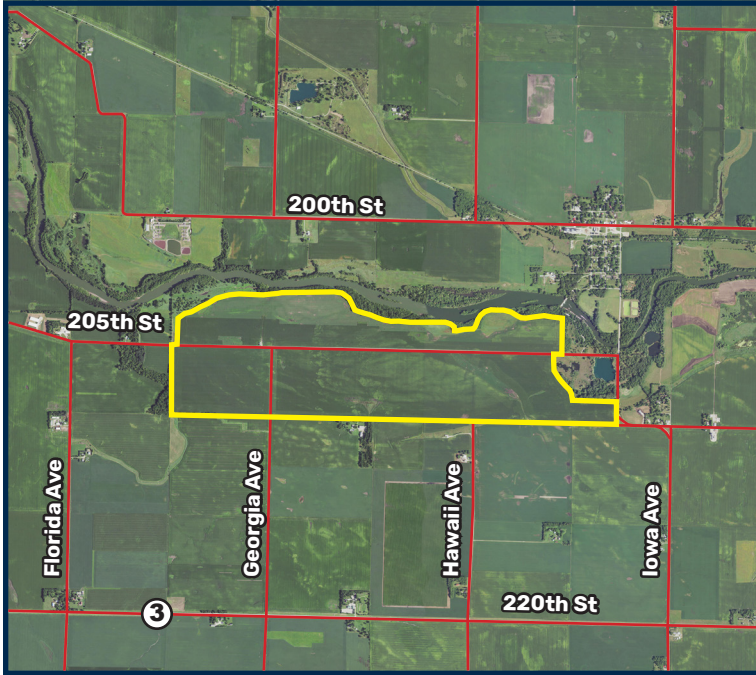


FARMLAND FOR SALE

Humboldt County, Iowa



699± ACRES

Asking Price: \$5,350,000 - \$7,653/Acre

Property Description

A productive Humboldt Co. farm that is nearly all tillable with a CSR2 of 52.

2020 real estate taxes paid in 2021 were \$13,332.

Acreage

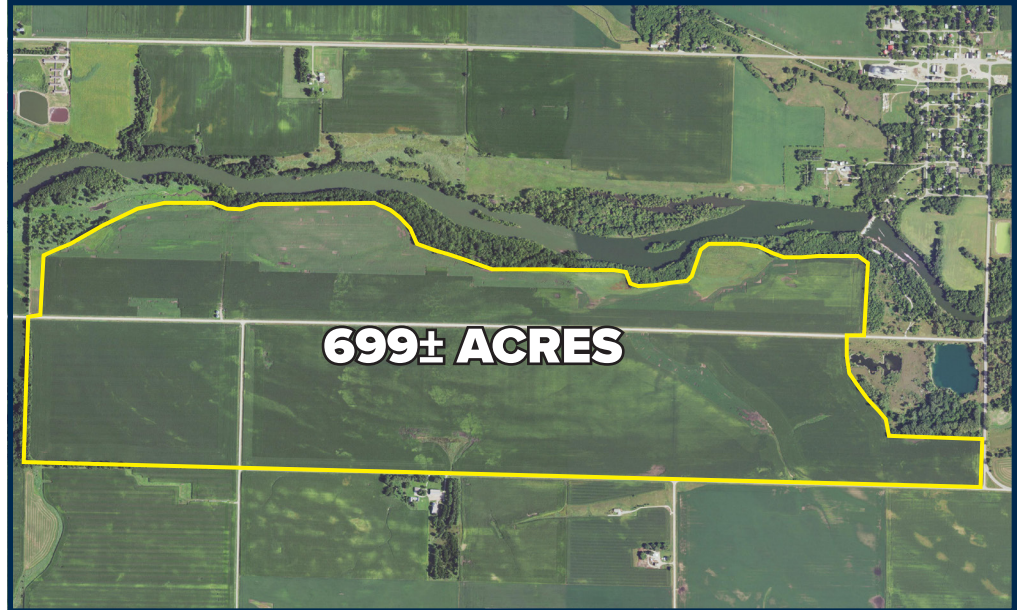
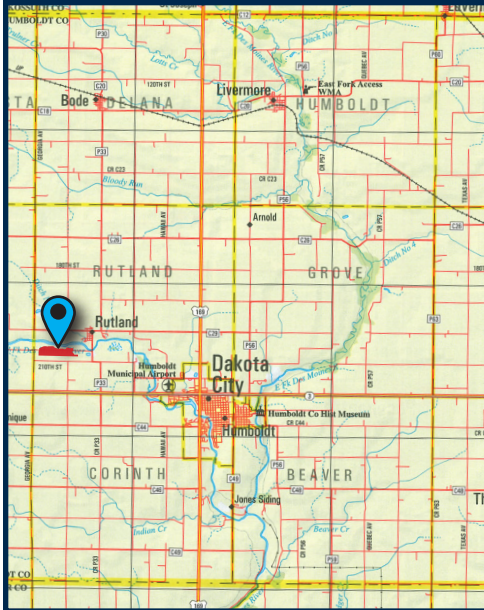
Approximately 699± acres with 662.71± FSA Cropland Acres

Location & Directions

Sections 25, 29 & 30, Rutland Township, Humboldt County (T92N-R29W)

- Directly adjacent to the SW side of Rutland
- 2 miles west of Humboldt

www.MurrayWiseAssociates.com



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Email: john@mwallc.com



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ASSOCIATES LLC

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MurrayWiseAssociates.com

Kurt Leistikow

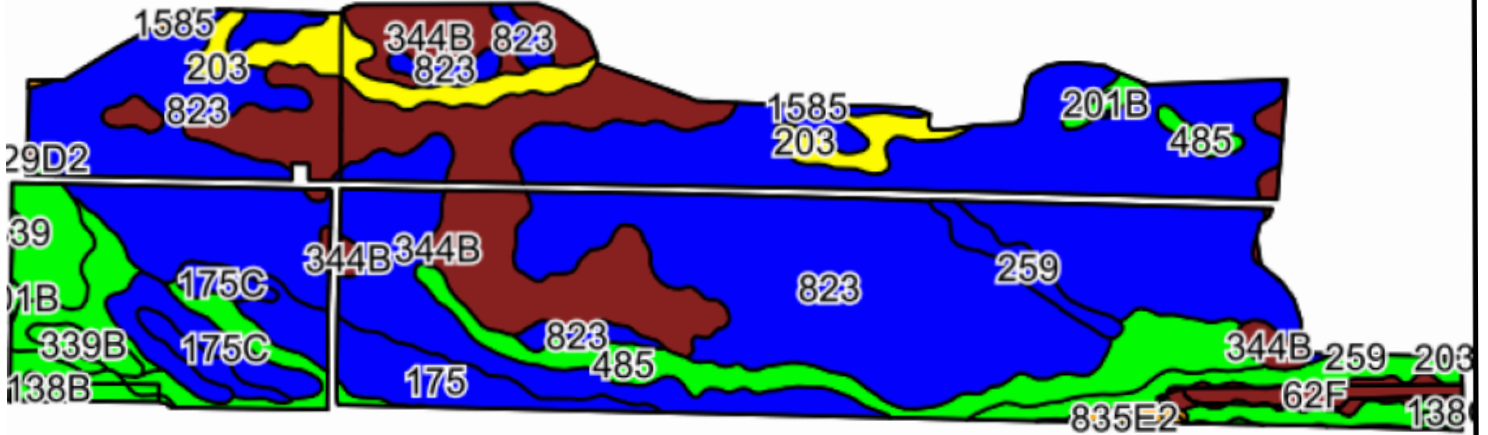
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FARMLAND FOR SALE

Humboldt County, Iowa



Soil Map



Area Symbol: IA091, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
823	Ridgeport sandy loam, 0 to 2 percent slopes	357.00	53.5%		IIIs	54	37	53	53	43	33
344B	Copastan fine sandy loam, 1 to 5 percent slopes	106.48	16.0%		IVs	10	20	51	51	36	31
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	39.89	6.0%		IIw	88	86	87	82	56	87
203	Cylinder loam, 0 to 2 percent slopes	25.52	3.8%		IIs	58	76	73	73	57	66
27B	Terril loam, 2 to 6 percent slopes	24.92	3.7%		IIe	87	85	88	88	68	84
175	Dickinson fine sandy loam, 0 to 2 percent slopes	22.75	3.4%		IIIs	54	60	61	61	48	33
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	17.10	2.6%		IIIe	51	40	63	63	48	38
339B	Truman silt loam, 2 to 6 percent slopes	16.35	2.5%		IIe	95	81	91	79	67	91
339	Truman silt loam, 0 to 2 percent slopes	12.31	1.8%		Iw	99	86	91	84	70	91
62F	Belview loam, 16 to 30 percent slopes	9.52	1.4%		Vle	17	12	55	55	37	53
259	Biscay clay loam, 0 to 2 percent slopes	7.94	1.2%		IIw	52	75	69	69	51	66
253C	Farrar fine sandy loam, 5 to 9 percent slopes	7.57	1.1%		IIIe	70	45	76	76	56	63
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	5.94	0.9%		IIIe	75	58	73	70	53	73
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	4.78	0.7%		IIIe	47	55	61	61	48	33
201B	Coland-Terril complex, 2 to 5 percent slopes	2.95	0.4%		IIw	81	62	93	84	49	91
835E2	Omsrud-Storden complex, 10 to 22 percent slopes, moderately eroded	2.36	0.4%		IVe	36	36	61	61	46	58
138B	Clarion loam, 2 to 6 percent slopes	1.15	0.2%		IIe	89	80	84	80	63	84
1585	Spillville-Coland complex, channeled, 0 to 2 percent slopes, frequently flooded	0.78	0.1%		Vw	37	25	51	51	19	42
107	Webster clay loam, 0 to 2 percent slopes	0.48	0.1%		IIw	86	83	83	78	60	82
253B	Farrar fine sandy loam, 2 to 5 percent slopes	0.47	0.1%		IIe	75	60	77	77	57	64
829D2	Zenor-Storden complex, 9 to 14 percent slopes, moderately eroded	0.32	0.0%		IVe	24	27	51	51	29	40
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	0.15	0.0%		IIIe	83	63	73	70	53	73
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	0.08	0.0%		IVe	53	46	69	68	52	69
Weighted Average						52	44.1	*n 60	*n 59.2	*n 45.9	*n 43.6



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AGENCY: Murray Wise Associates is the exclusive agent of the seller.

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