

# Land For Sale

**ACREAGE:**

**80.00 Acres, m/l**

**LOCATION:**

**Pocahontas County, IA**



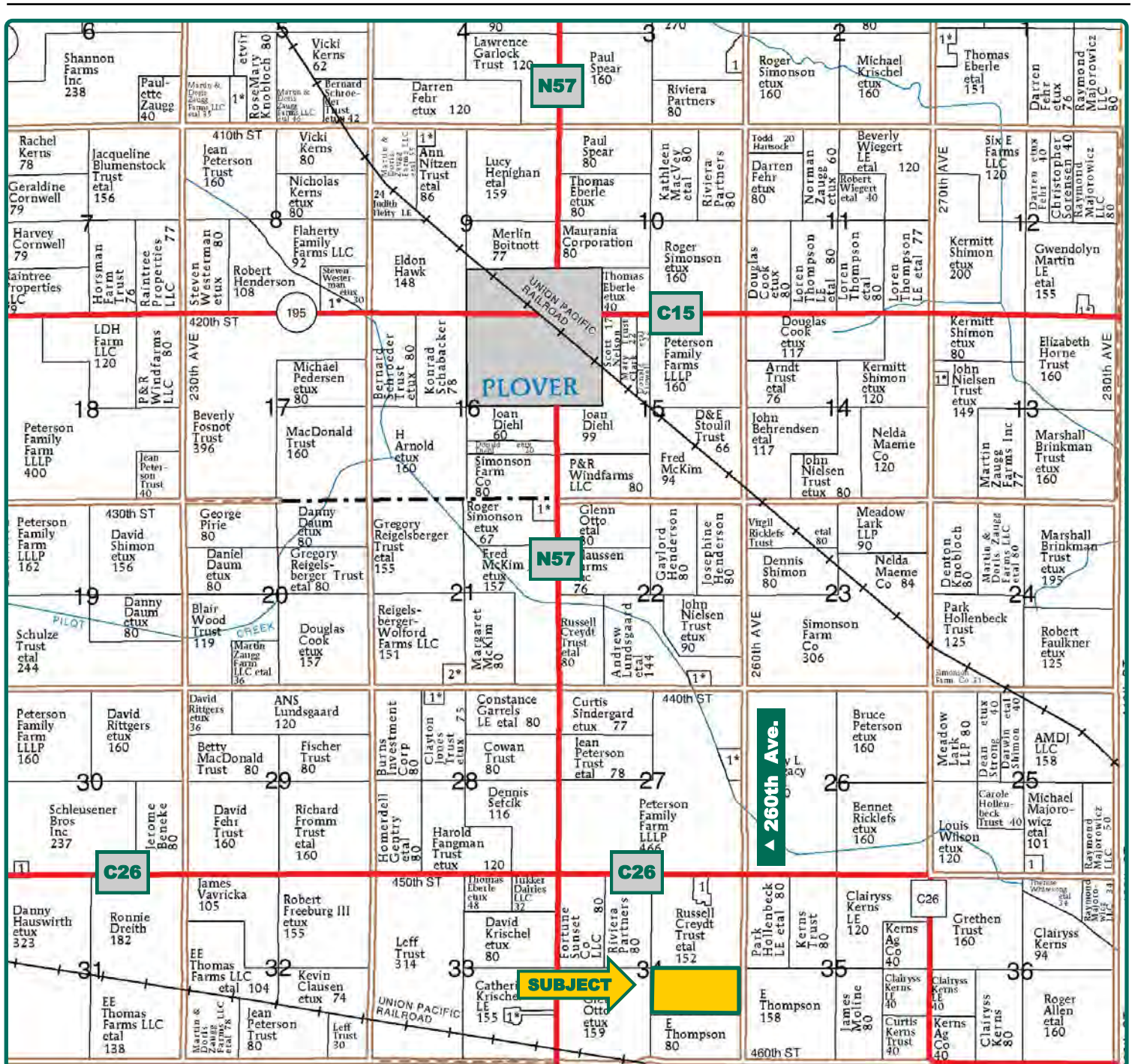
## Property *Key Features*

- Approximately 3½ Miles South of Plover, Iowa
- 79.06 FSA/Eff. Crop Acres with a CSR2 of 80.70
- Quality Pocahontas County Farm

**Tom Carlson, AFM**  
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<b>FSA/Eff. Crop Acres:</b>	<b>79.06</b>
<b>Corn Base Acres:</b>	<b>51.11</b>
<b>Bean Base Acres:</b>	<b>26.81</b>
<b>Soil Productivity:</b>	<b>80.70 CSR2</b>

## Property Information

**80.00 Acres, m/l**

### Location

From Plover: 3 miles south on N57, then 1 mile east on C26, then ½ mile south on 260th Ave. The farm is on the west side of the road.

### Legal Description

N½ SE¼, Section 34, Township 93 North, Range 32 West of the 5th P.M., Pocahontas Co., IA.

### Price & Terms

- \$900,000
- \$11,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated, based on terms of existing lease.

### Real Estate Tax

Taxes Payable 2021-2022: \$2,342  
Gross Acres: 80.00  
Net Taxable Acres: 79.00  
Tax per Net Taxable Acre: \$29.65

### Lease Status

Open lease for the 2022 crop year.

### FSA Data

Farm Number 4018, Tract 11505  
FSA/Eff. Crop Acres: 79.06  
Corn Base Acres: 51.11  
Corn PLC Yield: 182 Bu.  
Bean Base Acres: 26.81  
Bean PLC Yield: 53 Bu.

### Soil Types/Productivity

Primary soils are Canisteo and Webster. CSR2 on the FSA/Eff. crop acres is 80.70. See soil map for detail.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Land Description

Level to gently sloping.

### Drainage

Natural.

### Water & Well Information

None.

### Buildings

None.

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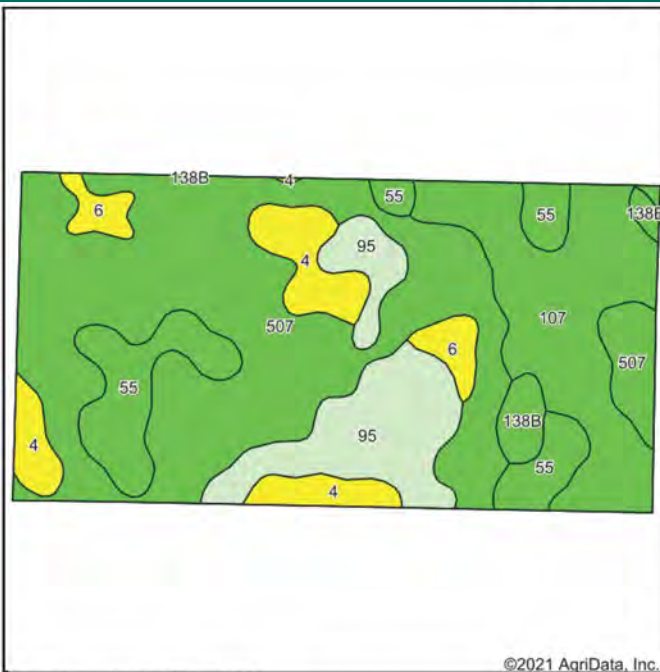
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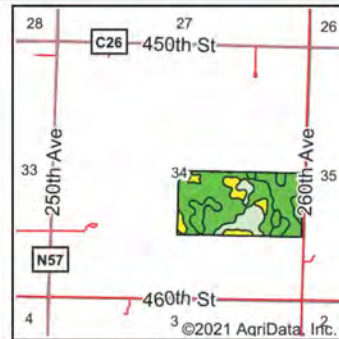
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Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Pocahontas**  
Location: **34-93N-32W**  
Township: **Powhatan**  
Acres: **79.06**  
Date: **9/1/2021**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA151, Soil Area Version: 27						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
507	Canisteo clay loam, 0 to 2 percent slopes	37.00	46.8%		IIw	84
107	Webster clay loam, 0 to 2 percent slopes	13.88	17.6%		IIw	86
95	Harps clay loam, 0 to 2 percent slopes	9.77	12.4%		IIw	72
55	Nicollet clay loam, 1 to 3 percent slopes	8.51	10.8%		Iw	89
4	Knoke silty clay loam, 0 to 1 percent slopes	5.95	7.5%		IIlw	56
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.26	2.9%		IIlw	59
138B	Clarion loam, 2 to 6 percent slopes	1.69	2.1%		Ile	89
Weighted Average						80.7

\*\*IA has updated the CSR values for each county to CSR2.

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.

## Comments

Quality Pocahontas County farm south of Plover.

## Additional Land for Sale

Seller has another 80 acres of land for sale located 2 miles north of this property. See Additional Land Aerial Photo.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz farm Management or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.*

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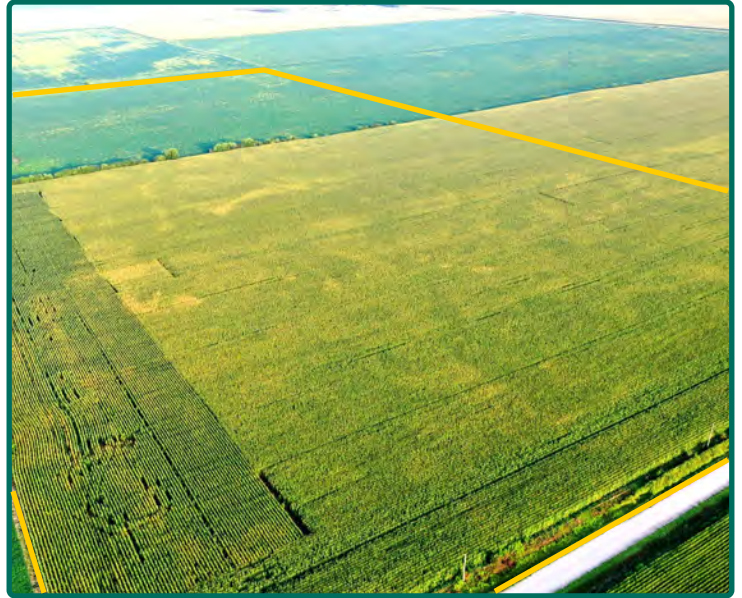
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Looking West



Looking Northwest



Looking Southwest

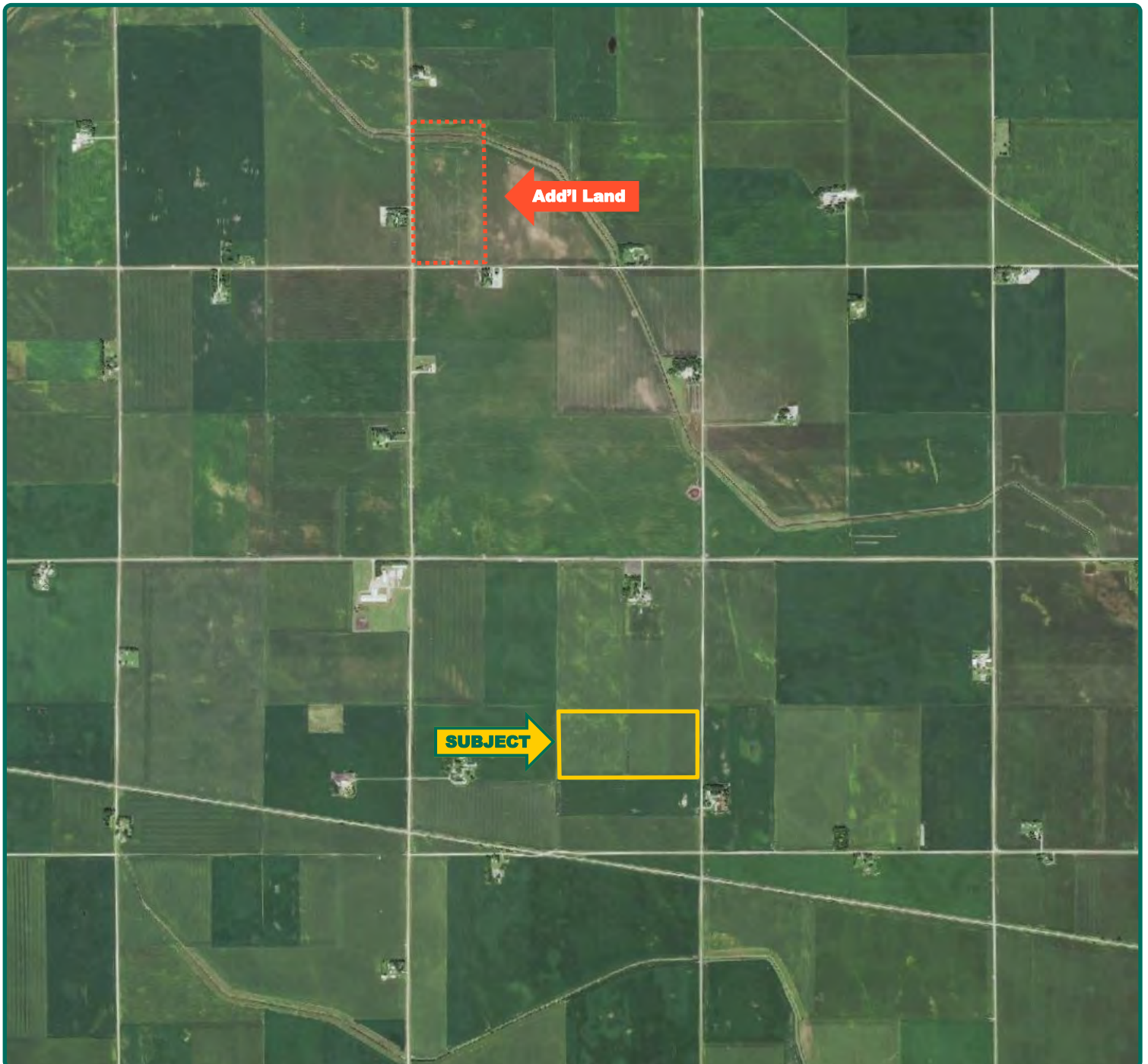


Corn Crop





# Additional Land Aerial Photo



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