



80 Acres M/L, Winnebago County, IA

Section 14, King Township

Listing Price: \$1,080,000



Winnebago County Farmland For Sale

Sellers: Gray Family Revocable Trust

- 80 Gross Acres M/L
- 76.60 CSR2
- 77.56 FSA Tillable Acres M/L
- Subject to 2023 cash rent lease

Steve Hassebroek
641-562-2353

Toll Free: 888-740-4255
107 W Ramsey Street
Bancroft, IA 50517
www.centralstatesrealestate.com
Licensed in IA 

John Cowin
515-885-2649



Tract Information

Legal Description: N1/2 NE1/4 Section
14 T99N-R25W of the 5th P.M.
Winnebago County, Iowa

Acres:

80 Gross Acres M/L
77.56 FSA Tillable Acres M/L

CSR2: 76.60

Major Soil Types: Canisteo, Clarion,
Storden

Wetland Status: No wetland determination

Available to farm 2024 crop year. Subject
to 2023 Cash Rent Lease.

Broker's Note: Current farm tenant has
right of first refusal. Manure easement on
farm ends March 1, 2026.

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	63.40 acres	166 bushels (PLC)
Soybean	14.16 acres	49 bushels (PLC)

Real Estate Taxes: \$2,376;
Taxes will be prorated to possession.



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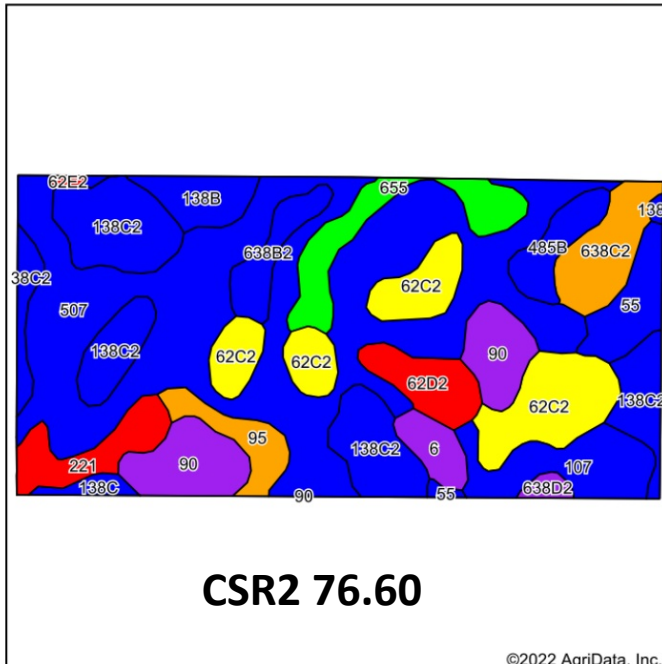
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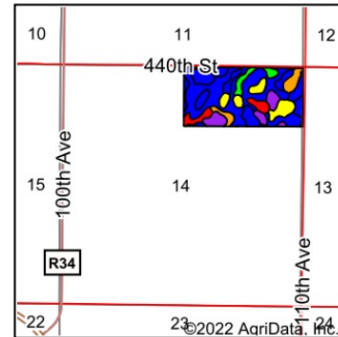
Soil Map

80 Acres M/L, Winnebago County, IA



Soils data provided by USDA and NRCS.

Area Symbol: IA189, Soil Area Version: 31								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
507	Canisteo clay loam, 0 to 2 percent slopes	27.61	35.6%		IIw	84	78	81
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	10.74	13.8%		IIIe	83	63	73
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	8.02	10.3%		IIIe	64	51	69
90	Okoboji mucky silt loam, 0 to 1 percent slopes	4.83	6.2%		IIlw	55	59	67
107	Webster clay loam, 0 to 2 percent slopes	3.57	4.6%		IIw	86	83	82
655	Crippin loam, 1 to 3 percent slopes	3.29	4.2%		Ie	91	83	87
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	2.88	3.7%		IIIe	75	57	72
221	Klossner muck, 0 to 1 percent slopes	2.45	3.2%		IIlw	32	49	83
55	Nicollet clay loam, 1 to 3 percent slopes	2.38	3.1%		Iw	89	88	82
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	2.20	2.8%		IVe	41	41	66
138B	Clarion loam, 2 to 6 percent slopes	1.92	2.5%		Ile	89	80	84
485B	Spillville loam, 2 to 5 percent slopes	1.82	2.3%		Ile	88	85	87
95	Harps clay loam, 0 to 2 percent slopes	1.76	2.3%		IIw	72	62	82
638B2	Clarion-Swanlake complex, 2 to 6 percent slopes	1.71	2.2%		Ile	85	71	84
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.29	1.7%		IIIw	59	57	74
138C	Clarion loam, 6 to 10 percent slopes	0.54	0.7%		IIIe	84	65	81
638D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	0.39	0.5%		IVe	53	47	69
62E2	Storden loam, 10 to 22 percent slopes, moderately eroded	0.16	0.2%		IVe	32	31	59



State: Iowa
County: Winnebago
Location: 14-99N-25W
Township: King
Acres: 77.56
Date: 11/2/2022

CENTRAL STATES
AGENCY, LLC

Maps Provided By
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CUSTOMIZED ONLINE MAPPING
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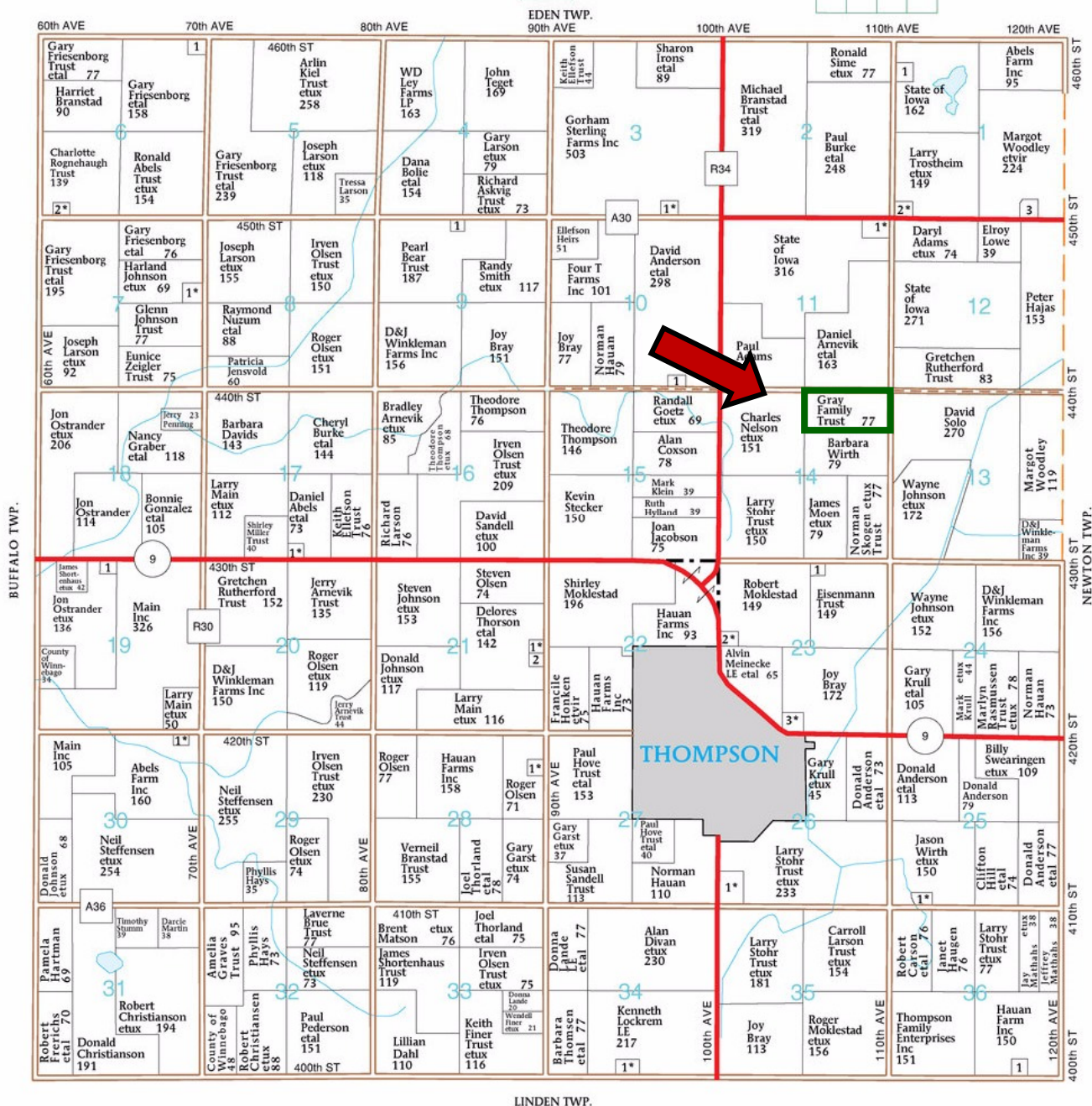
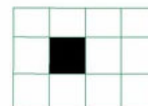
FARMLAND SALE

T-99-N

KING PLAT

(Landowners)

R-25-W



LINDEN TWP.

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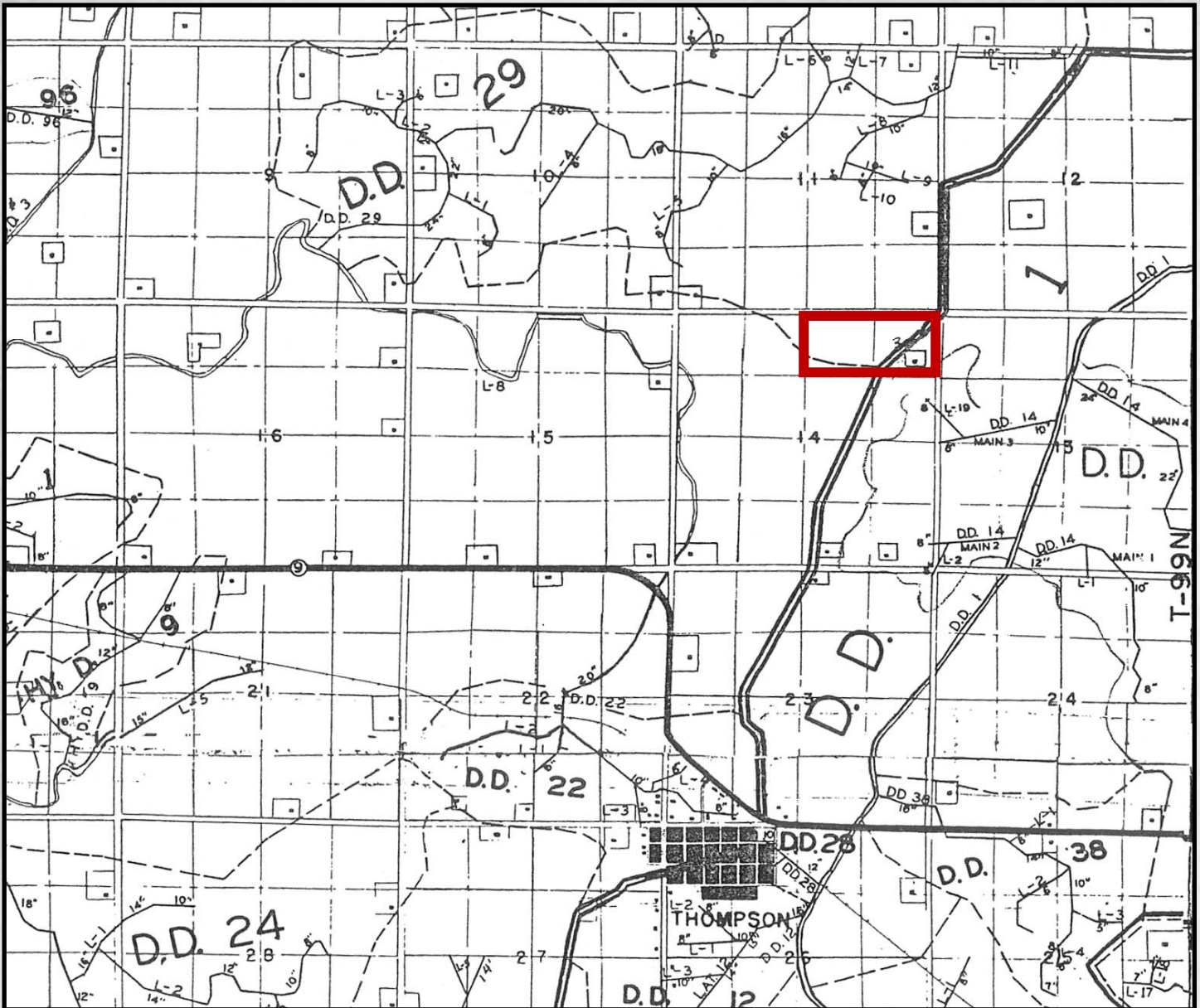
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County Tile Map

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FSA

80 Acres M/L, Winnebago County, IA

Tract Number : 786

Description : N1/2-NE1/4-14-99-25 King

FSA Physical Location : IOWA/WINNEBAGO

ANSI Physical Location : IOWA/WINNEBAGO

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : ARDELL GRAY

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.56	77.56	77.56	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	77.56	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	63.40	0.00	166
Soybeans	14.16	0.00	49
TOTAL	77.56	0.00	

NOTES

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