

# FARMLAND FOR SALE

## Wright County, Iowa



**MurrayWiseAssociates.com**

### Property Description

An excellent farm located west of Clarion, Iowa. The farm consists of 155± gross acres and 153± tillable acres. There is no lease in place for 2021. The farm has quality soils with a CSR2 of 79.40.

### Location & Directions

*Section 33, Lake Township, Wright County (T92N-R25W)*

- 3 miles west of Clarion
- 6 miles east of Goldfield

From Clarion, follow IA 3 west 3 miles to Jackson Ave. The farm is located on north side of IA 3 (220th Street).



### JOHN KIRKPATRICK

Broker #B2257000

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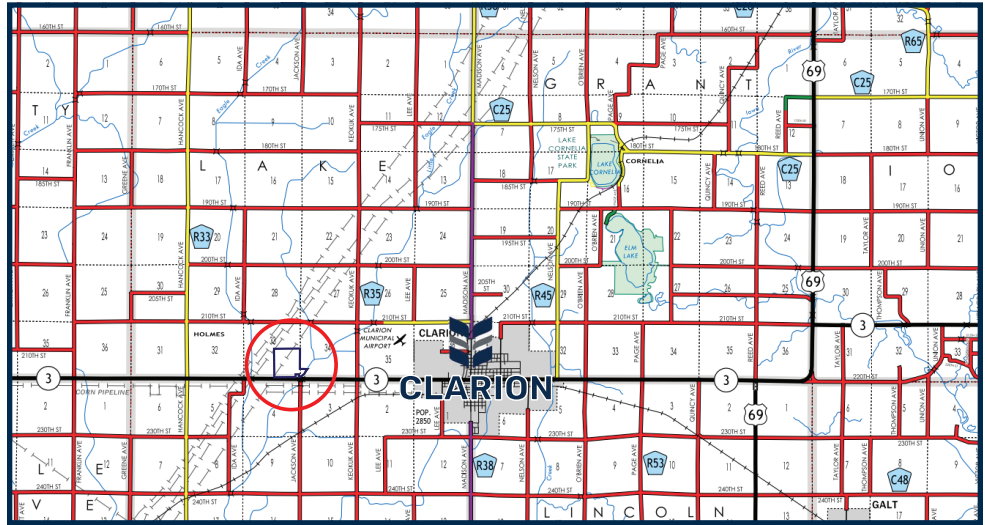
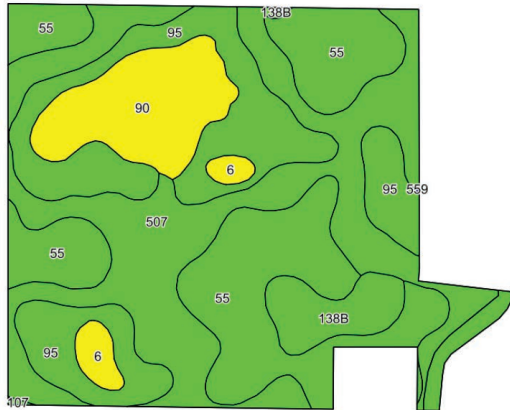
### MWA AUCTIONS & REAL ESTATE

214 N Main Street  
Clarion, IA 50525



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Area Symbol: IA197 Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	51.14	32.9%		IIw	84	78
55	Nicollet clay loam, 1 to 3 percent slopes	43.12	27.8%		Iw	89	88
95	Harps clay loam, 0 to 2 percent slopes	34.28	22.1%		IIw	72	62
90	Okoboji mucky silty clay loam, 0 to 1 percent slopes	16.29	10.5%		IIIw	55	59
138B	Clarion loam, 2 to 6 percent slopes	7.15	4.6%		Ile	89	80
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.21	2.1%		IIIw	59	57
107	Webster clay loam, 0 to 2 percent slopes	0.10	0.1%		Iw	86	83
Weighted Average						79.4	74.9



**MWA**  
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