



**80 Acres M/L, Kossuth County, IA**

Section 32, German Township

**Listing Price: \$1,320,000**



**Kossuth County Farmland For Sale**

**Sellers: Mike Maschoff, Lisa Escherich**

- 80 Gross Acres M/L
- 83.30 CSR2
- 76.66 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](http://www.centralstatesrealestate.com)  
Licensed in IA 

**John Cowin**  
515-885-2649



### Tract Information

**Legal Description:** N1/2 NE1/4

Section 32-T98N-R27W of the 5th P.M.,  
Kossuth County, Iowa

**Acres:**

80 Gross Acres M/L

76.66 FSA Tillable Acres M/L

**CSR2:** 83.30

**Major Soil Types:** Nicollet, Clarion,  
Canisteo

**Wetland Status:** Tract does not contain a  
wetland.

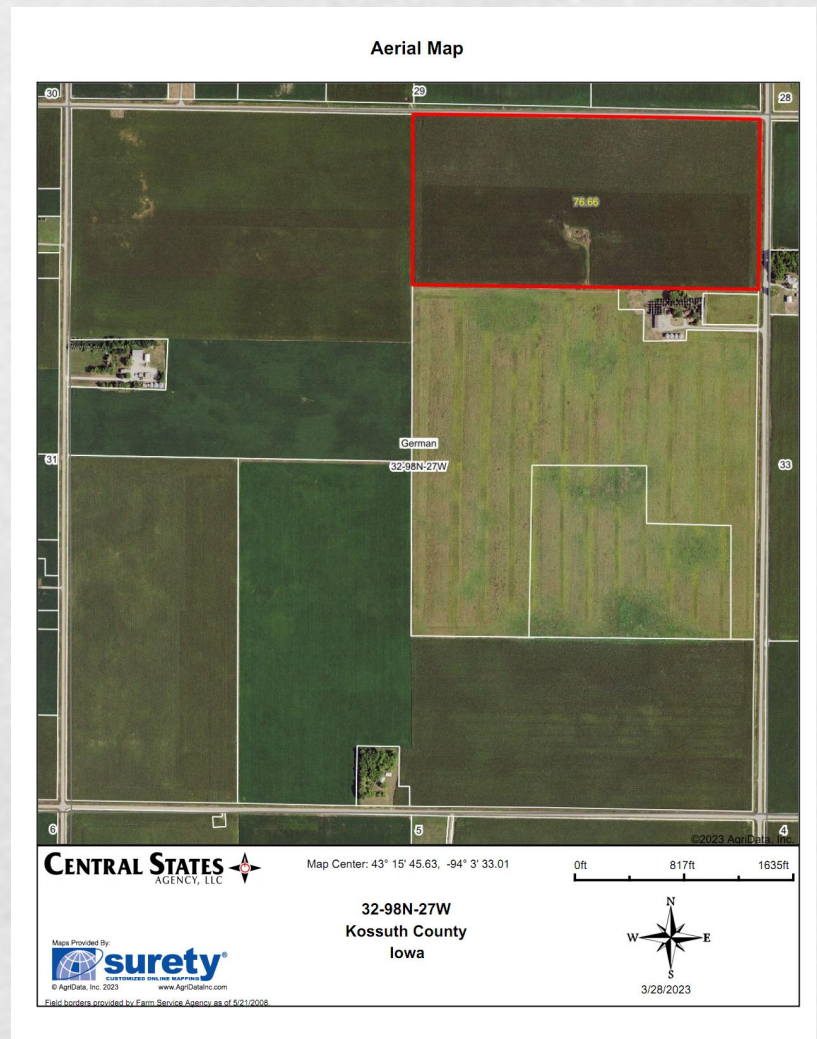
**Available to farm 2024 crop year.** Subject  
to 2023 cash rent lease. Buyer will receive  
2023 cash rent.

**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	40.26 acres	161 bushels (PLC)
Soybean	36.40 acres	44 bushels (PLC)

**Real Estate Taxes:** \$2,218; taxes will be  
prorated to possession.



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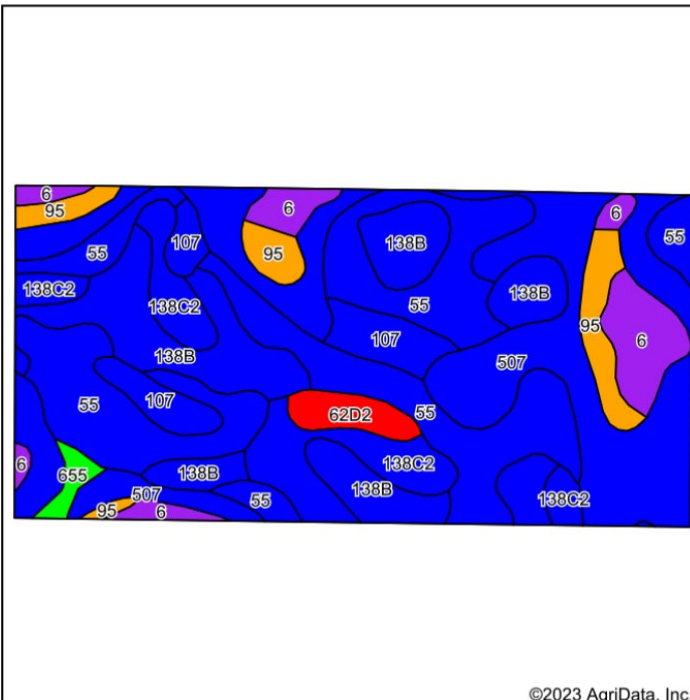




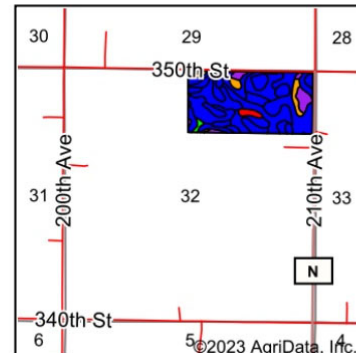
## Soil Map

80 Acres M/L, Kossuth County, IA

Soils Map



Soils data provided by USDA and NRCS.



State: Iowa  
County: Kossuth  
Location: 32-98N-27W  
Township: German  
Acres: 76.66  
Date: 3/28/2023

**CENTRAL STATES**  
AGENCY, LLC

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA109, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
55	Nicollet clay loam, 1 to 3 percent slopes	21.73	28.3%		Iw	89	85	81
507	Canisteo clay loam, 0 to 2 percent slopes	19.92	26.0%		IIw	84	75	81
138B	Clarion loam, 2 to 6 percent slopes	13.21	17.2%		Ile	89	77	83
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	6.87	9.0%		IIle	83	62	70
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.92	6.4%		IIIw	59	54	74
107	Webster clay loam, 0 to 2 percent slopes	4.09	5.3%		IIw	86	80	82
95	Harps clay loam, 0 to 2 percent slopes	3.76	4.9%		IIw	72	60	82
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	1.51	2.0%		IVe	41	39	65
655	Crippin loam, 1 to 3 percent slopes	0.65	0.8%		Ie	91	80	86
Weighted Average					1.90	83.3	74.5	*n 79.7

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

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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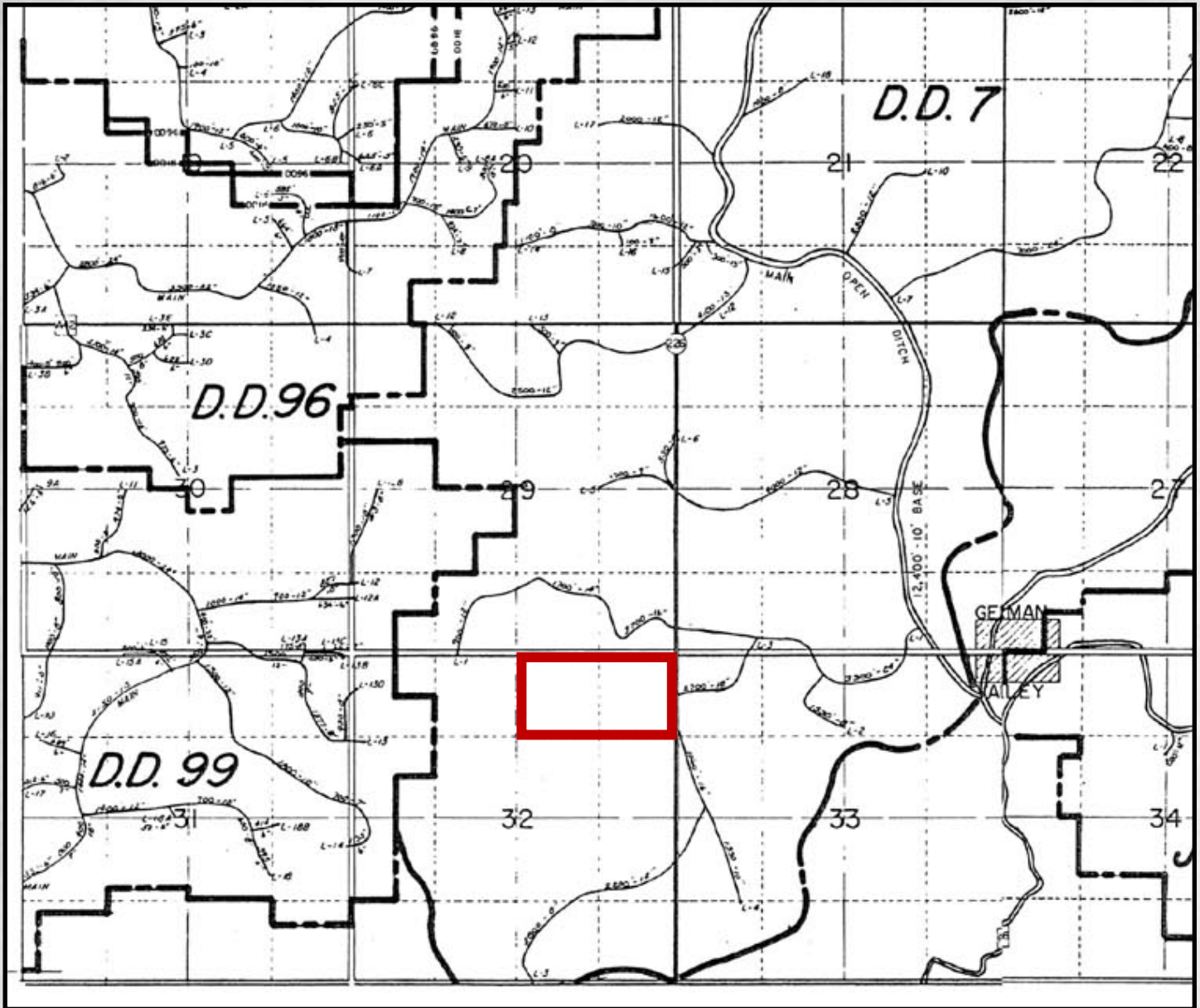
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## County Tile Map

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## FSA

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**Tract Number** : 13091  
**Description** : N½-NE¼-32 GERMAN (98-27)  
**FSA Physical Location** : IOWA/KOSSUTH  
**ANSI Physical Location** : IOWA/KOSSUTH  
**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** :  
**Other Producers** : None  
**Recon ID** : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
76.66	76.66	76.66	0.00	0.00	0.00	0.00	0.0

Page: 1 of 3

IOWA  
 KOSSUTH  
 Form: FSA-156EZ



United States Department of Agriculture  
 Farm Service Agency

### Abbreviated 156 Farm Record

**FARM : 14299**  
 Prepared : 4/12/23 8:24 AM CST  
 Crop Year : 2023

### Tract 13091 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	76.66	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	37.79	0.00	161
Soybeans	38.87	0.00	44

**TOTAL** 76.66 0.00

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