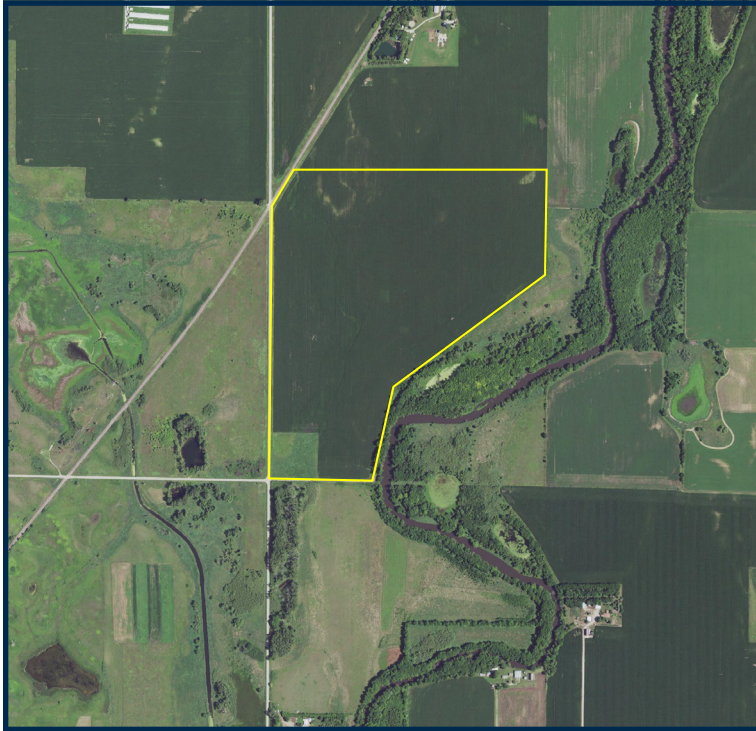


FARMLAND FOR SALE

Wright County, Iowa



122.65± ACRES

Asking Price: \$858,550 - \$7,000/Acre

Property Description

A productive Wright Co. farm that is nearly all tillable with a CSR2 of 54.6.

Acreage

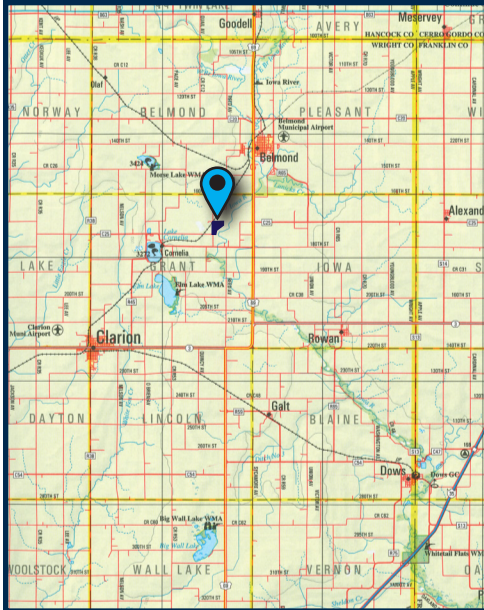
122.65± acres.

120± FSA tillable acres.

Location

Sections 2 & 11, Grant Township, Wright County (T92N-R24W)

www.MurrayWiseAssociates.com



John Kirkpatrick

Lic. # B22570000

Office: (515) 532-2878

Email: john@mwallc.com



**Murray Wise
ASSOCIATES LLC**

**214 North Main Street, P.O.
Clarion, IA 50525**

**(515) 532-2878
MurrayWiseAssociates.com**

AGENCY: Murray Wise Associates is the exclusive agent of the seller.

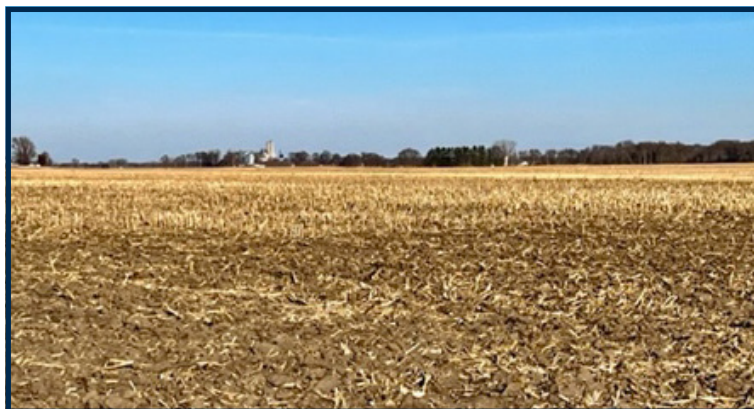
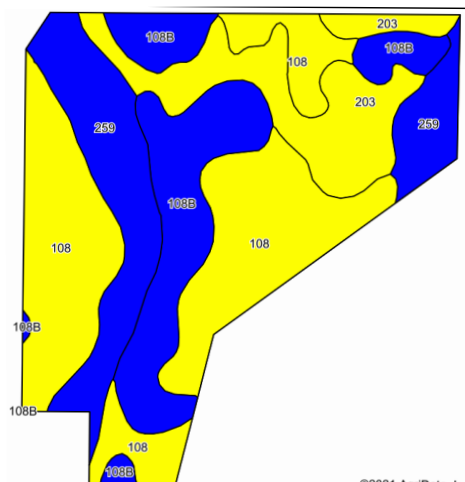
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FARMLAND FOR SALE

Wright County, Iowa

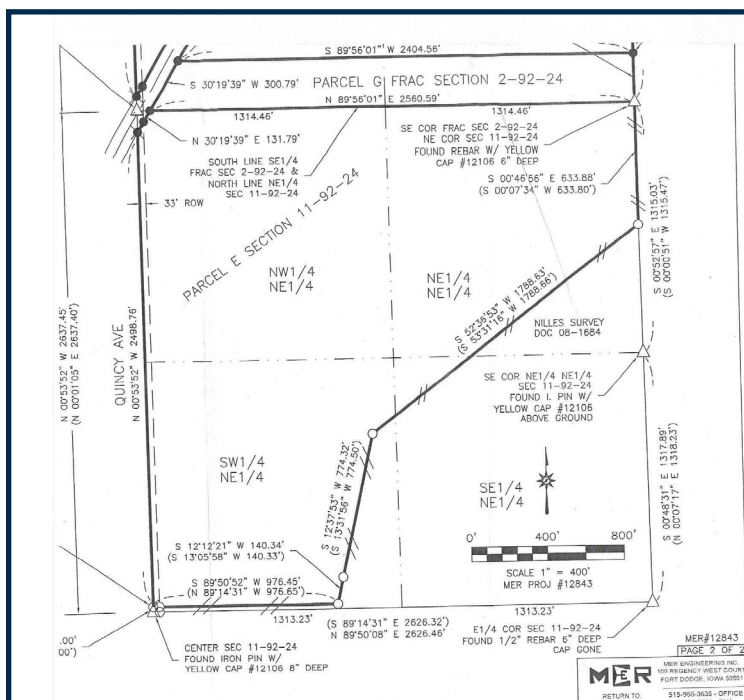


Soil Map



Area Symbol: IA197, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
108	Wadena loam, 0 to 2 percent slopes	46.05	41.1%		lls	56	54	64	64	52	54
108B	Wadena loam, 2 to 6 percent slopes	24.74	22.1%		lle	52	49	64	64	52	53
259	Biscay clay loam, 0 to 2 percent slopes	22.69	20.3%		llw	52	75	69	69	51	66
203	Cylinder loam, 0 to 2 percent slopes	18.54	16.6%		lls	58	76	73	73	57	66
Weighted Average					2.00	54.6	60.8	*n 66.5	*n 66.5	*n 52.6	*n 58.2



PARCEL G SECTION 2-92-24			
	TOTAL AREA	RIGHT OF WAY	TAXABLE
SW1/4 SE1/4	6.96 AC	0.00 AC	6.96 AC
SE1/4 SE1/4	7.83 AC	0.00 AC	7.83 AC
TOTAL	14.79 AC	0.00 AC	14.79 AC

PARCEL E SECTION 11-92-24			
	TOTAL AREA	RIGHT OF WAY	TAXABLE
NW1/4 NE1/4	39.66 AC	0.93 AC	38.73 AC
NE1/4 NE1/4	32.62 AC	0.00 AC	32.62 AC
SW1/4 NE1/4	34.14 AC	0.98 AC	33.16 AC
SE1/4 NE1/4	1.44 AC	0.00 AC	1.44 AC
TOTAL	107.86 AC	1.91 AC	105.95 AC



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