

## High-Quality Pocahontas County Farmland!



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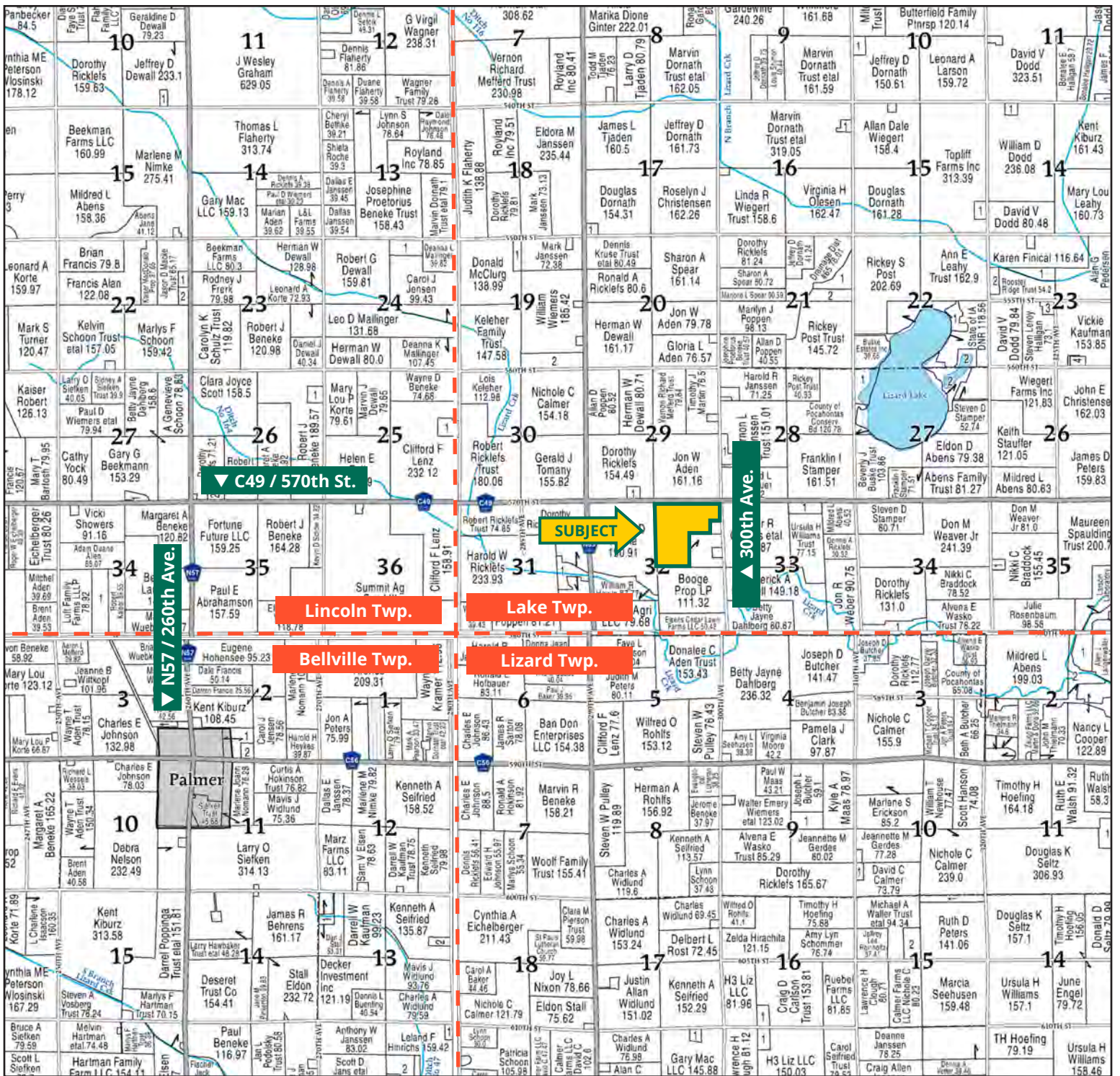


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Nevada, IA 50201-0500 | [www.Hertz.ag](http://www.Hertz.ag)

**115.05 Acres, m/I**  
**Pocahontas County, IA**





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FSA/Eff. Crop Acres: 113.51 | Soil Productivity: 84.40 CSR2

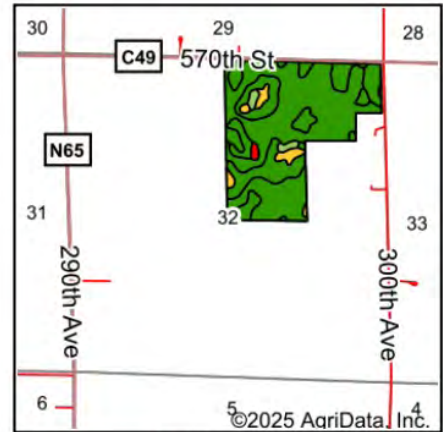


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State: Iowa  
 County: Pocahontas  
 Location: 32-91N-31W  
 Township: Lake  
 Acres: 113.51  
 Date: 2/18/2025



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

Area Symbol: IA151, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
107	Webster clay loam, 0 to 2 percent slopes	66.49	58.7%		IIw	86
507	Canisteo clay loam, 0 to 2 percent slopes	21.05	18.5%		IIw	84
55	Nicollet clay loam, 1 to 3 percent slopes	14.18	12.5%		Iw	89
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.57	4.0%		IIIw	59
138B	Clarion loam, 2 to 6 percent slopes	4.52	4.0%		Ile	89
95	Harps clay loam, 0 to 2 percent slopes	1.97	1.7%		IIw	72
541C	Estherville-Salida complex, 5 to 10 percent slopes	0.73	0.6%		VIs	18
<b>Weighted Average</b>					<b>1.94</b>	<b>84.4</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



### Location

From Palmer: Go north on N57/260th Ave. for 2 miles, then east on C49/570th St. for 3½ miles. The farm will be on the south side of the road.

### Simple Legal

W½ NE¼ and NE¼ NE¼, except acreage site, Section 32, Township 91 North, Range 31 West of the 5th P.M., Pocahontas Co., IA. *Final abstract/title documents to govern legal description.*

### Price & Terms

#### PRICE REDUCED!

- \$1,639,462.50 \$1,553,175
- \$14,250/acre \$13,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable 2024-2025: \$3,528.00  
Gross Acres: 115.05  
Net Taxable Acres: 110.90  
Tax per Net Taxable Acre: \$31.81

### Lease Status

Open lease for the 2025 crop year.

### FSA Data

Farm Number 3653, Part of Tract 12770  
FSA/Eff. Crop Acres: 113.51  
Corn Base Acres: 81.09  
Corn PLC Yield: 168 Bu.  
Bean Base Acres: 32.42  
Bean PLC Yield: 49 Bu.

### Soil Types/Productivity

Primary soils are Webster, Canisteo and Nicollet. CSR2 on the FSA/Eff. crop acres is 84.40. 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

Gently sloping.

### Drainage

Some tile. No tile maps available.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

High-quality 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.



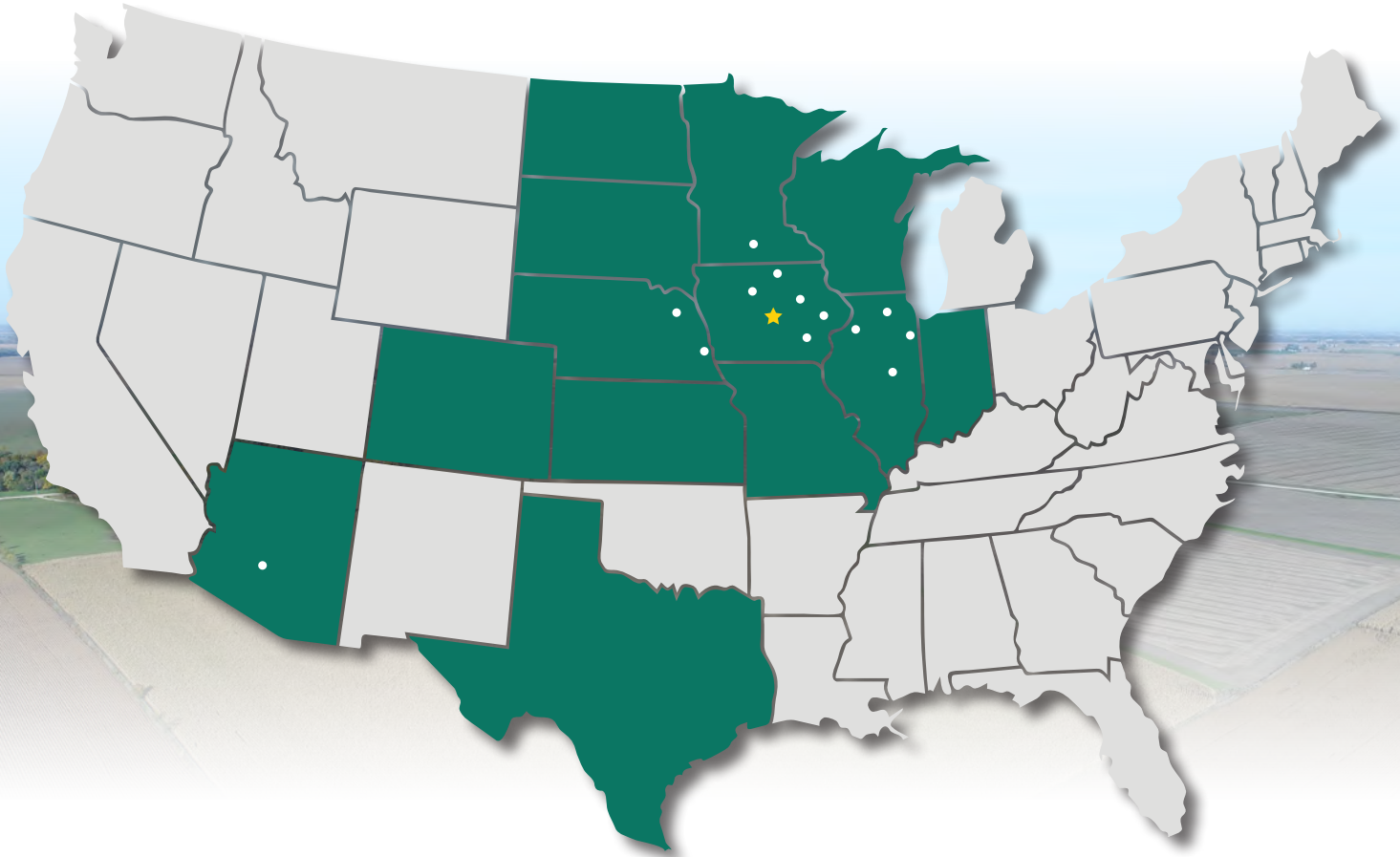
Northwest Looking Southeast



Southeast Looking Northwest



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