



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

Section 12, Hebron Township

**Listing Price: \$4,500,000**



**Kossuth County Farmland For Sale**

**Sellers: Connie J. Naumann Estate**

- 281.42 FSA Tillable Acres M/L
- 78.70 CSR2
- 12.54 Acres M/L CRP Filter Strips
- Available to farm 2025 crop year

**Steve Hassebroek**  
**Austin Haisman**  
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 & MN 

**John Cowin**  
**Brad Frideres**  
515-885-2649



### Tract Information

**Legal Description:** S1/2 Section 12  
T100N-R27W of the 5th P.M., Kossuth  
County, Iowa. Excluding Parcel A in the  
SE1/4 SW1/4 Section 12, as described by  
Survey doc # 2021-1568.

**Wind Tower Payment:**

\$34,670.63 in 2023  
2.5% increase per year.  
Buyer receives payment due in 2026.

**Wetland Status:** Tract does not contain a  
wetland per determination 5/30/2000.

**Acres:**

310.00 Gross Acres M/L  
281.42 FSA Tillable Acres M/L  
12.54 CRP Filter Strips Acres M/L  
2.40 Wind Tower Easements Acres M/L  
2.32 Woods Acres M/L

**Major Soil Types:**

Canisteo, Okoboji, Nicollet

**Real Estate Taxes:** \$7,700; Taxes will be  
prorated to day of possession.  
Closing December 2025.

**CSR2:**

78.70 - Entire farm  
81.20 - West ditch  
73.60 - East ditch

CRP Contracts	Acres	Annual Payment	Per Acre	Expires
12628A	5.64	\$1,692 annual	\$300/acre	9/30/2033
13522	6.90	\$1,414.50 annual	\$205/acre	9/30/2030
Buyer will receive CRP payment in October 2025.				

**Note:** Property information provided was obtained from sources deemed reliable, but the 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 after the printing of this brochure supersede any previous information or oral statements.

**Steve Hassebroek**  
**Austin Haisman**  
641-562-2353

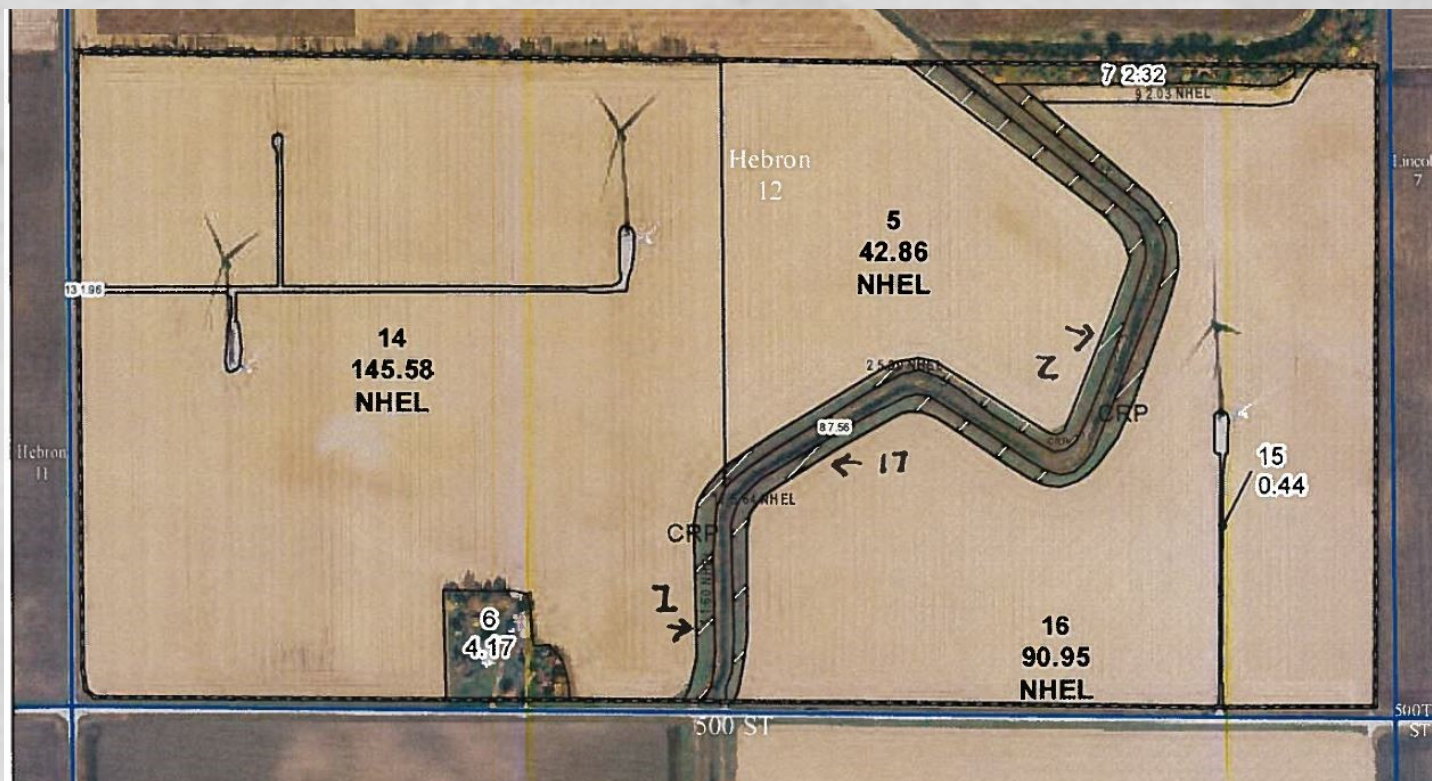
Toll Free: 888-740-4255  
107 W Ramsey Street  
Bancroft, IA 50517  
[www.centralstatesrealestate.com](http://www.centralstatesrealestate.com)

**John Cowin**  
**Brad Frideres**  
515-885-2649





## Tract Information



### 10 Year Yield History

	Corn	Soybeans
2023	235	
2022		64
2021	240	
2020		66
2019	198	
2018		60
2017	210	58
2016	200	65
2015	203	70
2014	188	57

### FSA Information

	Base	Yield
Corn	193.80 acres	172 bushels (PLC)
Soybean	79.60 acres	49 bushels (PLC)

**Steve Hassebroek**  
**Austin Haisman**  
 641-562-2353

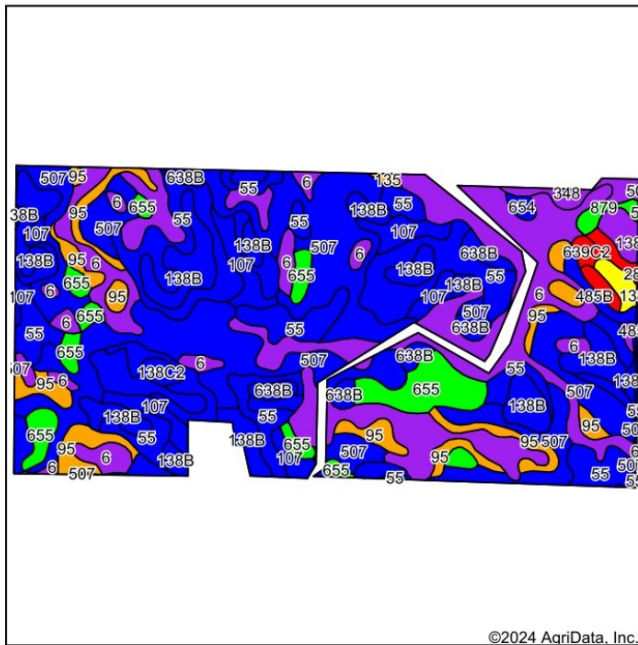
Toll Free: 888-740-4255  
 107 W Ramsey Street  
 Bancroft, IA 50517

[www.centralstatesrealestate.com](http://www.centralstatesrealestate.com)

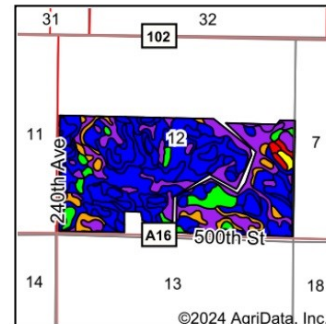
**John Cowin**  
**Brad Frideres**  
 515-885-2649



## Soil Map 310 Acres M/L, Kossuth County, IA



©2024 AgriData, Inc.



State: Iowa  
County: Kossuth  
Location: 12-100N-27W  
Township: Hebron  
Acres: 293.96  
Date: 8/6/2024

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA109, Soil Area Version: 30								
Area Symbol: IA189, Soil Area Version: 33								
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	69.32	23.4%		IIw	84	75	81
6	Okoboji silty clay loam, 0 to 1 percent slopes	62.63	21.3%		IIIw	59	54	74
55	Nicollet clay loam, 1 to 3 percent slopes	57.31	19.5%		Iw	89	85	81
138B	Clarion loam, 2 to 6 percent slopes	29.03	9.9%		Ile	89	77	83
95	Harps clay loam, 0 to 2 percent slopes	18.73	6.4%		IIw	72	60	82
655	Crippin loam, 1 to 3 percent slopes	16.61	5.7%		Ie	91	80	86
107	Webster clay loam, 0 to 2 percent slopes	14.64	5.0%		IIw	86	80	82
638B	Clarion-Swanlake complex, 2 to 6 percent slopes	7.36	2.5%		Ile	85	71	82
348	Fieldon loam, 0 to 2 percent slopes	2.81	1.0%		IIw	54	68	57
181C2	Clarion-Estherville complex, 5 to 9 percent slopes, moderately eroded	2.33	0.8%		IIIe	56	38	50
485B	Spillville loam, 2 to 5 percent slopes	1.96	0.7%		Ile	88	77	87
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	1.94	0.7%		IIIe	83	62	70
181B	Clarion-Estherville complex, 2 to 6 percent slopes	1.80	0.6%		Ile	63	54	63
879	Fostoria loam, 0 to 2 percent slopes	1.42	0.5%		Iw	95	85	75
28	Dickman sandy loam, 0 to 2 percent slopes	1.27	0.4%		IIIIs	24	39	36
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	1.16	0.4%		IVe	41	39	65
639C2	Storden-Salida complex, 5 to 9 percent slopes, moderately erode	1.08	0.4%		IIIe	49	35	45
654	Corwith loam, 1 to 3 percent slopes	0.88	0.3%		Iw	83	74	82
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.41	0.1%		IIw	76	75	83
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	0.38	0.1%		IIIe	83	63	70
507	Canisteo clay loam, 0 to 2 percent slopes	0.27	0.1%		IIw	84	78	81
485B	Spillville loam, 2 to 5 percent slopes	0.20	0.1%		Ile	88	85	87
55	Nicollet clay loam, 1 to 3 percent slopes	0.17	0.1%		Iw	89	88	81
28B	Dickman sandy loam, 2 to 6 percent slopes	0.10	0.0%		IIIe	20	36	35
138B	Clarion loam, 2 to 6 percent slopes	0.09	0.0%		Ile	89	80	83
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.06	0.0%		IIIw	59	57	74
Weighted Average					1.99	78.7	71.2	*n 79.1

\*\*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



## 310 Acres M/L, Kossuth County, IA



**Toll Free: 888-740-4255**  
**107 W Ramsey Street**  
**Bancroft, IA 50517**

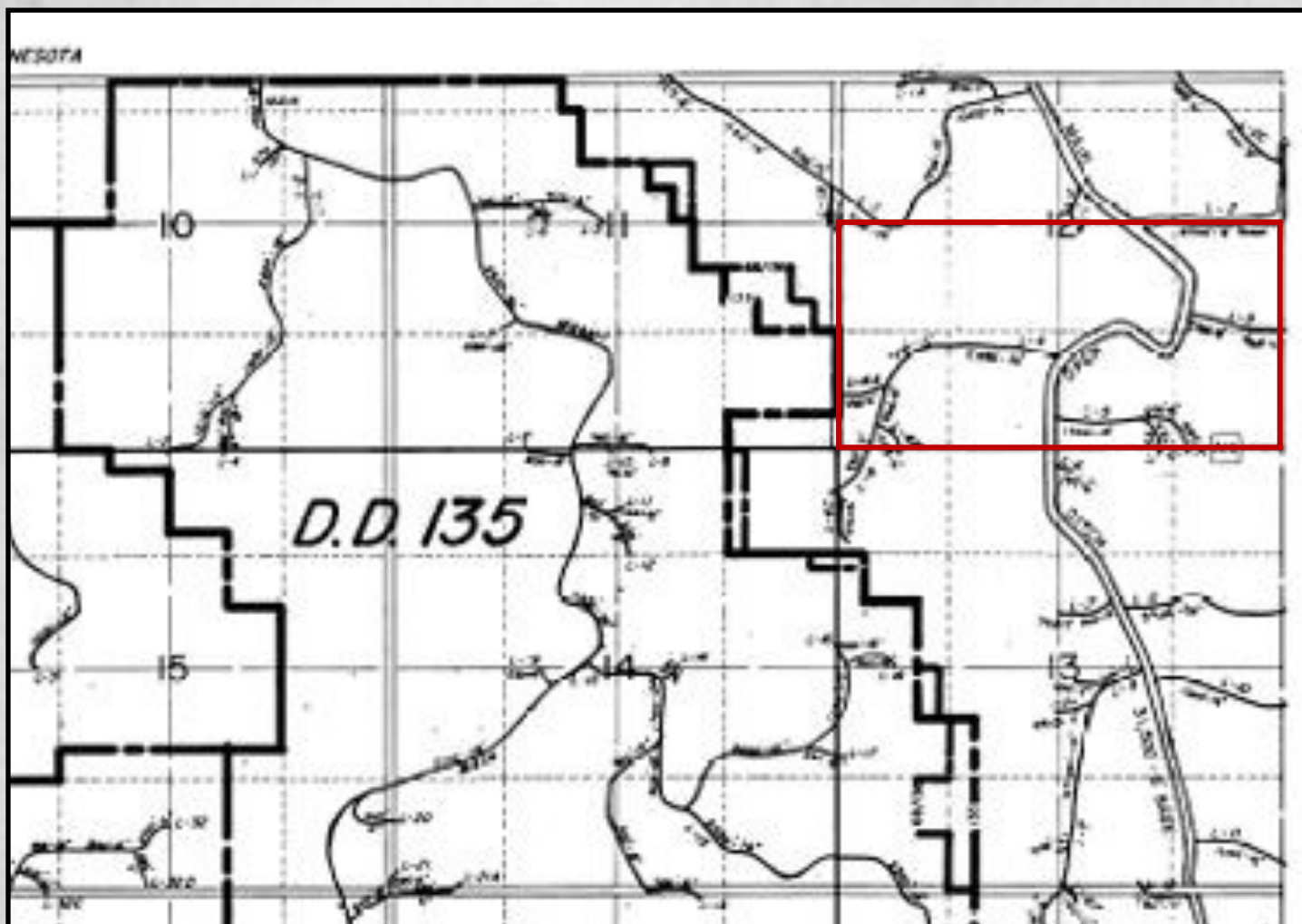
**www.centralstatesrealestate.com**

**John Cowin**  
**Brad Frideres**  
**515-885-2649**



## County Tile Map

310 Acres M/L, Kossuth County, IA



**Steve Hassebroek**  
**Austin Haisman**  
641-562-2353

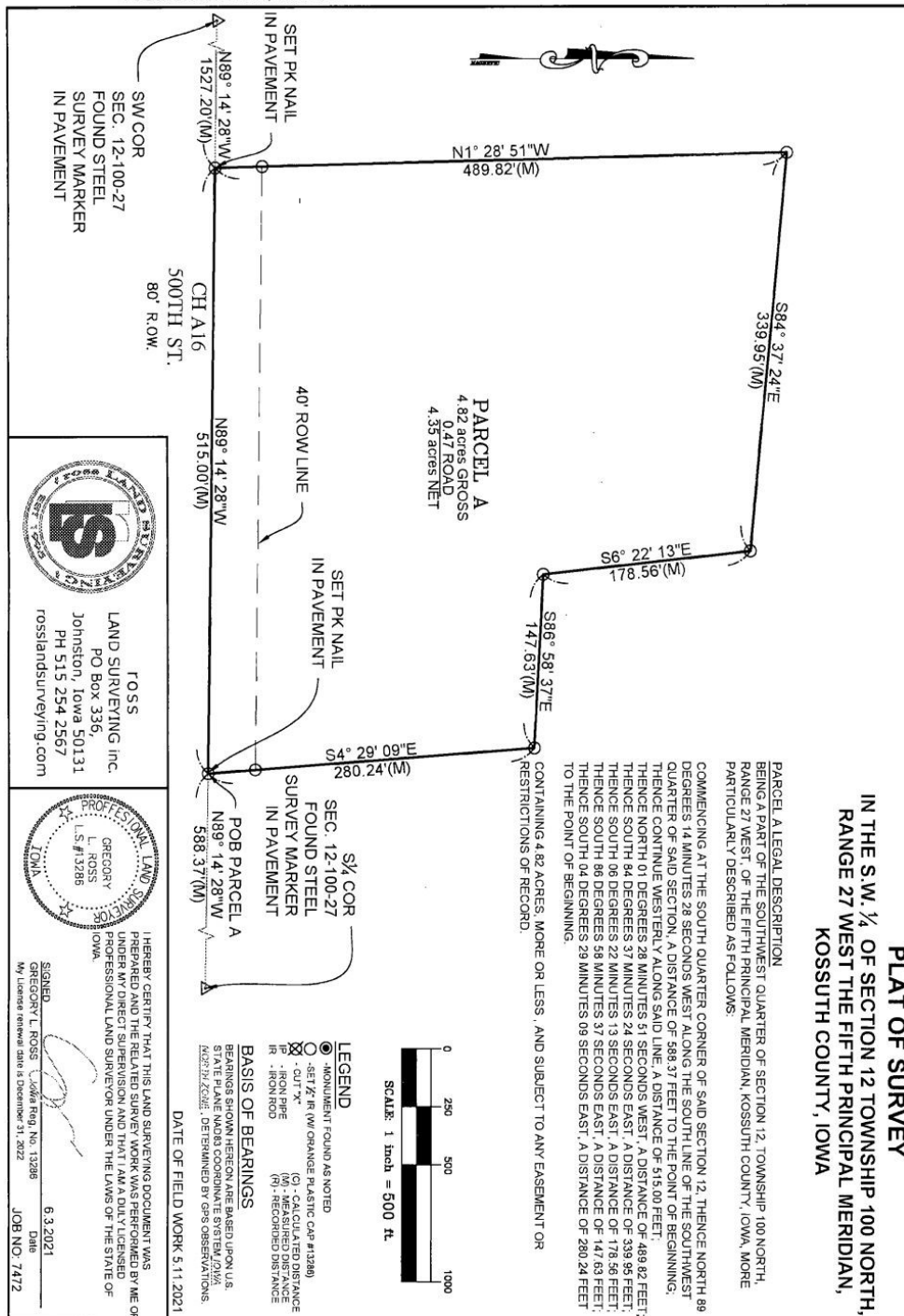
Toll Free: 888-740-4255  
107 W Ramsey Street  
Bancroft, IA 50517  
[www.centralstatesrealestate.com](http://www.centralstatesrealestate.com)

**John Cowin**  
**Brad Frideres**  
515-885-2649



## Acreage survey

Document: 2021 1568  
Book: 2021 Page: 1568  
Date: 6/4/2021 at 11:22:34.0 AM  
County Recording Fee: \$7.00  
Iowa E-Filing Fee: \$3.13  
Combined Fee: \$10.13  
Number of Pages: 1  
Rev TransferTax:  
Karen M. Benschoter Recorder  
Kossuth County, Iowa





IOWA

KOSSUTH

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 9506

Prepared : 7/23/24 12:05 PM CST

Crop Year : 2024

Operator Name : CONNIE J NAUMANN ESTATE  
CRP Contract Number(s) : 12278A, 12628A  
Recon ID : None  
Transferred From : None  
ARCPLC G/I/F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
310.41	293.96	293.96	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	281.42		0.00		12.54	0.00	0.00	0.00

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	193.80	0.00	172	0
Soybeans	79.60	0.00	49	
<b>TOTAL</b>	<b>273.40</b>	<b>0.00</b>		

### NOTES

Tract Number : 13522

Description : S½-12 HEBRON (100-27)  
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 : CONNIE J NAUMANN ESTATE  
Other Producers : None  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
310.41	293.96	293.96	0.00	0.00	0.00	0.00	0.0

Tract 13522 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	281.42	0.00	12.54	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	193.80	0.00	172
Soybeans	79.60	0.00	49
<b>TOTAL</b>	<b>273.40</b>	<b>0.00</b>	