

## Productive Pocahontas County Farmland



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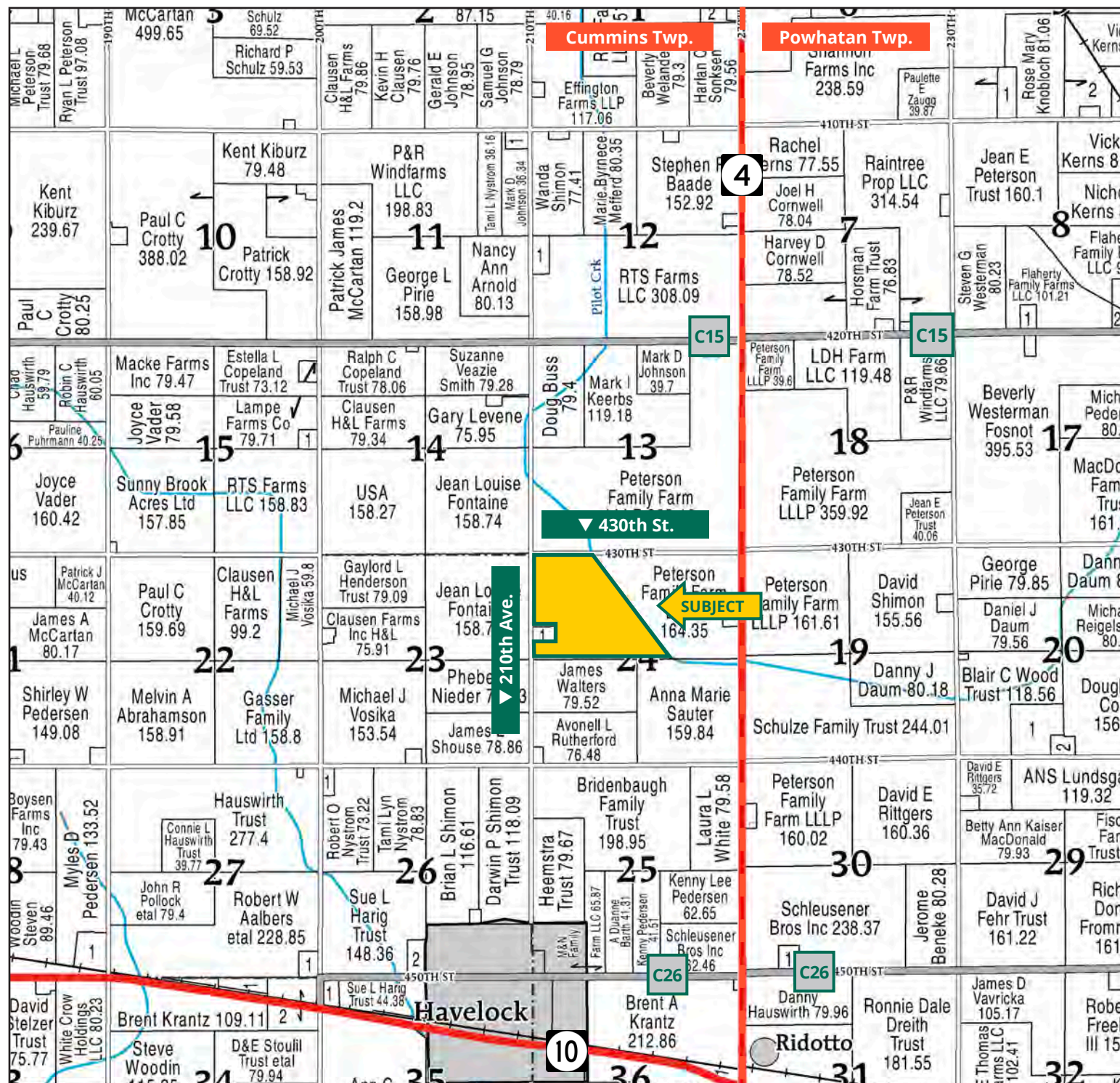


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**145.15 Acres, m/l**  
**Pocahontas County, IA**





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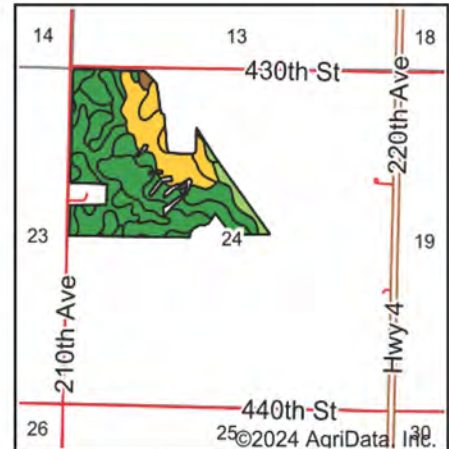
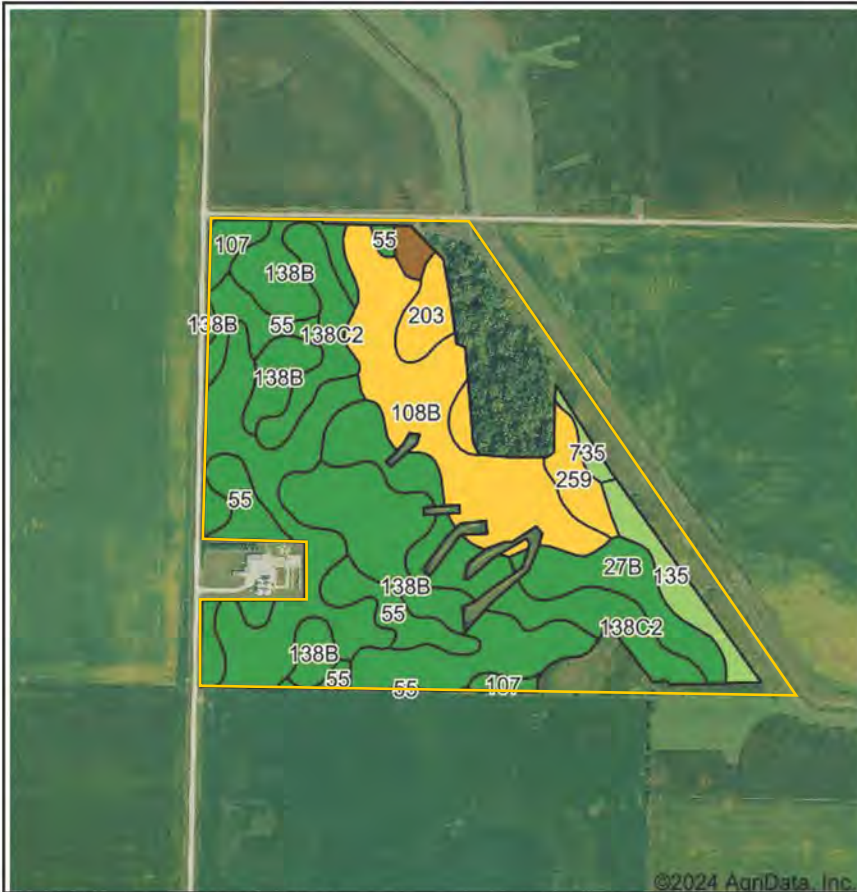
FSA/Eff. Crop Acres: 116.97 | CRP Acres: 5.34 | Soil Productivity: 78.30 CSR2



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State: Iowa  
 County: Pocahontas  
 Location: 24-93N-33W  
 Township: Cummins  
 Acres: 116.97  
 Date: 10/16/2024



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

Area Symbol: IA151, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
138B	Clarion loam, 2 to 6 percent slopes	27.09	23.4%		Ile	89
107	Webster clay loam, 0 to 2 percent slopes	19.33	16.8%		Ilw	86
108B	Wadena loam, 2 to 6 percent slopes	18.40	16.0%		Ile	52
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	18.13	15.7%		Illle	83
55	Nicollet clay loam, 1 to 3 percent slopes	12.51	10.9%		Iw	89
27B	Terril loam, 2 to 6 percent slopes	6.87	6.0%		Ile	87
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	4.10	3.6%		Ilw	76
259	Biscay clay loam, 0 to 2 percent slopes	3.94	3.4%		Ilw	52
203	Cylinder loam, 0 to 2 percent slopes	2.83	2.5%		Ils	58
34B	Estherville sandy loam, 2 to 6 percent slopes	1.08	0.9%		Ills	27
735	Havelock clay loam, 0 to 2 percent slopes	0.87	0.8%		Ilw	74
Weighted Average					2.06	78.3



### Location

From Havelock: Go north on 210th Avenue for 1½ miles. Property is on the east side of the road.

### Simple Legal

Parcel 'A' in N½ of Section 24, Township 93 North, Range 33 West of the 5th P.M. (Cummins Township, Pocahontas County, IA). *Final abstract/title documents to govern legal description.*

### Price & Terms

#### PRICE REDUCED!

- \$1,487,787.50 \$1,415,212.50
- \$10,250/acre \$9,750/acre
- 10% down upon acceptance of offer, balance due in cash at closing

### Possession

As agreed upon.

### Real Estate Tax

Taxes Payable 2024 - 2025: \$3,844.00  
Gross Acres: 145.15  
Net Taxable Acres: 137.39  
Tax per Net Taxable Acre: \$27.98

### Lease Status

Open lease for the 2025 crop year.

### FSA Data

Farm Number 7766, Tract 14214  
FSA/Eff. Crop Acres: 116.97  
CRP Acres: 5.34  
Corn Base Acres: 64.83  
Corn PLC Yield: 145 Bu.  
Bean Base Acres: 50.44  
Bean PLC Yield: 51 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Clarion and Webster.  
CSR2 on the FSA/Eff. crop acres is 78.30.  
See soil map for detail.

### CRP Contracts

There are 3.20 acres enrolled in a CP21 contract that pays \$960 annually and expires 9/30/2027.

There are 2.14 acres enrolled in a CP8A contract that pays \$409 annually and expires 9/30/2029.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Land Description

Moderately sloping.

### Drainage

Natural.

### Water & Well Information

No known wells.

### Comments

Productive soils on this Pocahontas County farmland.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services 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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North Looking South



Southeast Looking Northwest





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