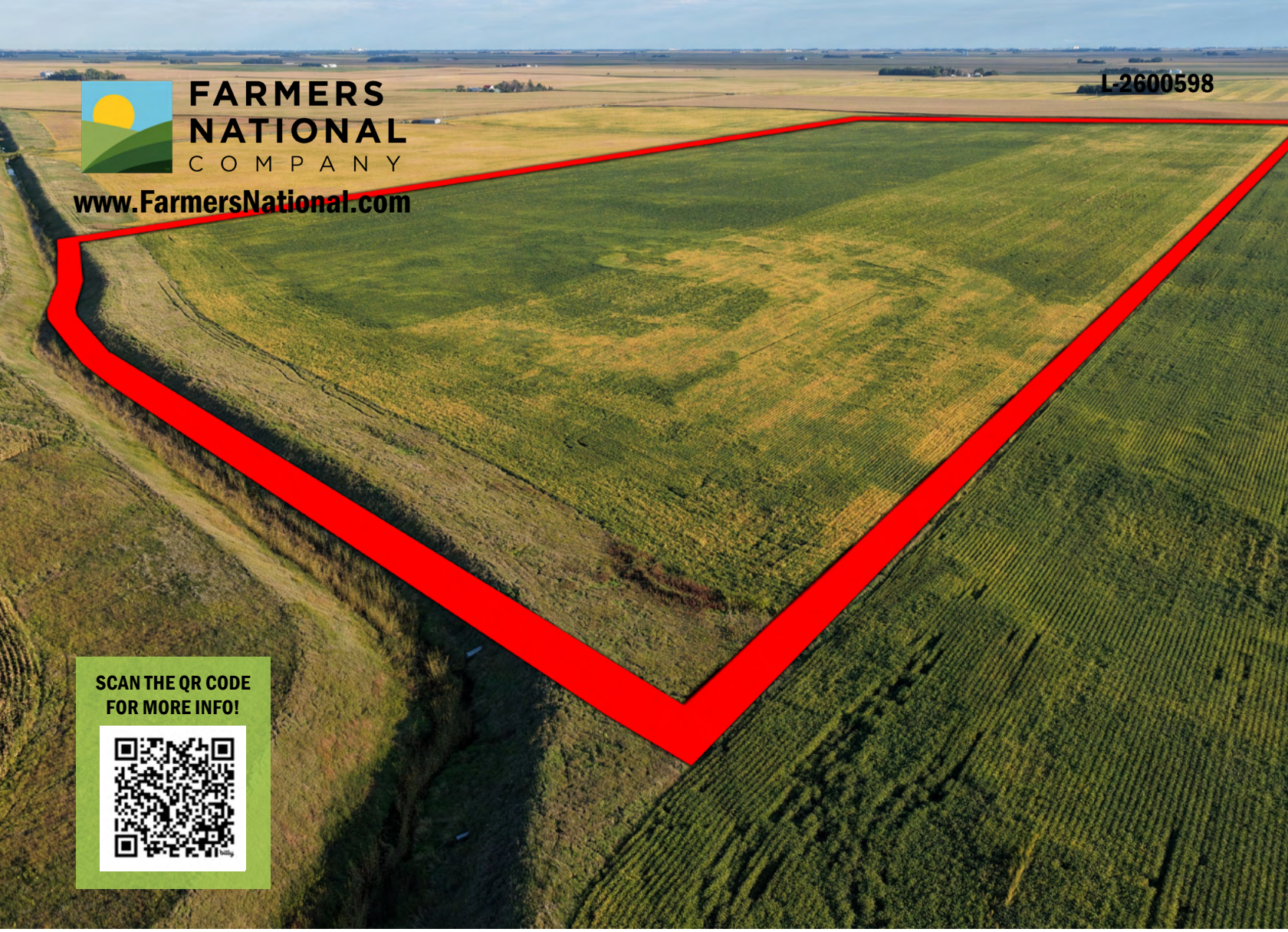
FARMERS NATIONAL COMPANY

www.FarmersNational.com

L-2600598



SCAN THE QR CODE FOR MORE INFO!

LAND FOR SALE

116 ± Acres, Humboldt County, Iowa

OFFERED AT
$12,000
PER ACRE

Highlights:

- 115.15 acres of high quality cropland with a 81.4 CSR2 with good access to drainage outlets.
- Open lease for 2027.
- Located southwest of Hardy, Iowa in Section 7 of Lake Township, Humboldt County, Iowa.



For additional information, please contact:
Thad Naeve, Agent | (515) 368-0773
TNaeve@FarmersNational.com

Kyle Larsen, Agent | (515) 890-1260
KLarsen@FarmersNational.com



Property Information

Directions to Property:
From Hardy, Iowa go west one mile on C26, then south 1 1/4 mile on Texas Avenue. Look for the Farmers National sign. The farm is west 1/4 mile on a grass driveway.

Legal Description:
The North Half of the Southeast Quarter and the West Half of the Northeast Quarter lying south and west of the drainage ditch of Section 7, Township 92 North, Range 27 West of the 5th P.M. Humboldt Co, Iowa.

Property Description:
This 116.0+/-acre farm, owned and operated by the same family, offers a rare opportunity to purchase a nearly all tillable, well-maintained and highly productive agricultural property. The farm is being offered as a single tract and benefits from good outlets for drainage tile, supporting consistent and efficient crop production. This farm has an open lease and is ready for your 2027 crop!

Farm Data:

Cropland	112.05 acres
Non-crop	.85 acres
CRP	3.10 acres
Total	116.0 acres

CRP:

CRP Program Acres	Annual Payment	Expiration Date
3.10	$216.00	9-30-29

2025 Taxes:
$4,968

Price:
$12,000 per acre

Location Map





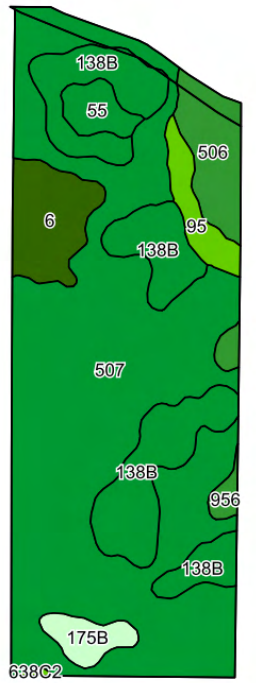


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw 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



Area Symbol: IA091, Soil Area Version: 31							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall
507	Canisteo clay loam, 0 to 2 percent slopes	69.76	60.5%		IIw	84	81
138B	Clarion loam, 2 to 6 percent slopes	22.43	19.5%		IIe	89	83
6	Okoboji silty clay loam, 0 to 1 percent slopes	6.86	6.0%		IIIw	59	77
506	Wacousta silty clay loam, depressional, 0 to 1 percent slopes	6.06	5.3%		IIIw	69	81
95	Harps clay loam, 0 to 2 percent slopes	3.23	2.8%		IIw	72	82
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	2.58	2.2%		IIIe	47	60
55	Nicollet clay loam, 1 to 3 percent slopes	2.49	2.2%		Iw	89	81
956	Harps-Okoboji complex, 0 to 2 percent slopes	1.58	1.4%		IIw	69	80
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	0.16	0.1%		IIIe	75	71
			Weighted Average		**2.11**	**81.4**	***n 80.7**

LAND FOR SALE

116± Acres, Humboldt County, Iowa



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