

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

L-2600599

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FOR MORE INFO!



LAND FOR SALE

116.72± Acres, Humboldt County, Iowa

OFFERED AT
\$12,800/Acre

Highlights:

- High quality cropland with a CSR2 of 84.6!
- Full possession available for the 2027 growing season
- Located southwest of Hardy, Iowa in Section 18 of Lake Township



For additional information, please contact:

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Property Information

Directions to Property: One mile south of Hardy on P66, then west one mile on 180th Street, then south a half mile on Texas Avenue. Property is on the west side of Texas Avenue.

Property Description: 115.18 acres of highly productive cropland with an above average CSR2 of 84.6 located three miles southwest of Hardy, Iowa in a strong agriculture area.

Legal Description: The North Half of the Southeast Quarter and the Northeast Quarter of the Southwest Quarter all in Section Eighteen (18), Township Ninety-two (92) North, Range Twenty-seven (27) West of the 5th P.M., Humboldt County, Iowa except a parcel of land located in the NE1/4 of the SE1/4 containing 3.28 acres.

Farm Data:

Cropland	115.18 acres
Non-crop	1.54 acres
Total	116.72 acres

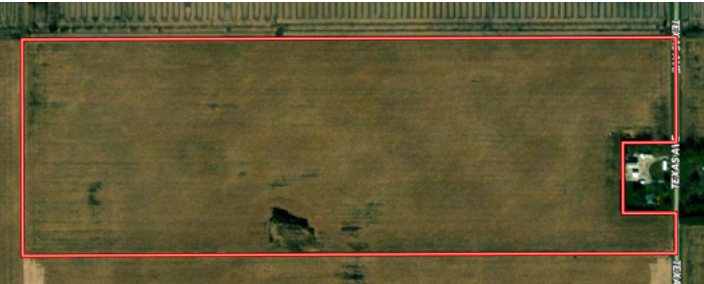
FSA Information:

	Base
Corn	89.25 acres
Soybeans	28.75 acres

Taxes: \$4,652

Price: \$1,494,000

Aerial Photo



Aerial Photo



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
507	Canisteo clay loam, 0 to 2 percent slopes	33.08	28.22	84.0	0	82	2w
55	Nicollet clay loam, 1 to 3 percent slopes	31.44	26.82	89.0	0	81	1
138B	Clarion loam, 2 to 6 percent slopes	28.07	23.94	89.0	0	83	2e
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	11.17	9.53	75.0	0	68	3e
107	Webster clay loam, 0 to 2 percent slopes	7.85	6.7	86.0	0	83	2w
274	Rolfe silt loam, 0 to 1 percent slopes	3.93	3.35	57.0	0	83	3w
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.7	1.45	59.0	0	76	3w
TOTALS		117.24(*)	100%	84.55	-	80.65	1.88

Property Location Map

