

Property: 160 Acres in Winnebago County, Iowa

Location:

160/A in the SW ¼ of Sect. 12 T-98-N R-26-W in Winnebago Co., IA



David Hueneker

815-291-6550

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P.O. Box 700

Maquoketa, IA 52060

Total Acres: 160

Till. Acres: 156

CSR2: 65.4

Ask - Gross: \$1,520,000.

Per Acre Price: \$ 9,500.

Income:

	156	(FSA Till = 153.87 / Owner getting paid on 156/A)
	X 350.	(Current Farm Rent)
- Cash Rent:	\$ 54,600.	

Gross Rent: \$ 54,600.

R.E. Taxes (Est.): \$ 4,794. (Est. \$29.96 per acre ave.)

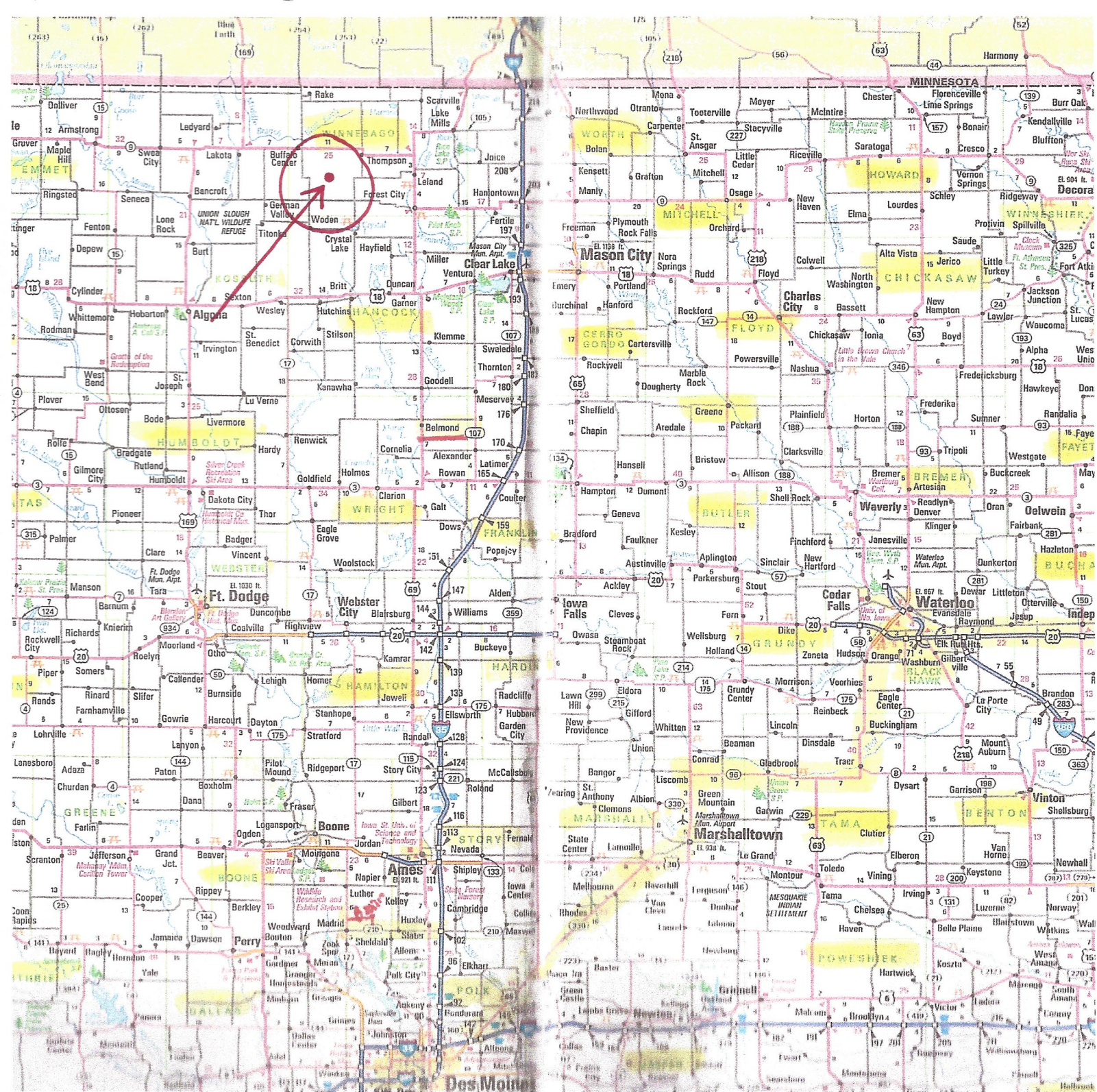
Net Return (After Tax): \$ 49,806.

Return Hypothetical: 3.2% (Based on Asking Price/Current Rent/Current Taxes)

Comments:

- Level to Rolling Terrain
- No Buildings
- No Wetland
- FSA Maps & 156EZ available upon request.

* All information for this farm is gained from Surety; County FSA; County Tax records and any other source that is deemed to be reliable but not guaranteed to be 100% accurate.



Iowa Farm Land Brokers

David Hueneke

Midwest Farmland

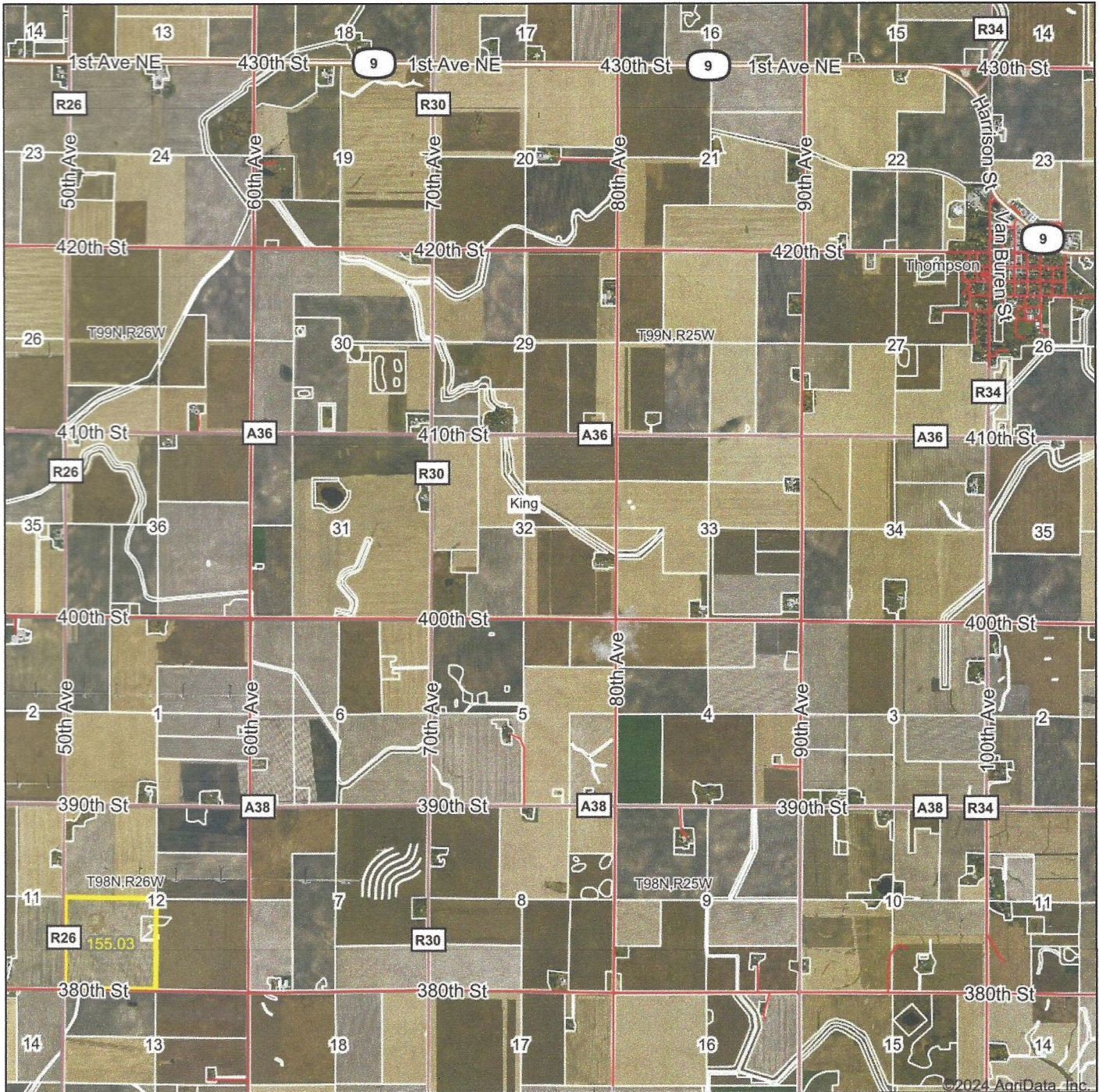
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Aerial Map



Boundary Center: 43° 19' 0.41, -93° 52' 1.43

0ft 4433ft 8865ft



6/17/2024



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

12-98N-26W
Winnebago County
Iowa

Aerial Map



Maps Provided By:

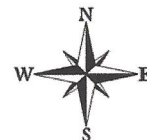


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Map Center: 43° 19' 0.41, -93° 52' 1.43

12-98N-26W
Winnebago County
Iowa

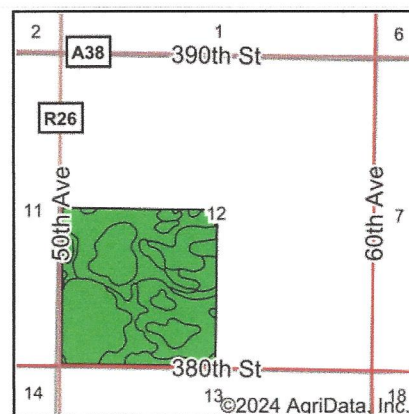
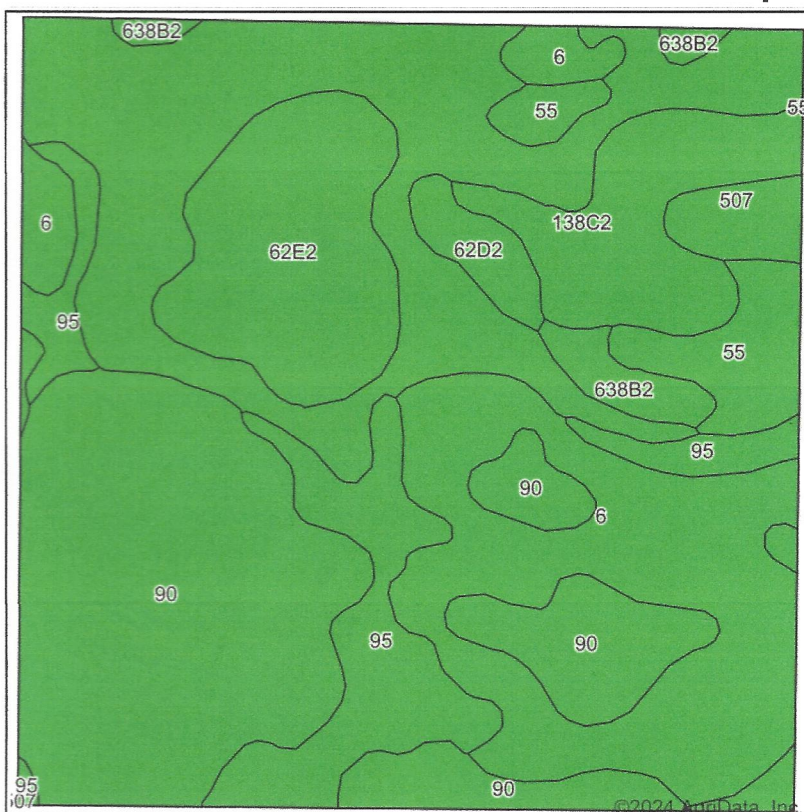
0ft 422ft 845ft



6/17/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

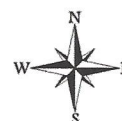
Soils Map



State: **Iowa**
 County: **Winnebago**
 Location: **12-98N-26W**
 Township: **Grant**
 Acres: **155.03**
 Date: **6/17/2024**



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

Area Symbol: IA189, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR	*n NCCPI Soybeans
90	Okoboji mucky silt loam, 0 to 1 percent slopes	41.38	26.6%	■	Illw	185.6	3.9	53.8	3.3	5.6	55	59	67
507	Canisteo clay loam, 0 to 2 percent slopes	35.44	22.9%	■	Ilw	224.0	4.7	65.0	4.0	6.7	84	78	81
6	Okoboji silty clay loam, 0 to 1 percent slopes	27.54	17.8%	■	Illw	168.0	3.5	48.7	3.0	5.0	59	57	74
95	Harps clay loam, 0 to 2 percent slopes	15.10	9.7%	■	Ilw	198.4	4.2	57.5	3.6	6.0	72	62	82
62E2	Storden loam, 10 to 22 percent slopes, moderately eroded	14.08	9.1%	■	Ive	116.8	3.3	33.9	2.1	3.5	32	31	58
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	10.07	6.5%	■	Ille	204.8	5.7	59.4	3.7	6.1	83	63	70
55	Nicollet clay loam, 1 to 3 percent slopes	6.00	3.9%	■	Iw	233.6	6.1	67.7	4.2	7.0	89	88	81
638B2	Clarion-Swanlake complex, 2 to 6 percent slopes	3.03	2.0%	■	Ile	80.0	2.2	23.2	1.4	2.4	85	71	82
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	2.39	1.5%	■	Ive	140.8	3.9	40.8	2.5	4.2	41	41	65
Weighted Average					2.68	186.6	4.2	54.1	3.3	5.6	65.4	62.1	*n 73.1

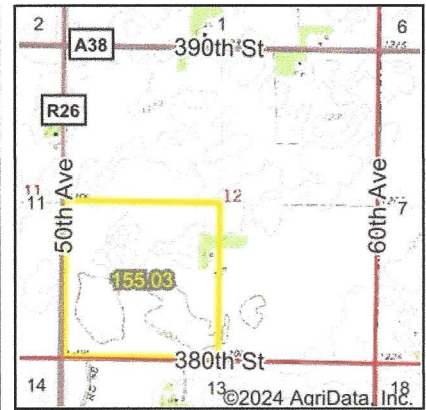
**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Wetlands Map



State: **Iowa**
 Location: **12-98N-26W**
 County: **Winnebago**
 Township: **Grant**
 Date: **6/17/2024**



0ft 663ft 1326ft

Classification Code	Type	Acres
	Total Acres	0.00

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>