

HIGH QUALITY IOWA FARMLAND FOR SALE

Humboldt County, Iowa



345± ACRES

Asking Price: \$5,175,000

Property Description

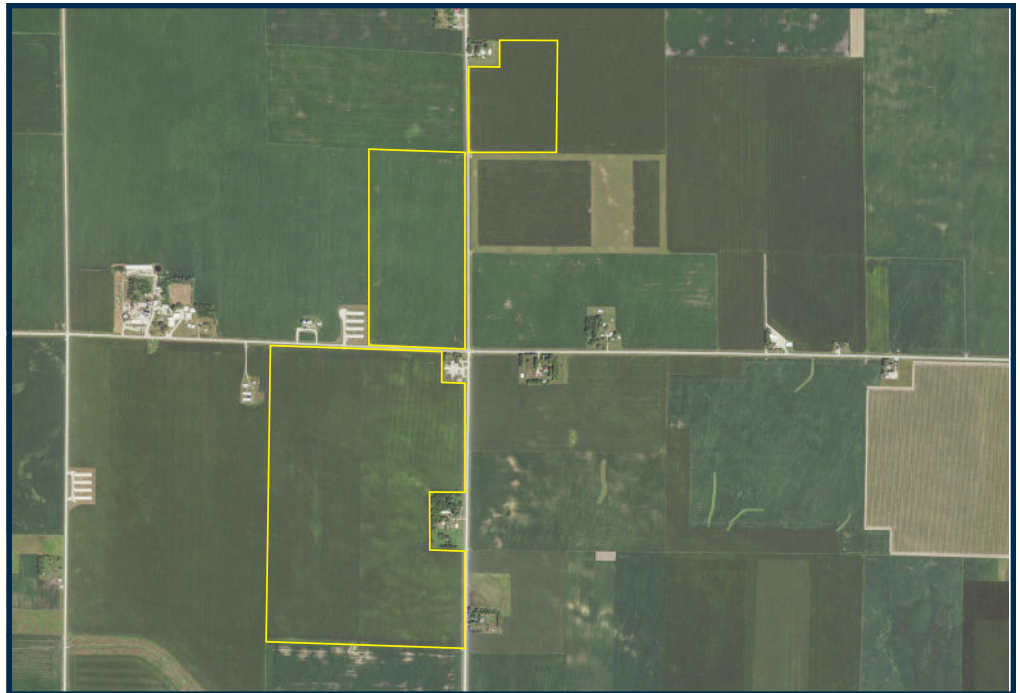
The farm consists of 345 total acres including approximately 330 tillable acres with an average CSR2 of 85.7

The property is leased for 2024. There is additional acreage available. Call for more information.

Location & Directions

Directly west of Humboldt on 230th Street.

www.mwallc.com



John Kirkpatrick

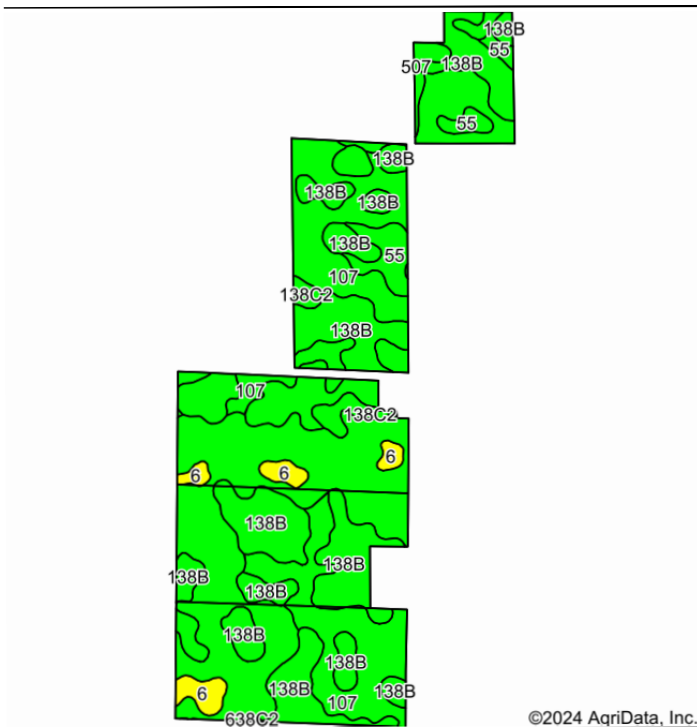
Lic. # B22570000
515-532-2878
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Murray Wise
ASSOCIATES LLC

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Humboldt County, Iowa



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Area Symbol: IA091, Soil Area Version: 29												
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	
138B	Clarion loam, 2 to 6 percent slopes	118.52	35.9%		Ile	89	80	83	78	72	83	
507	Canisteo clay loam, 0 to 2 percent slopes	93.64	28.4%		Ilw	84	78	81	71	65	81	
107	Webster clay loam, 0 to 2 percent slopes	90.19	27.3%		Ilw	86	83	83	78	70	82	
55	Nicollet clay loam, 1 to 3 percent slopes	11.65	3.5%		Iw	89	88	81	81	74	81	
6	Okoboji silty clay loam, 0 to 1 percent slopes	9.88	3.0%		Illw	59	57	77	74	74	74	
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	5.98	1.8%		Ille	83	63	70	68	61	70	
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	0.25	0.1%		Ille	75	58	71	69	60	71	
Weighted Average					2.01	85.7	79.5	*n 81.9	*n 75.8	*n 69.4	*n 81.6	



214 N Main St.
Clarion, IA 50525
515-532-2878

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

DISCLAIMER AND ABSENCE OF WARRANTIES: The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or the brokerage company. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs.