Randy Mitchell
Real Estate Sales

FARMERS NATIONAL COMPANY
LEADERS IN LAND

Gary Tolliver

Chickasaw County, IA



Farmers National Company

1866 Linn Dr
New Hampton, Iowa 50659
641-220-3410

acres.com

Property Overview

Chickasaw County, IA

79.70 Acres, 1 Boundary



Property Overview - Parcel

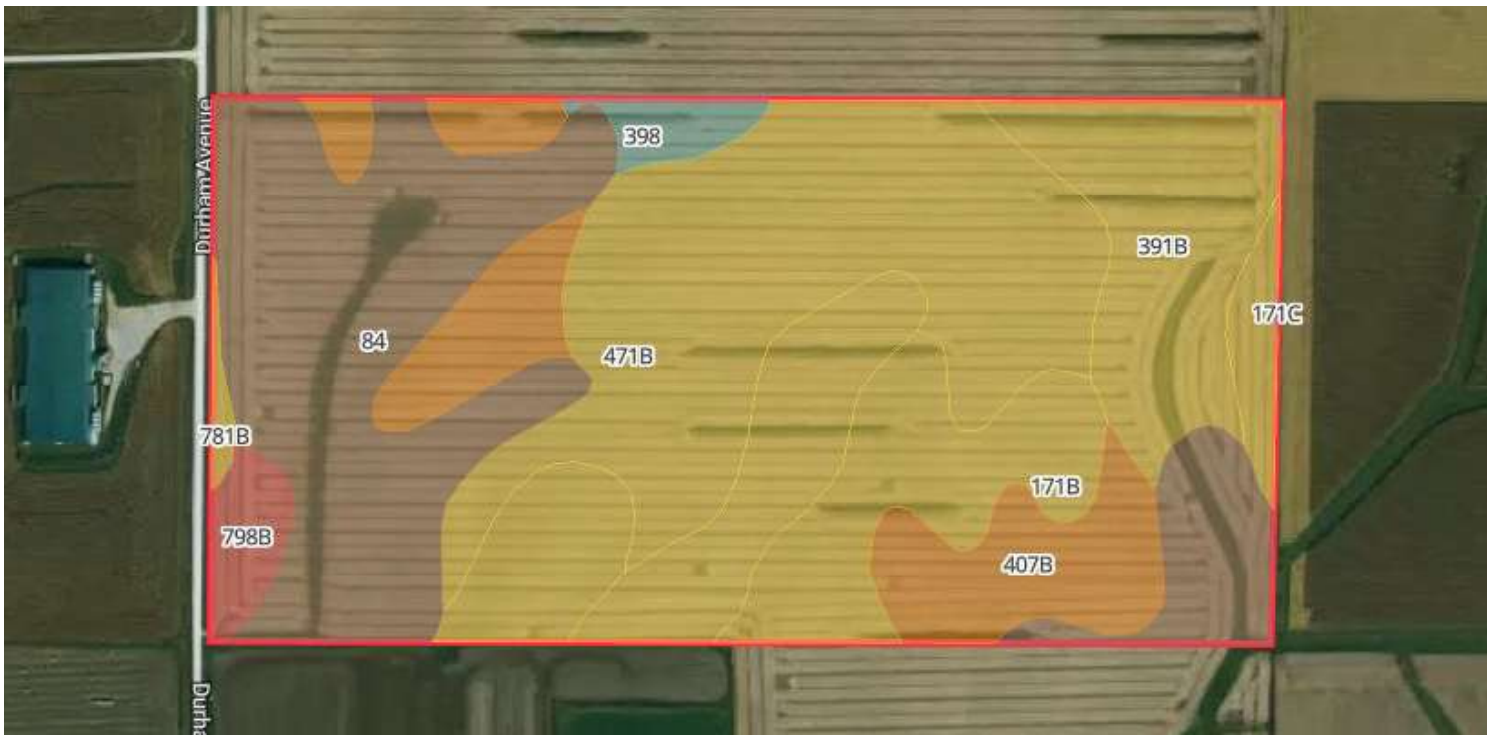
Chickasaw County, IA **79.70 Acres, Boundary 1 of 1**



Chickasaw County, IA Township: 096N	**Locations** 23 96N 14W	**Courthouse Acres** 80.04	**Parcel #** 19-05-23-2-50-001
Owner 1 GARY L TOLLIVER	**Owner 2** -	**Owner Address** 809 CLARK ST CHARLES CITY IA 506162208	**Property Address** -
Total Assessed Value $208,900	**Assessed Land Value** $208,900	**Assessed Improvement** -	**Assessed Land Year** 2026
County Use Description AGRICULTURAL		**Legal Description** S 1/2 NW1/4 23-96-14	

Soils

Chickasaw County, IA **79.70 Acres, 1 Boundary**



86.8/100 NCCPI **82.1**/100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)	NCCPI
	471B	Oran loam, 2 to 5 percent slopes	27.4%	21.8	1	--	74	79.8
	84	Clyde clay loam, 0 to 3 percent slopes	26.6%	21.2	2w	--	88	90.7
	391B	Clyde-Floyd complex, 1 to 4 percent slopes	17.4%	13.8	2w	--	87	89.5
	171B	Bassett loam, 2 to 5 percent slopes	13.1%	10.4	2e	--	85	87
	407B	Schley loam, 1 to 4 percent slopes	11.6%	9.3	2w	--	81	94.6

Soils

Chickasaw County, IA **79.70 Acres, 1 Boundary**

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)	NCCPI
●	798B	Protivin loam, 1 to 4 percent slopes	2.0%	1.6	2e	--	61	79.9
●	398	Tripoli clay loam, 0 to 2 percent slopes	1.5%	1.2	2w	--	82	66.6
●	781B	Lourdes loam, 2 to 5 percent slopes	0.5%	0.4	2e	--	68	78.4
●	171C	Bassett loam, 5 to 9 percent slopes	<0.1%	0	3e	--	80	86.1

Elevation

Chickasaw County, IA **79.70 Acres, 1 Boundary**



1,116.1 feet **1,158.2 feet**

Source: USGS 3 Meter Dem	**Interval:** 10 feet	**Range:** 42.2 feet	**Min:** 1116.1 feet	**Max:** 1158.2 feet
		Slope: 2.4%	**Min:** 0.1%	**Max:** 6.5%

FSA

Chickasaw County, IA **79.70 Acres, 1 Boundary**

