

FARMLAND FOR SALE

Wright County, Iowa



Property Description

An excellent farm located north of Clarion, Iowa. The farm consists of 150± gross acres and 147± tillable acres. There is no lease in place for 2020. The farm has quality soils with a CSR2 of 80.70.

MWAAuctions.com

Location & Directions

Section 21, Norway Township, Wright County (T93N-R25W)

- 7 miles south and 1 mile west of Kanawha
- 8 miles north and 3.5 miles west of Clarion
- 9 miles east and 1 mile north of Renwick

From Clarion, follow IA 3 west 5 miles to Hancock Ave (R33). Turn right on Hancock Ave and follow it north for 8 miles to 140th Street. Turn right on 140th street and follow it for 1 mile. The farm is located on north side of 140th Street.



JOHN KIRKPATRICK

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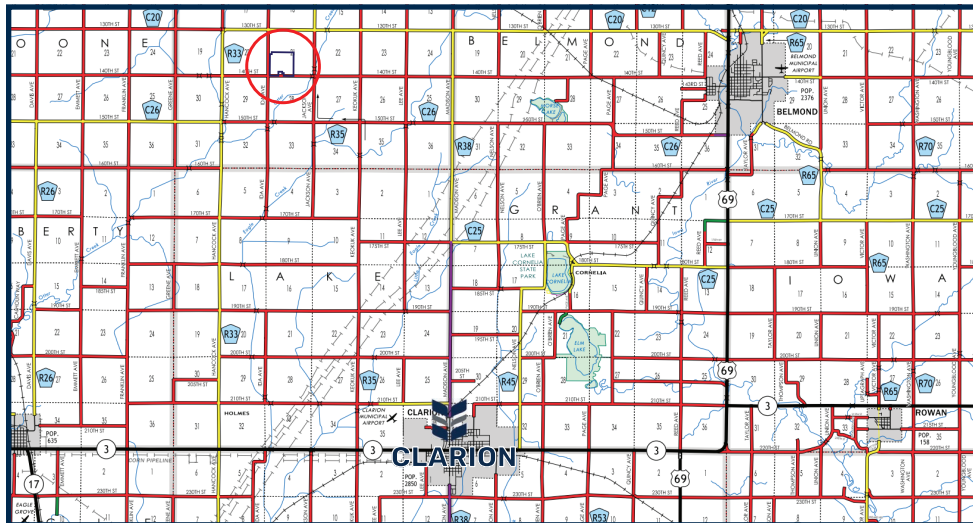
MWA AUCTIONS & REAL ESTATE

214 N Main Street
Clarion, IA 50525



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Area Symbol: IA197, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**	CSR	*n NCCPI Corn	*n NCCPI Soybeans
507	Canisteo clay loam, 0 to 2 percent slopes	54.68	37.1%		84	78	70	79
55	Nicollet clay loam, 1 to 3 percent slopes	32.61	22.2%		89	88	82	78
95	Harps clay loam, 0 to 2 percent slopes	23.32	15.8%		72	62	69	77
138B	Clarion loam, 2 to 6 percent slopes	17.14	11.6%		89	80	81	83
6	Okoboji silty clay loam, 0 to 1 percent slopes	8.84	6.0%		59	57	80	77
90	Okoboji mucky silty clay loam, 0 to 1 percent slopes	8.16	5.5%		55	59	75	78
107	Webster clay loam, 0 to 2 percent slopes	2.45	1.7%		86	83	78	80
Weighted Average					80.7	75.7	*n 74.8	*n 78.8



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