



**112 Acres M/L, Worth County, IA**

Section 7/18, Fertile Township

**Listing Price: \$1,155,000**



**Worth County Farmland For Sale**

**Sellers: Glenn M. Fjeld Revocable Trust**

- 112 Gross Acres M/L
- 108 Tillable Acres M/L
- CSR2: 80.80
- Available to farm 2023 crop year

**Steve Hassebroek**  
641-562-2353

Toll Free: 888-740-4255  
107 W Ramsey Street  
Bancroft, IA 50517  
[www.centralstatesrealestate.com](http://www.centralstatesrealestate.com)  
Licensed in IA 

**John Cowin**  
515-885-2649



### Tract Information

**Legal Description:** SE1/4 SE1/4 Section 7 and E1/2 NE1/4 Section 18 T98N-R22W of the 5th P.M. Worth County, IA excluding acreage to be described by survey.

**Acres:**

112 Gross Acres M/L

108 FSA Tillable Acres M/L

**CSR2:** 80.80

HEL Field/No wetland determination

**Major Soil Types:** Webster, Clarion

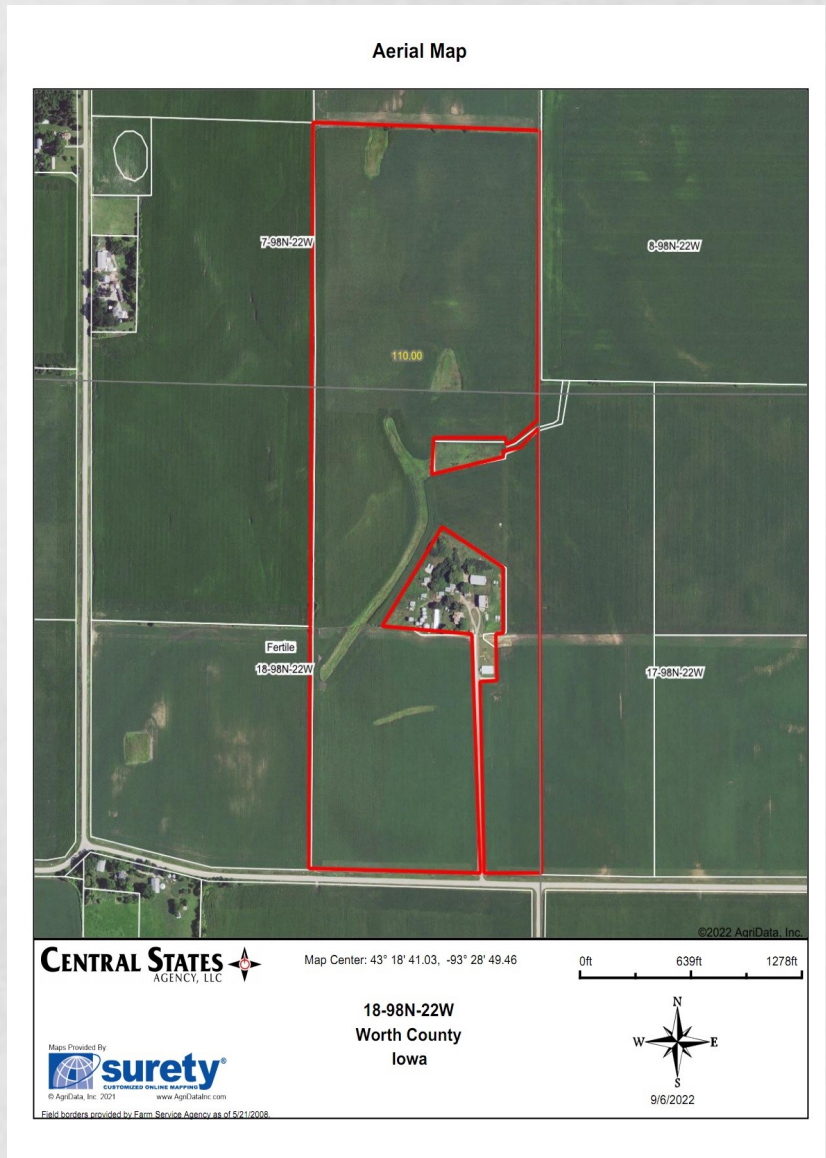
**Available to farm 2023 crop year.**

**Real Estate Taxes:** \$2,728; estimated taxes will be prorated to possession.

**Note:** Property information provided was obtained from sources deemed reliable, but the Auctioneer, Broker and/or Seller makes no guarantee as to its accuracy. All prospective buyers are urged to fully inspect the property, its conditions and to rely on their own conclusions. All sketches, dimensions and acreage figures in this information are approximate or "more or less". Any announcements made the day of the sale shall supersede any previous information or oral statements.

**FSA Information:**

	Base	Yield
Corn	71.50 acres	150 bushels (PLC)
Soybean	38.50 acres	41 bushels (PLC)



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## 112 Acres M/L, Worth County, IA



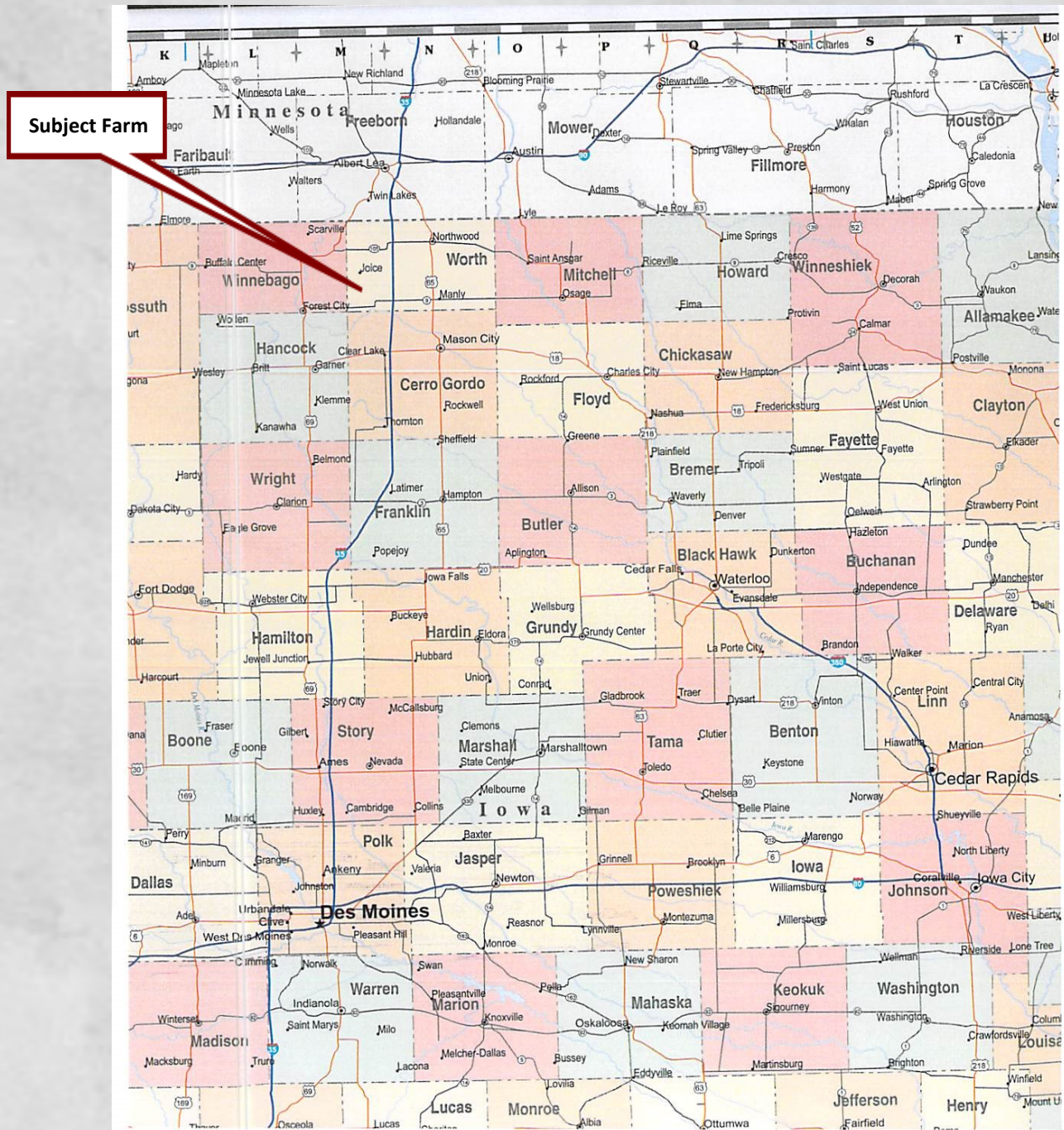
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## Location Map

112 Acres M/L, Worth County, IA



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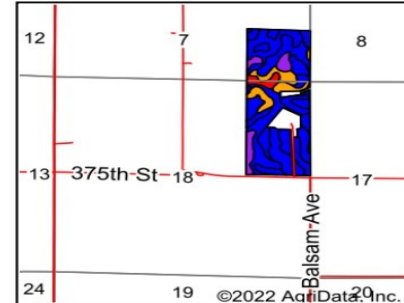
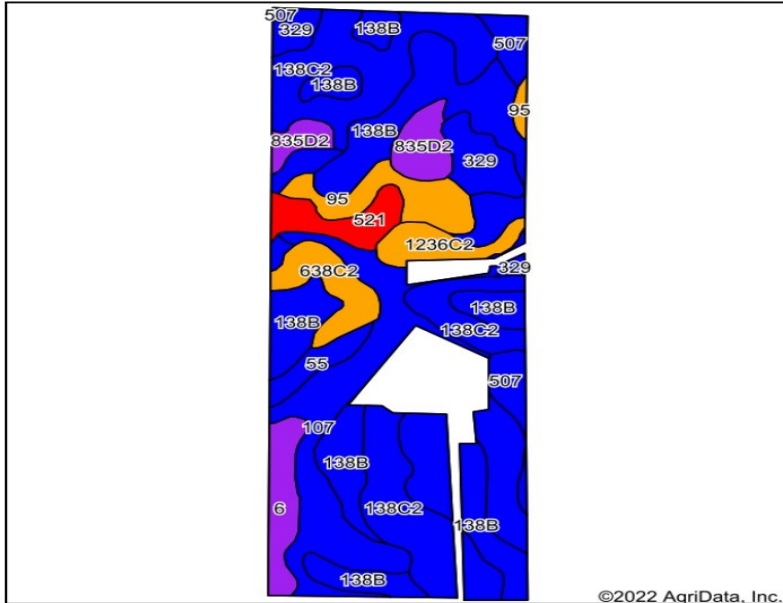
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## Soil Map

112 Acres M/L, Worth County, IA

Soils Map



State: **Iowa**  
County: **Worth**  
Location: **18-98N-22W**  
Township: **Fertile**  
Acres: **108**  
Date: **9/9/2022**

**CENTRAL STATES**  
AGENCY, LLC

Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA195, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Brome grass alfalfa AUM	Brome grass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth brome grass AUM	Soybeans Bu	*n NCC Soybean
138B	Clarion loam, 2 to 6 percent slopes	30.41	28.2%		Ile	89	80								
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	27.36	25.3%		Ille	83	64								
107	Webster clay loam, 0 to 2 percent slopes	13.81	12.8%		Ilw	86	83								
329	Webster-Nicollet complex, 0 to 3 percent slopes	6.43	6.0%		Ilw	87	83								
95	Harps clay loam, 0 to 2 percent slopes	5.34	4.9%		Ilw	72	62								

Soils data provided by USDA and NRCS.

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## Soil Map continued

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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Bromeagrass alfalfa AUM	Bromeagrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromeagrass AUM	Soybeans Bu	*n NCC Soybean
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	4.30	4.0%		Ive	53									
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	4.08	3.8%		IIle	75	58								
507	Canisteo clay loam, 0 to 2 percent slopes	3.91	3.6%		IIlw	84									
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.85	3.6%		IIIw	59	57								
521	Klossner muck, 0 to 1 percent slopes	3.48	3.2%		IIIw	32									
1236C2	Angus loam, 5 to 9 percent slopes, moderately eroded	3.03	2.8%		IIle	78		9.4	5.6	200	3.6	80	6	58	
55	Nicollet clay loam, 1 to 3 percent slopes	2.00	1.9%		Iw	89	88								
Weighted Average						2.45	80.8	-	0.3	0.2	5.6	0.1	2.2	0.2	1.6
															*n

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

- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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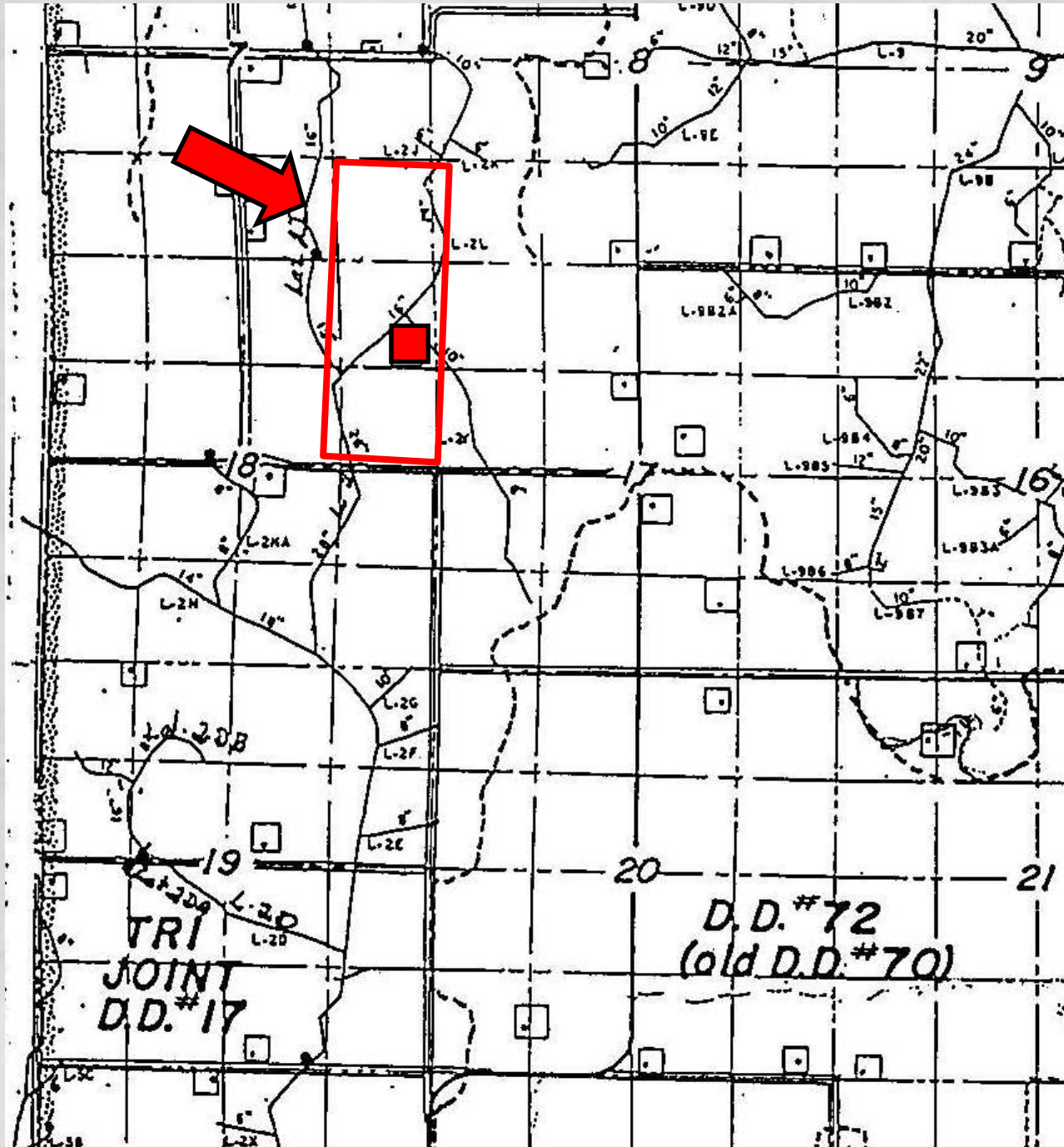
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## County Tile Map

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