

# Land For Sale

**ACREAGE:**

**40.00 Acres, m/l**

**LOCATION:**

**Dickinson County, IA**



## Property *Key Features*

- Located Near West Lake Okoboji
- Highly Tillable Tract; Great For Existing Farming Operation or Investor Portfolio
- 38.28 FSA/Eff. Crop Acres with 81.50 CSR2

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<b>FSA/Eff. Crop Acres:</b>	<b>38.28</b>
<b>Corn Base Acres:</b>	<b>19.00</b>
<b>Bean Base Acres:</b>	<b>19.00</b>
<b>Soil Productivity:</b>	<b>81.50 CSR2</b>

## Property Information

### 40.00 Acres, m/l

### Location

From Wahpeton: 3¼ miles west on Co. Rd. A22, then ¾ mile north on 170th Ave. The farm is on the west side of the road.

### Legal Description

NE¼ NE¼, Section 19, Township 99 North, Range 37 West of the 5th P.M., Dickinson Co., IA.

### Price & Terms

- \$525,000
- \$13,125/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated, subject to existing lease.

### Real Estate Tax

Taxes Payable 2021-2022: \$826.00  
Gross Acres: 40.00  
Net Taxable Acres: 38.02  
Tax per Net Taxable Acre: \$21.73

### Lease Status

Leased through the 2022 crop year.  
Contact agent for details.

### FSA Data

Farm Number 269, Tract 545  
FSA/Eff. Crop Acres: 38.28  
Corn Base Acres: 19.00  
Corn PLC Yield: 175 Bu.  
Bean Base Acres: 19.00  
Bean PLC Yield: 45 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Nicollet, Canisteo and Crippin. CSR2 on the FSA/Eff. crop acres is 81.50. 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

Rolling.

### Drainage

Natural.

### Water & Well Information

None.

### Comments

Nice-sized farm to add to existing farming operation or investment portfolio.

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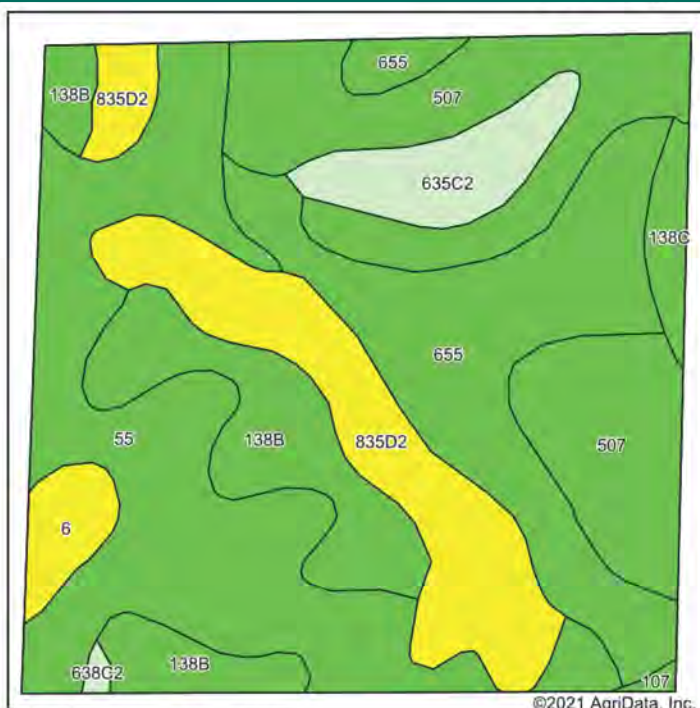
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State: **Iowa**  
County: **Dickinson**  
Location: **19-99N-37W**  
Township: **Lakeville**  
Acres: **38.28**  
Date: **11/16/2021**



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING INC.  
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Area Symbol: IA059, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
55	Nicollet clay loam, 1 to 3 percent slopes	9.70	25.3%		Iw	89
507	Canisteo clay loam, 0 to 2 percent slopes	7.83	20.5%		IIw	84
655	Crippin loam, 1 to 3 percent slopes	7.28	19.0%		Ie	91
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	5.28	13.8%		IVe	53
138B	Clarion loam, 2 to 6 percent slopes	4.65	12.1%		IIe	89
635C2	Belview-Storden complex, 5 to 9 percent slopes, moderately eroded	1.84	4.8%		IIIe	66
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.86	2.2%		IIw	59
138C	Clarion loam, 6 to 10 percent slopes	0.67	1.8%		IIIe	84
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	0.09	0.2%		IIIe	75
107	Webster clay loam, 0 to 2 percent slopes	0.08	0.2%		Iw	86
Weighted Average					1.92	81.5

\*\*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.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. 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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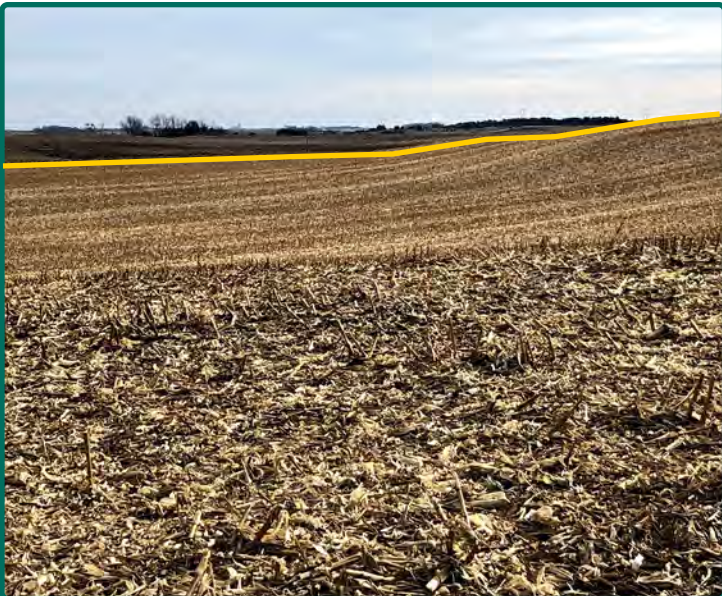
Looking Northeast



Looking Southwest



Looking Southeast



Looking North



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