



65.36 Acres M/L, Winnebago County, IA

Section 16, Lincoln Township

Listing Price: \$855,000



Winnebago County Farmland For Sale

Sellers: Amy and Kent Jones

- 65.36 Gross Acres M/L
- 65.36 FSA Tillable Acres M/L
- 85.7 CSR2
- Available to farm 2025 crop year

Steve Hassebroek
Austin Haisman
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Toll Free: 888-740-4255
107 W Ramsey Street
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Licensed in IA & MN 

John Cowin
Brad Frideres
515-885-2649



Tract Information

Legal Description: A tract of land described as beginning at the Northwest corner post of Southwest quarter (SW1/4) of Section Sixteen (16) in Township One Hundred (100) North, Range Twenty-six (26), West of the Fifth Principal Meridian, Winnebago County, Iowa, thence East 1220 feet to railroad right-of-way, thence Southwesterly along said Railroad right-of-way, 1090 feet, thence North 25 feet, thence-Southwesterly along said railroad right of way 550 feet, thence North 1050 feet to place of beginning; and a tract of land located in part of the Northwest Quarter (NW1/4) of said Sec. 16, described as follows: Commencing at the Southwest corner of the NW1/4 of said Sec. 16; thence North along the West line of said NW1/4, 1221.14 feet to the centerline of Iowa No. 381, thence South 89°37' East, along the centerline of Iowa No. 381, 2664.54 feet to the East line of said NW 1/4; thence South 0°50' West, along the East line of said NW1/4 to the Railroad right-of- way, thence Southwesterly along said Railroad right-of-way, to the South line of the NW1/4 of Section 16; thence West 1220 feet to the point of beginning.

Acres:

65.36 Gross Acres M/L

65.36 FSA Tillable Acres M/L

FSA Information:

	Base	PLC Yield
Corn	31.5 acres	171 bushels
Soybean	33.86 acres	46 bushels

CSR2: 85.7

Major Soil Types:

Nicollet, Canisteo, Clarion

Available to farm 2025 crop year.

Real Estate Taxes: Taxes will be prorated to day of possession.

Listing Price: \$855,000

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.

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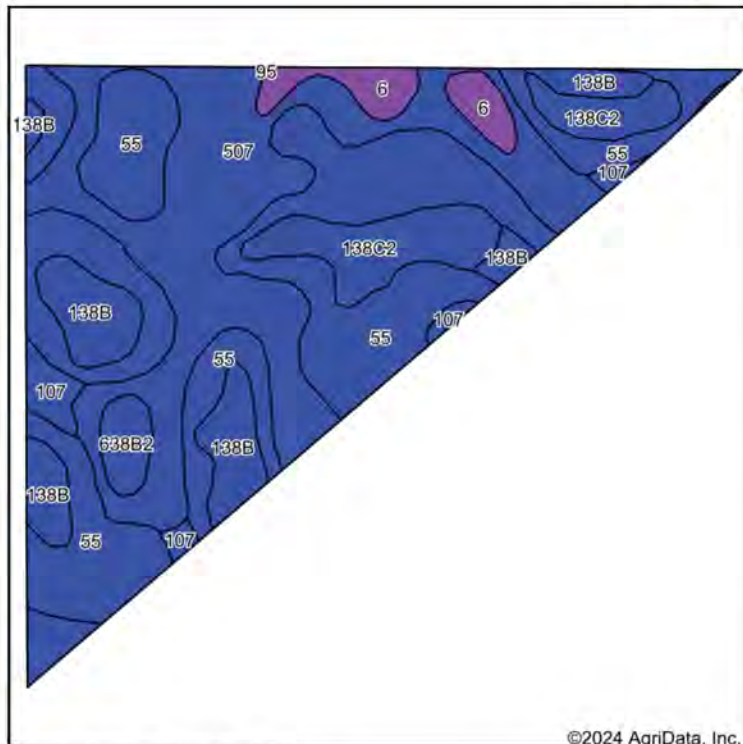
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Soil Map

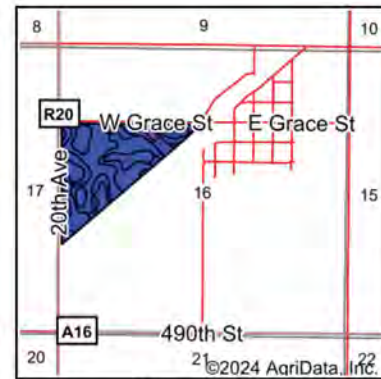
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Soils Map



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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Winnebago**
Location: **16-100N-26W**
Township: **Lincoln**
Acres: **65.36**
Date: **9/20/2024**

CENTRAL STATES
AGENCY, LLC

Maps Provided By:



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
55	Nicollet clay loam, 1 to 3 percent slopes	27.12	41.6%		Iw	89	88	81
507	Canisteo clay loam, 0 to 2 percent slopes	20.67	31.6%		IIw	84	78	81
138B	Clarion loam, 2 to 6 percent slopes	6.76	10.3%		Ile	89	80	83
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	5.56	8.5%		IIle	83	63	70
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.36	3.6%		IIIw	59	57	74
107	Webster clay loam, 0 to 2 percent slopes	1.66	2.5%		IIw	86	83	82
638B2	Clarion-Swanlake complex, 2 to 6 percent slopes	1.23	1.9%		Ile	85	71	82
Weighted Average					1.71	85.7	80.3	*n 80.1

**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

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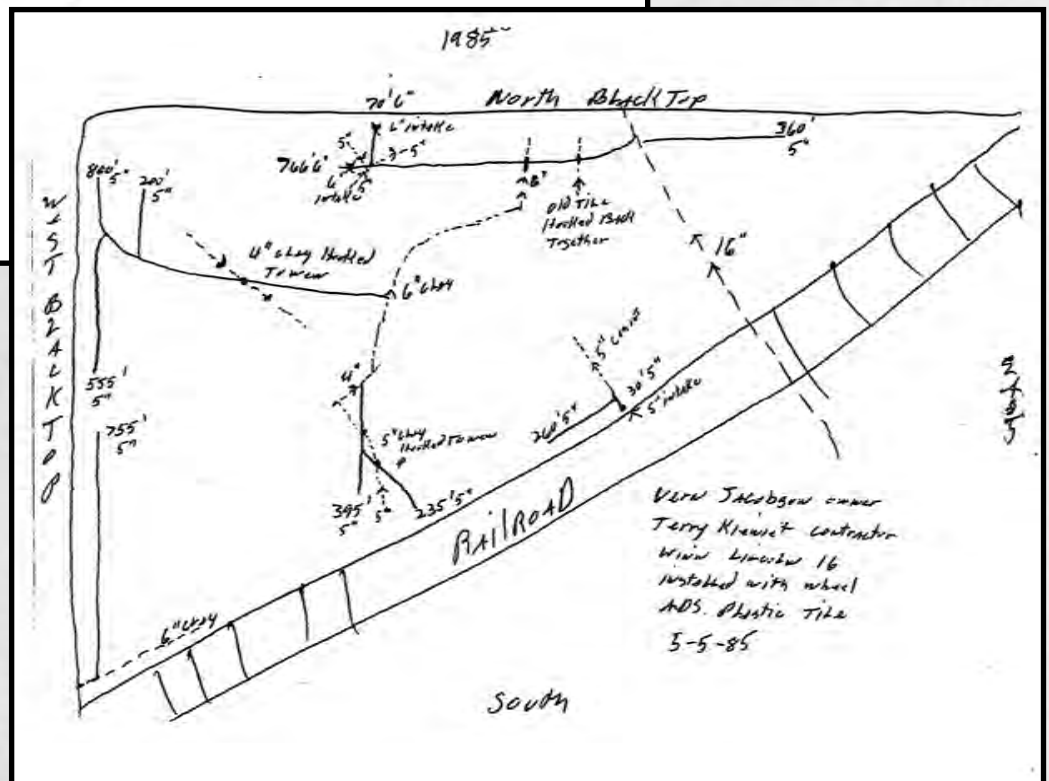
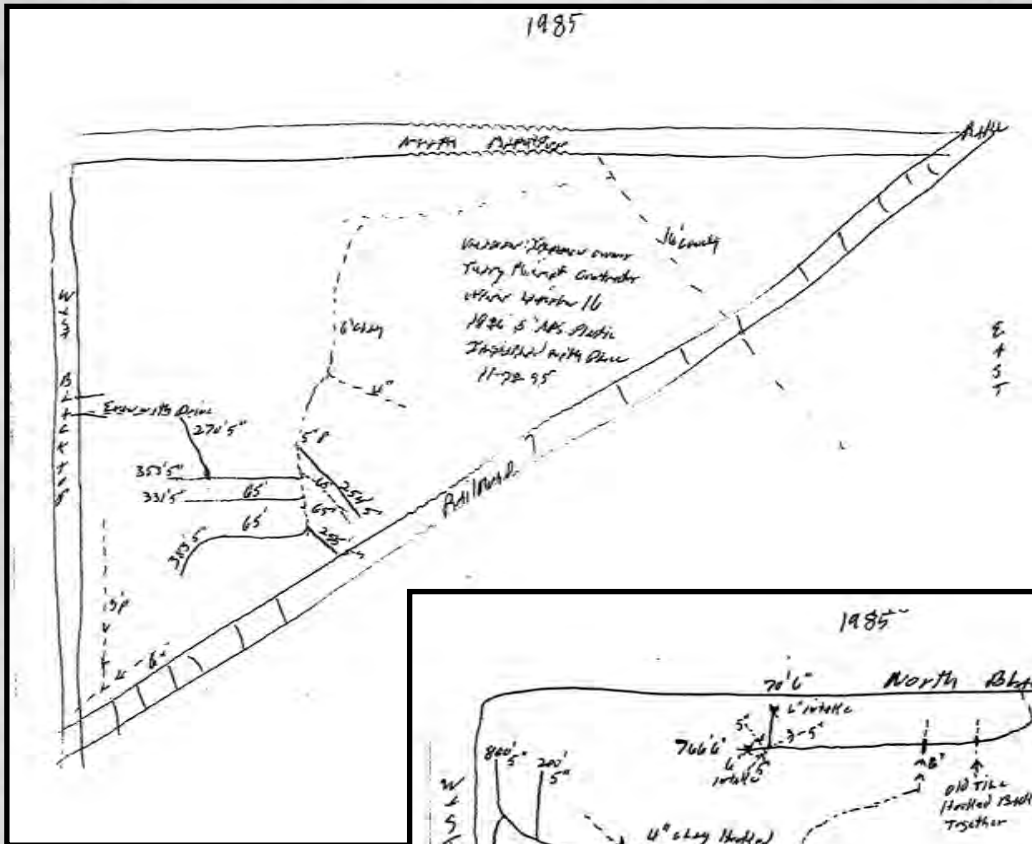


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Private Tile Maps

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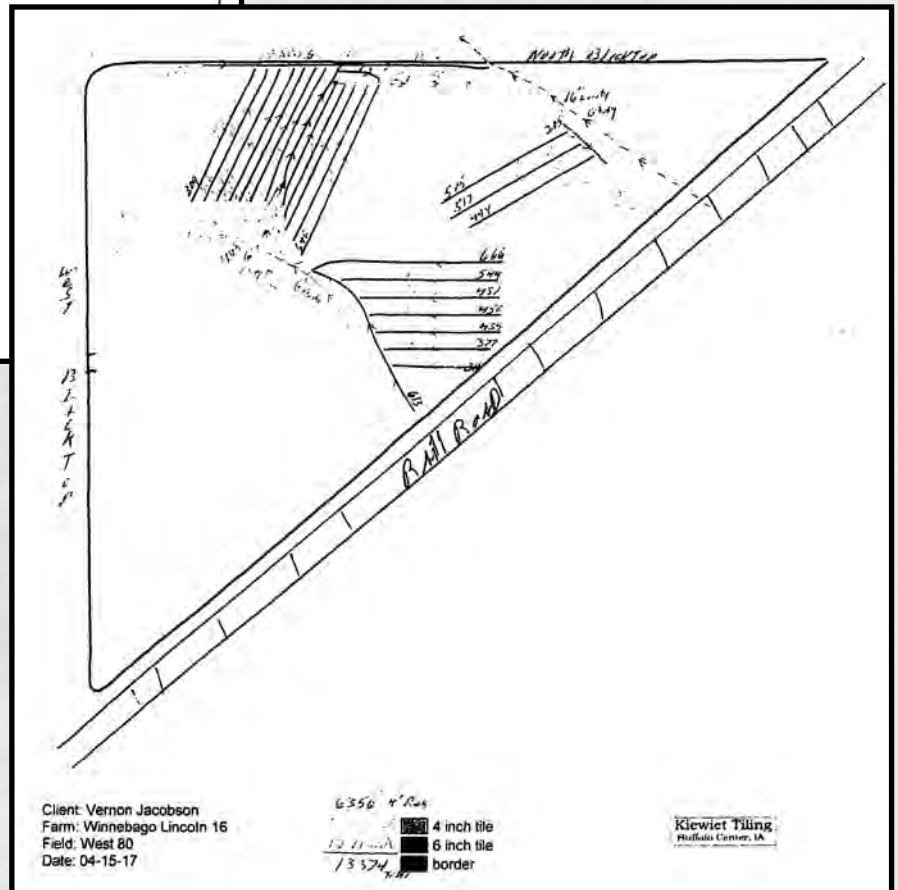


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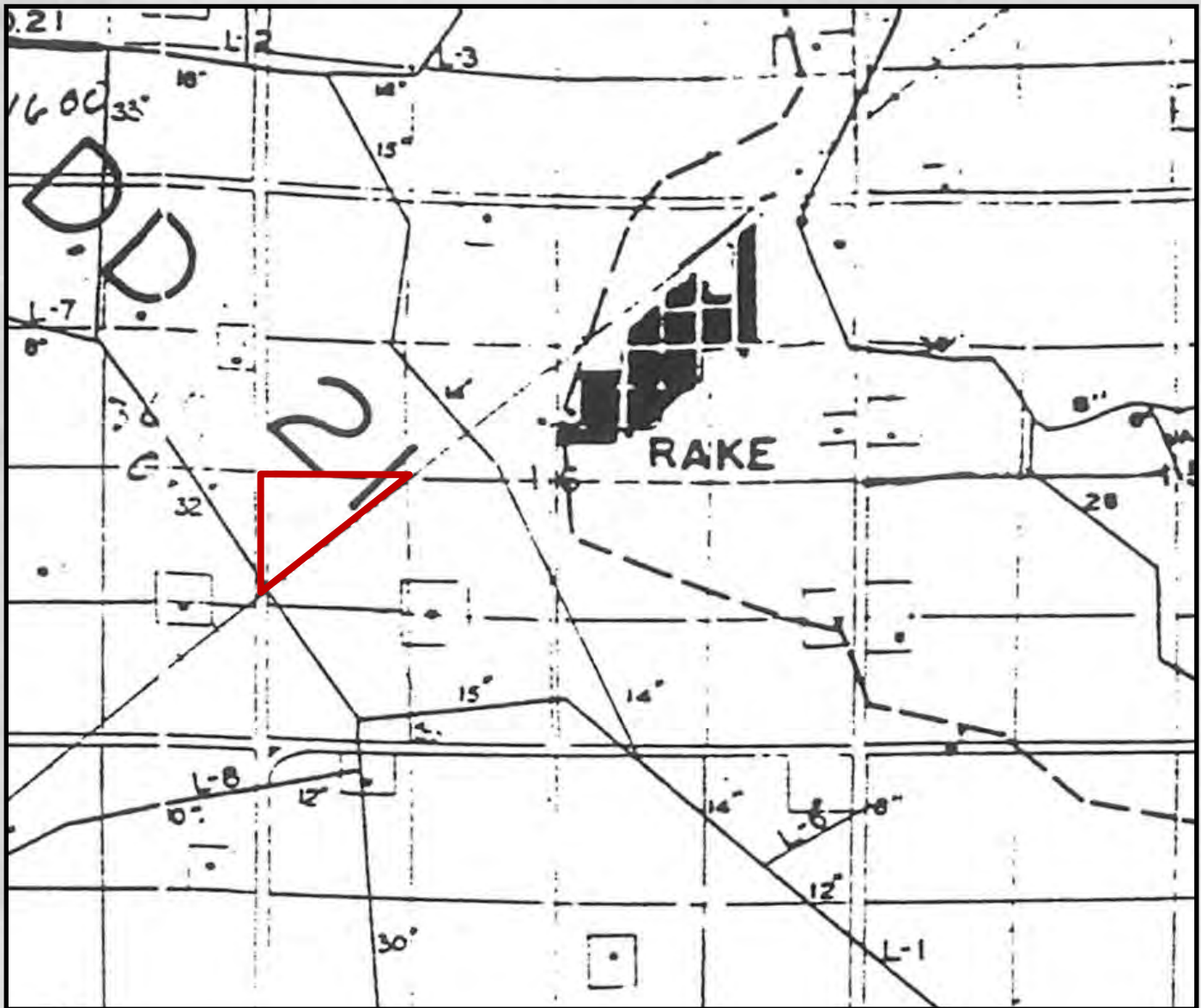


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County Tile Maps

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