

Land For Sale

ACREAGE:

300.44 Acres, m/l

LOCATION:

Kossuth County, IA



Property *Key Features*

- 8 Miles West of Elmore, Minnesota
- 281.65 FSA/Eff. Crop Acres Carrying a 74.90 CSR2
- Large Tract of Productive Farmland on the IA/MN State Line

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FSA/Eff. Crop Acres:	281.65
Corn Base Acres:	140.20
Bean Base Acres:	140.20
Soil Productivity:	74.90 CSR2

Property Information

300.44 Acres, m/l

Location

From Elmore, MN: Go south on Highway 169 for 1 mile, then west on A16 for 9 miles. Head north on 100th Avenue, in ½ mile the property will be on the east side of the road.

Legal Description

NW FR¼, N½ SW¼ (lying north of ditch), NW¼ SE¼ (lying north of ditch), and part of NE¼ SE¼, Sec. 10, Twp. 100 North, Range 29 West of the 5th P.M. (Grant Twp., Kossuth Co., IA.)

Price & Terms

- \$3,530,170
- \$11,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2023 - 2024: \$6,588
Gross Acres: 300.44
Net Taxable Acres: 278.13
Tax per Net Taxable Acre: \$23.69
Tax Parcel ID #s: 02-10-100-001, 02-10-100-002, 02-10-200-001, 02-10-200-002, 02-10-100-003, 02-10-100-004, 02-10-200-003, 02-10-200-004, 02-10-300-001, 02-10-300-005, 02-10-400-001, 02-10-400-007

Lease Status

Leased through the 2024 crop year.

NRCS Classification

NHEL: Non-Highly Erodible Land.

FSA Data

Farm Number 14848, Tract 4495
FSA/Eff. Crop Acres: 281.65
Corn Base Acres: 140.20
Corn PLC Yield: 161 Bu.
Bean Base Acres: 140.20
Bean PLC Yield: 41 Bu.

Soil Types/Productivity

Primary soils are Harps, Canisteo and Clarion. CSR2 on the FSA/Eff. crop acres is 74.90. See soil map for detail.

Land Description

Nearly level to moderately sloping.

Drainage

Part of Drainage District #60. Contact agent for details.

Water & Well Information

Old well on acreage site.

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State: **Iowa**
County: **Kossuth**
Location: **10-100N-29W**
Township: **Grant**
Acres: **281.65**
Date: **5/1/2024**



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

Area Symbol: IA109, Soil Area Version: 30						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
95	Harpis clay loam, 0 to 2 percent slopes	58.70	20.8%		IIw	72
507	Canisteo clay loam, 0 to 2 percent slopes	47.82	17.0%		IIw	84
138B	Clarion loam, 2 to 6 percent slopes	32.51	11.5%		IIe	89
655	Crippin loam, 1 to 3 percent slopes	27.15	9.6%		Ie	91
6	Okoboji silty clay loam, 0 to 1 percent slopes	24.71	8.8%		IIW	59
55	Nicollet clay loam, 1 to 3 percent slopes	21.11	7.5%		IW	89
221	Klossner muck, 0 to 1 percent slopes	18.00	6.4%		IIW	32
511	Blue Earth mucky silt loam, 0 to 1 percent slopes	16.00	5.7%		IIW	66
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	7.63	2.7%		IIe	83
107	Webster clay loam, 0 to 2 percent slopes	6.47	2.3%		IW	86
181B	Clarion-Estherville complex, 2 to 6 percent slopes	5.97	2.1%		Ile	63
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	5.38	1.9%		IW	76
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	4.70	1.7%		IIe	64
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	2.40	0.9%		Ive	41
639C2	Storden-Salida complex, 5 to 9 percent slopes, moderately erode	2.00	0.7%		IIe	49
90	Okoboji mucky silt loam, 0 to 1 percent slopes	0.59	0.2%		IIW	56
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	0.51	0.2%		IIe	51
Weighted Average					2.11	74.9

Buildings/Improvements

- 54' x 60' machine shed (1985)
- 24' x 56' machine shed (1920)
- 27' x 36' corn crib (1920)
- 25' x 19' grain bin (1983)
- 27' x 20' grain bin (1990)

Comments

Large tract of productive Kossuth County farmland.

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



Southeast Looking Northwest



South Looking North



Building Site - West Side of Property



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