

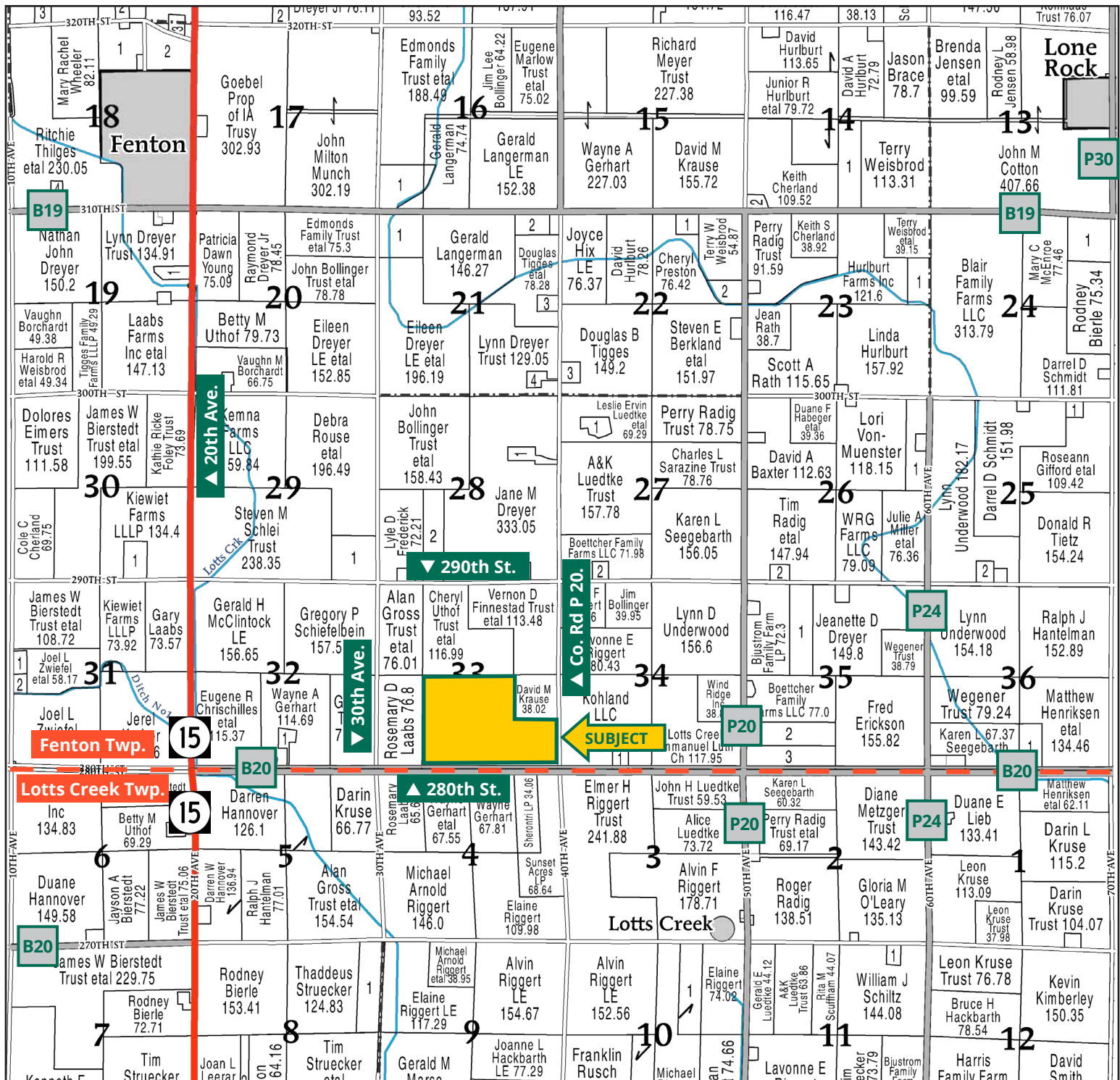
High-Quality Kossuth County Farm



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200.00 Acres, m/l
Kossuth County, IA

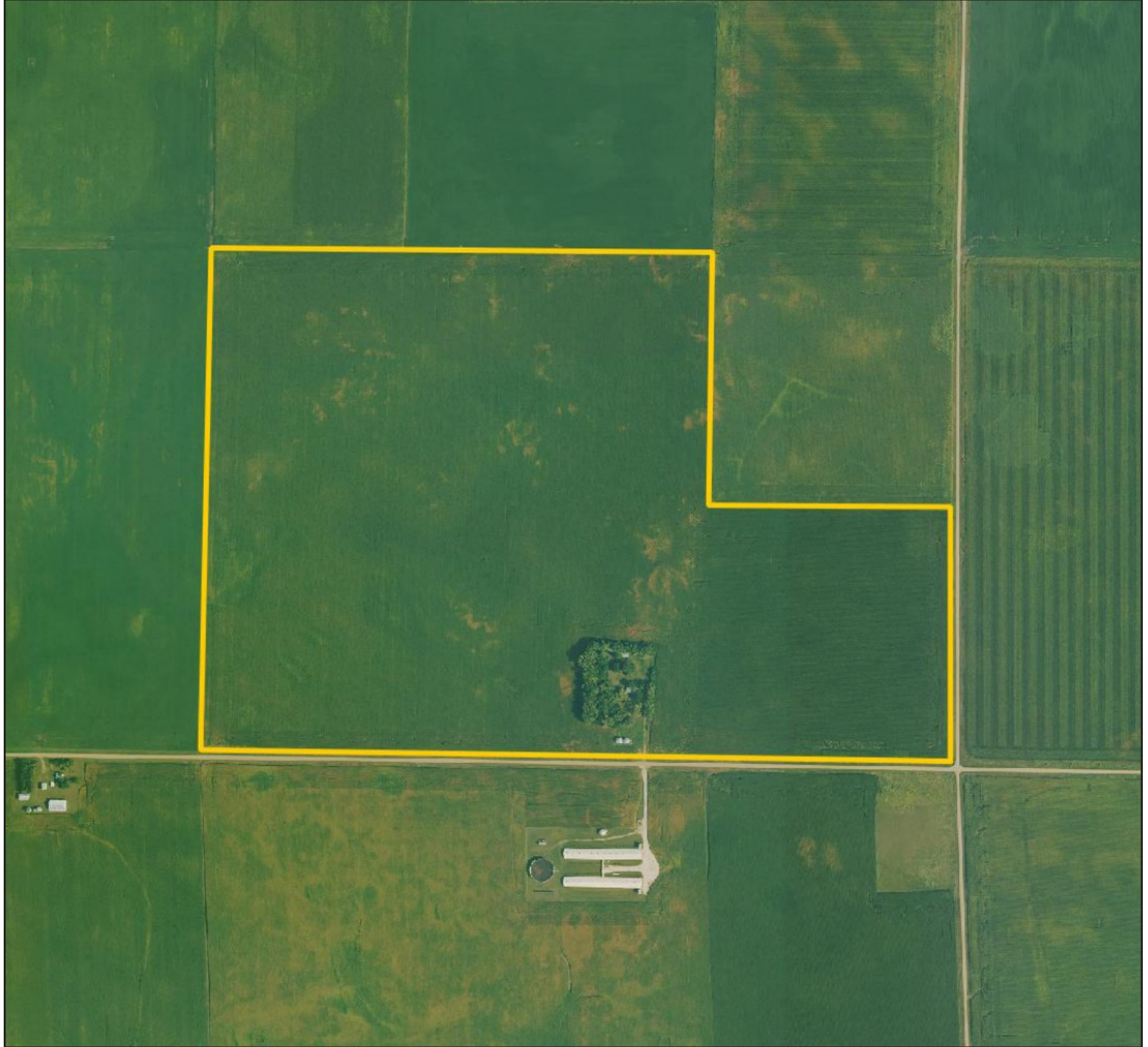


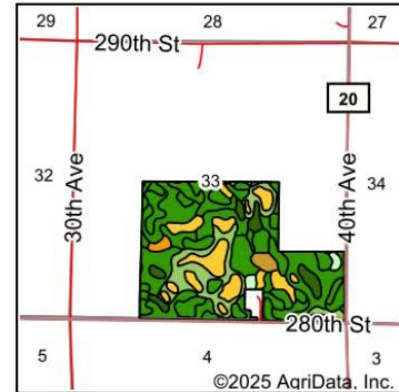
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FSA/Eff. Crop Acres: 192.42 | Soil Productivity: 78.30 CSR2





State: **Iowa**
 County: **Kossuth**
 Location: **33-97N-30W**
 Township: **Fenton**
 Acres: **192.42**
 Date: **6/25/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA109, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
507	Canisteo clay loam, 0 to 2 percent slopes	40.16	20.7%		IIw	84
138B	Clarion loam, 2 to 6 percent slopes	30.50	15.9%		IIe	89
95	Harps clay loam, 0 to 2 percent slopes	25.97	13.5%		IIw	72
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	22.81	11.9%		IIIe	83
55	Nicollet clay loam, 1 to 3 percent slopes	19.99	10.4%		Iw	89
6	Okoboji silty clay loam, 0 to 1 percent slopes	19.06	9.9%		IIIw	59
655	Crippin loam, 1 to 3 percent slopes	8.72	4.5%		Ie	91
107	Webster clay loam, 0 to 2 percent slopes	5.77	3.0%		IIw	86
181C2	Clarion-Esterville complex, 5 to 9 percent slopes, moderately eroded	4.49	2.3%		IIIe	56
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	4.03	2.1%		IIIe	51
62E2	Storden loam, 10 to 22 percent slopes, moderately eroded	3.18	1.7%		IVe	32
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	2.61	1.4%		IIIe	64
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	2.29	1.2%		IVe	41
90	Okoboji mucky silt loam, 0 to 1 percent slopes	1.43	0.7%		IIIw	56
654	Corwith loam, 1 to 3 percent slopes	1.31	0.7%		Iw	83
181B	Clarion-Esterville complex, 2 to 6 percent slopes	0.10	0.1%		Ile	63
Weighted Average					2.18	78.3

Location

From Fenton: Go south on IA-15 / 20th Ave. for 3 miles and then east on 280th St. / Co. Rd. B 20 for 1¼ miles. Property is located on the north side of the road.

Simple Legal

E½ SW¼, W½ SE¼, and SE¼ SE¼ of Section 33, Township 97 North, Range 30 West of the 5th P.M., Kossuth Co., IA. *Final abstract/title documents to govern legal description.*

Address

307 280th Street
Fenton, IA 50539

Price & Terms

- \$2,700,000
- \$13,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated, subject to terms of existing lease.

Real Estate Tax

Taxes Payable 2024 - 2025: \$5,500.00
Gross Acres: 200.00
Net Taxable Acres: 196.00

Lease Status

Leased through the 2025 crop year.

FSA Data

Farm Number 10332, Tract 832
FSA/Eff. Crop Acres: 192.42
Corn Base Acres: 145.30
Corn PLC Yield: 169 Bu.
Bean Base Acres: 47.10
Bean PLC Yield: 53 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
PC-NW: Prior Converted Non-Wetland.

Soil Types/Productivity

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

Mineral Rights

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

Land Description

Level to moderately sloping.

Drainage

Natural with some tile. Contact agent for tile maps. Property is part of Drainage Districts: PAK1, DD2, and DD83.

Buildings/Improvements

- 30' x 18' grain bin
 - 27' x 18' grain bin
- There are also 6 utility sheds on the property. Contact agent for details.

Water & Well Information

There was formerly a well servicing the acreage. Condition and location is unknown.



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.

Northwest looking Southeast



Southwest looking Northeast

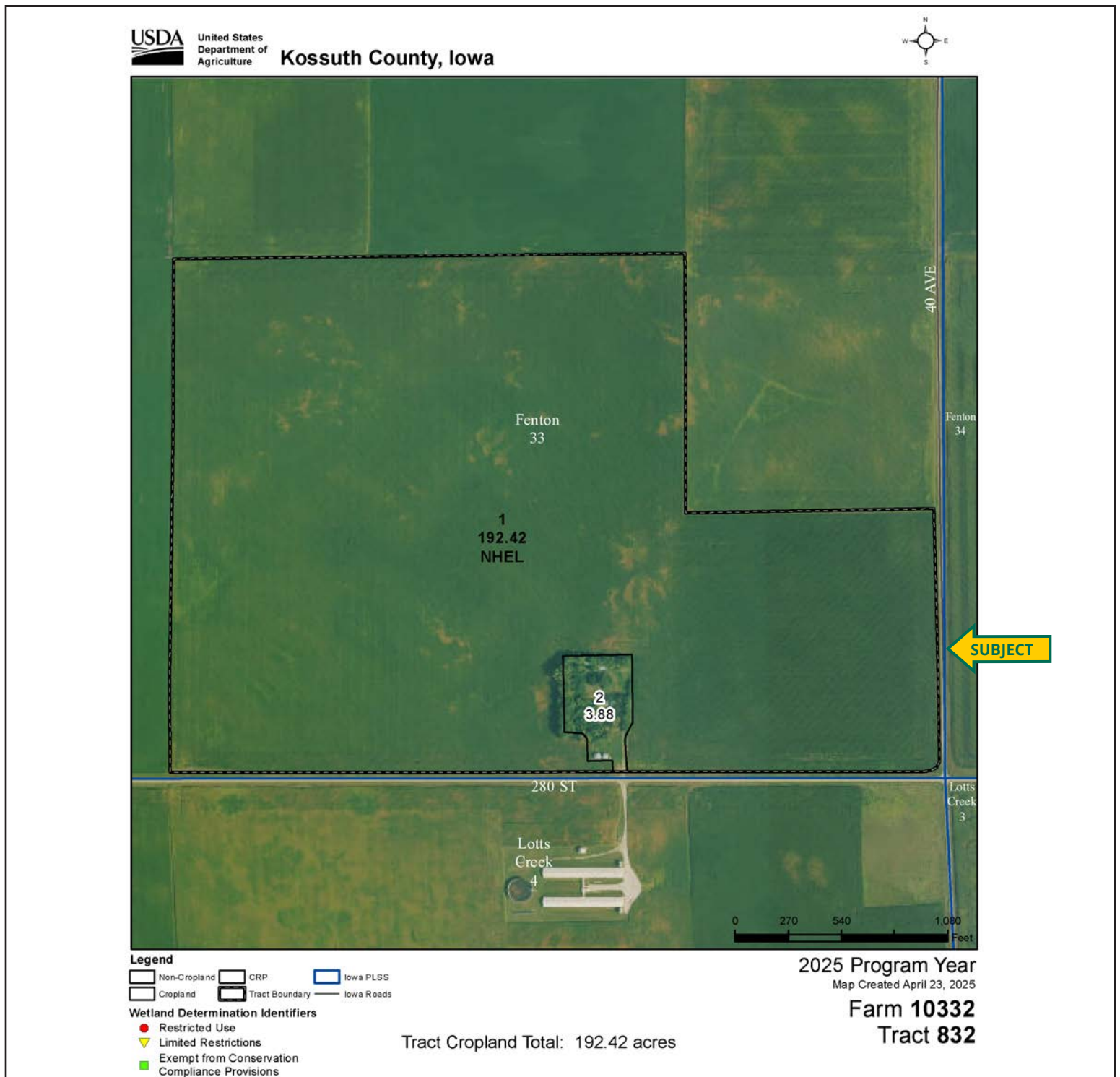


East looking West

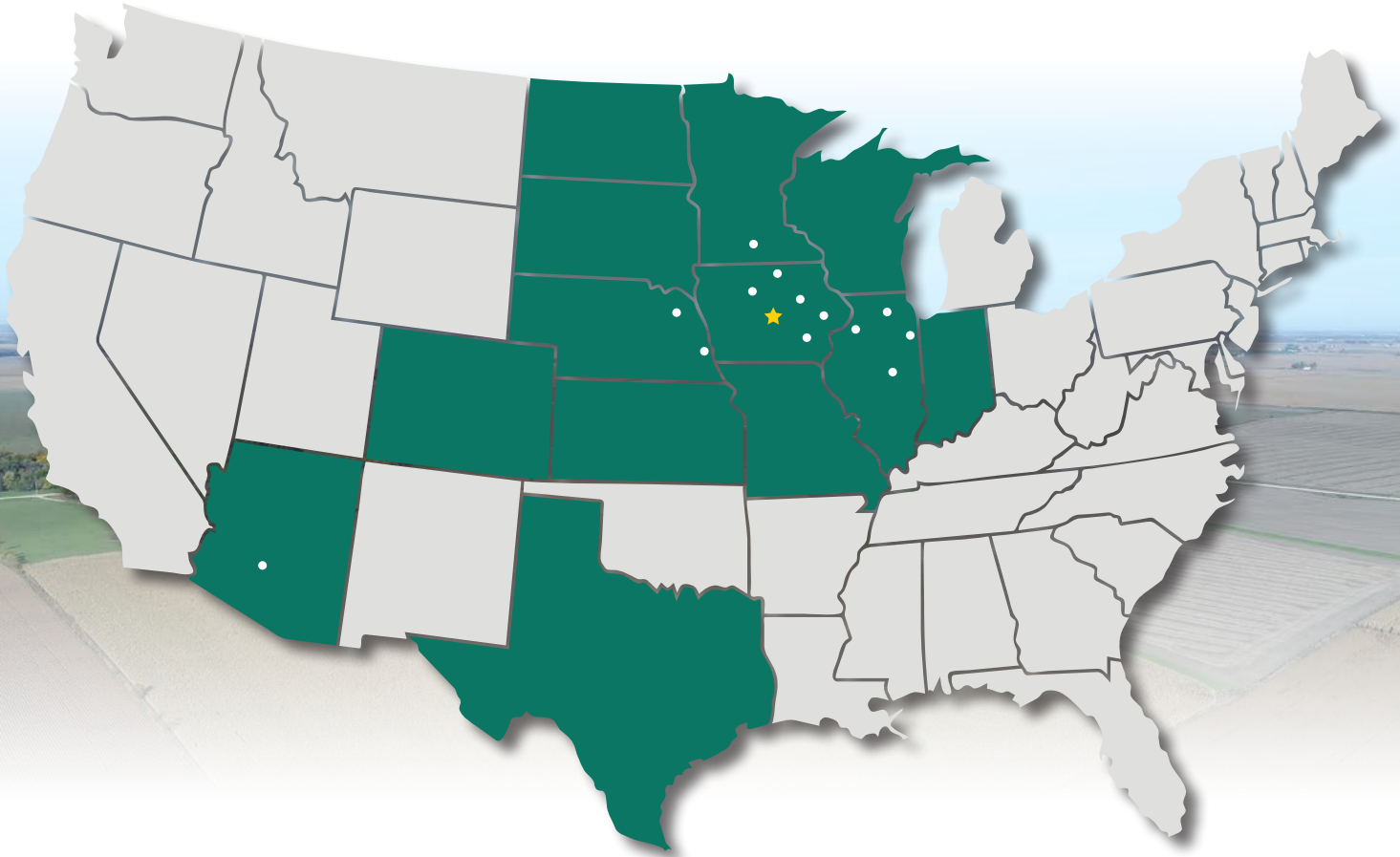


West looking East





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