1	--	89	●	95	Harps clay loam, 0 to 2 percent slopes	3.6%	5.6	2w	--	72
●	107	Webster clay loam, 0 to 2 percent slopes	22.4%	35.4	2w	--	86	●	62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	2.4%	3.7	4e	--	41
●	138...	Clarion loam, 6 to 10 percent slopes, moderately eroded	11.3%	17.8	3e	--	83	●	62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	1.8%	2.8	3e	--	64
●	507	Canisteo clay loam, 0 to 2 percent slopes	10.8%	17	2w	--	84	●	655	Crippin loam, 1 to 3 percent slopes	1.6%	2.5	1	--	91
●	138B	Clarion loam, 2 to 6 percent slopes	9.9%	15.5	2e	--	89	●	138...	Clarion loam, 9 to 14 percent slopes, moderately eroded	1.1%	1.7	3e	--	51
								●	638B	Clarion-Swanlake complex, 2 to 6 percent slopes	0.1%	0.2	2e	--	85



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