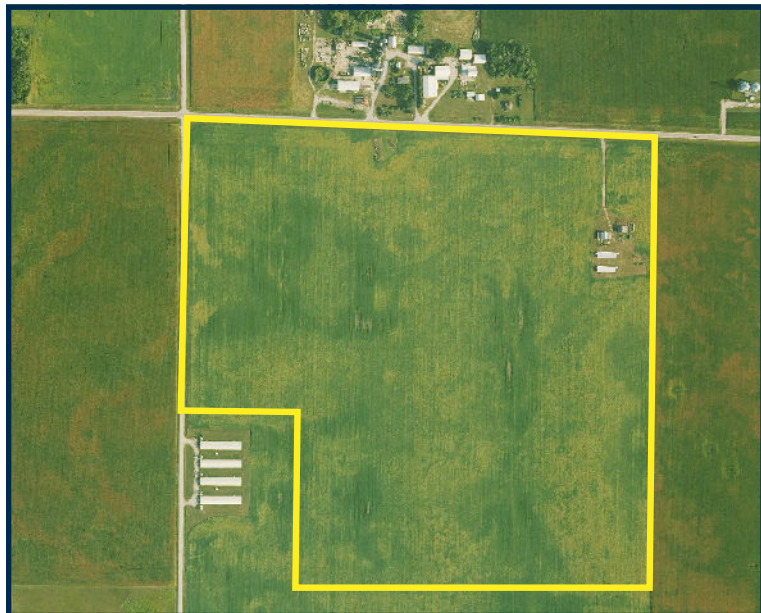


FARMLAND FOR SALE

Humboldt County, Iowa



147.68± ACRES

Asking Price: \$2,362,800 - \$16,000/Acre

Property Description

A productive Humboldt Co. farm that is nearly all tillable with a CSR2 of 84.6.

The farm is leased for 2024.

Acreage

147.68± acres with 142.32± FSA tillable acres.

Location & Directions

Sections 8, Corinth Township, Humboldt County (S8-T91N-R 29W)

- On the south side of 230th St (C44) and on the east side of Hawaii Ave. 3 miles west of Humboldt.

www.MurrayWiseAssociates.com



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Clarion, IA 50525

(515) 532-2878

MurrayWiseAssociates.com



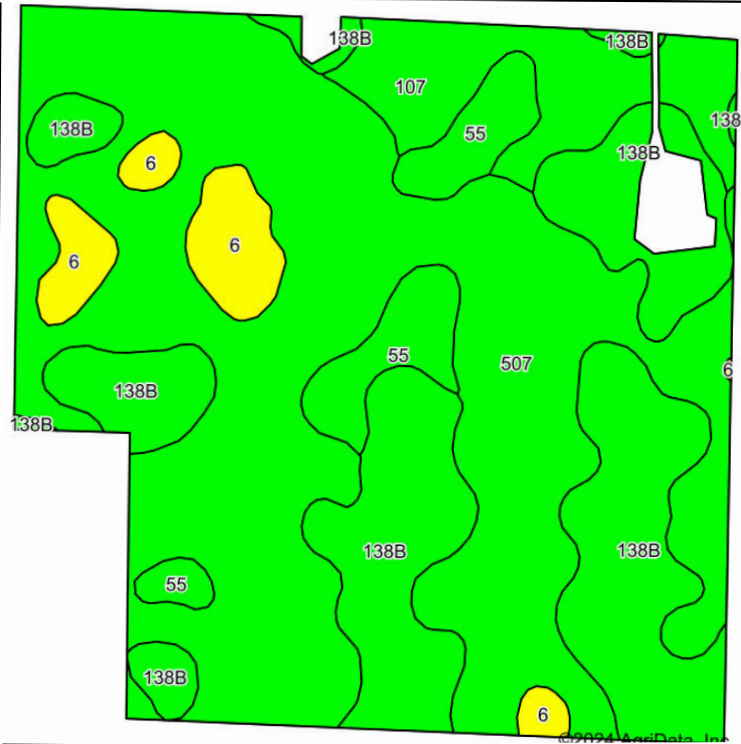
Murray Wise
ASSOCIATES LLC

FARMLAND FOR SALE

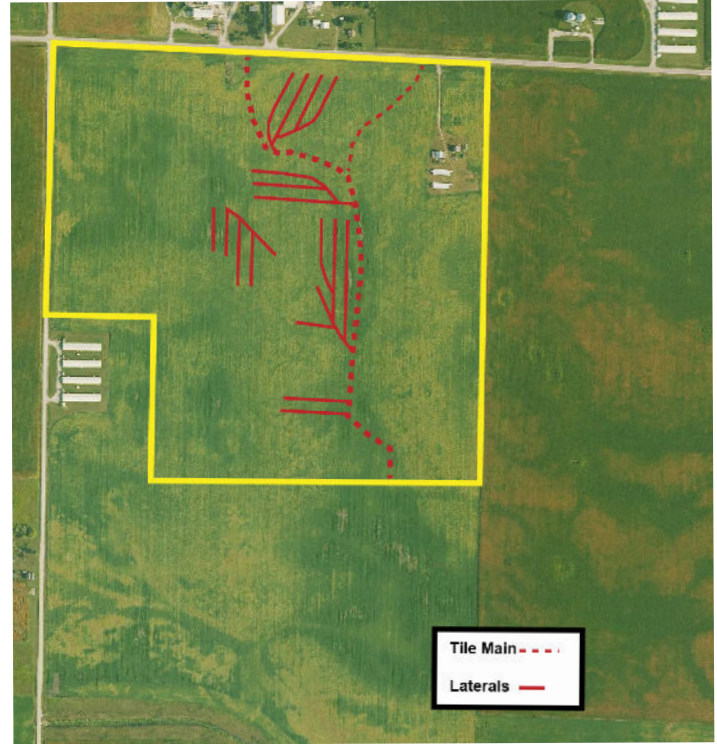
Humboldt County, Iowa



Soil Map



Tile Map



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	
507	Canisteo clay loam, 0 to 2 percent slopes	77.86	54.8%		llw	84	78	81	71	65	81	
138B	Clarion loam, 2 to 6 percent slopes	38.52	27.1%		lle	89	80	83	78	72	83	
107	Webster clay loam, 0 to 2 percent slopes	11.08	7.8%		llw	86	83	83	78	70	82	
55	Nicollet clay loam, 1 to 3 percent slopes	8.02	5.6%		lw	89	88	81	81	74	81	
6	Okoboji silty clay loam, 0 to 1 percent slopes	6.73	4.7%		lllw	59	57	77	74	74	74	
Weighted Average						1.99	84.6	78.5	*n 81.5	*n 74.1	*n 68.2	*n 81.3

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

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



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

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