

Howell Real Estate & Auction

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220 Central Avenue - Estherville, IA 51334

Mark Howell Larry Howell

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Emmet County Farm Land For Sale

Located: Section 21 (E 1/2 of SW 1/4) Lincoln Township, Emmet County, Iowa.

Selling 75 Acres

Tract:

Sale Price:	\$600,000
Total Acres:	75 Acres
Tillable Acres:	75 Acres
CSR2 Soil Rating:	76.5
Corn Base:	55.4 Acres
Corn Yield:	157 Bushel
Soy Bean Base:	21.2 Acres
Soy Bean Yield:	21.20 Bushel
Property Tax	\$3296 per year (including Acreage)

The Lease has been terminated, with buyer having full rights to farm in the 2020 crop year. The acreage has been surveyed off the property, both corn and soybean base(s) will be adjusted with new tillable acres. The property taxes will be adjusted according to tillable acres, minus the building site.

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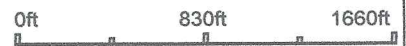
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Aerial Map



Map Center: 43° 27' 52.68, -94° 37' 52.68



21-100N-32W
Emmet County
Iowa

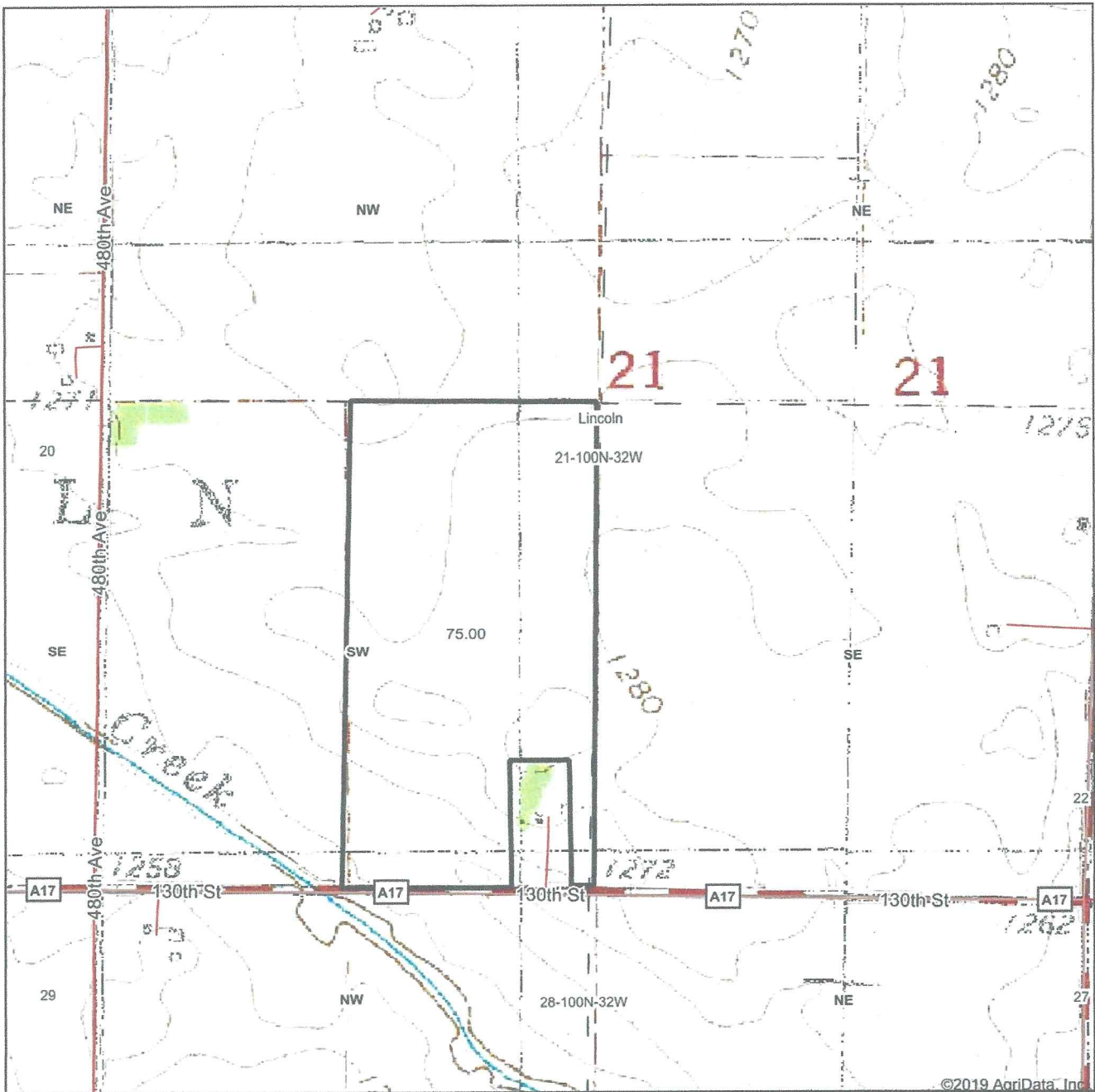


Maps Provided By

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

Topography Map



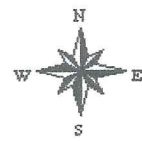
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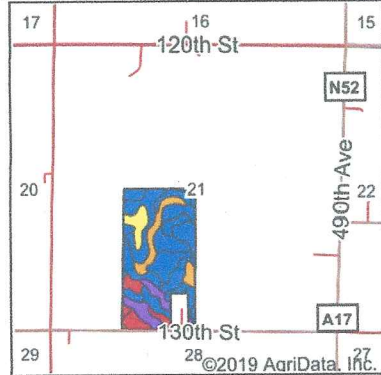
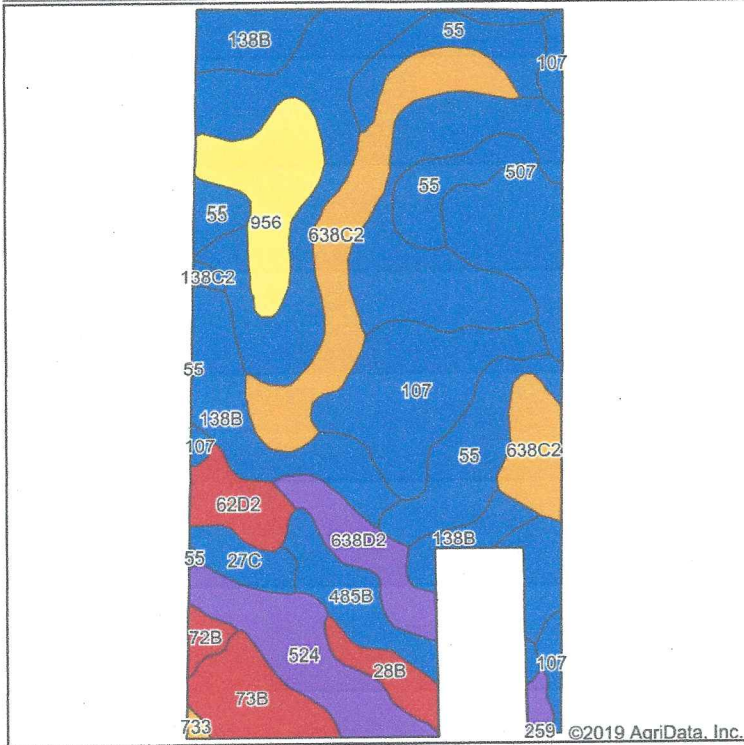
21-100N-32W
Emmet County
Iowa



1/7/2020

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

Soils Map



State: **Iowa**
 County: **Emmet**
 Location: **21-100N-32W**
 Township: **Lincoln**
 Acres: **75**
 Date: **1/7/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IA063, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Spring wheat	Oats	*n NCCPI Soybeans
138B	Clarion loam, 2 to 6 percent slopes	14.84	19.8%		lle	89	74			83
507	Canisteo clay loam, 0 to 2 percent slopes	12.29	16.4%		llw	84	73			79
55	Nicollet clay loam, 1 to 3 percent slopes	10.34	13.8%		lw	89	82			78
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	8.14	10.9%		llle	75	53			65
107	Webster clay loam, 0 to 2 percent slopes	7.20	9.6%		llw	86	77			80
524	Linder loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	4.37	5.8%		lls	56	54			41
956	Harp-Okoboji complex, 0 to 2 percent slopes	3.97	5.3%		llw	69	54			77
638D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	2.92	3.9%		lve	53	44			61
73B	Salida gravelly loamy sand, 2 to 5 percent slopes	2.90	3.9%		llls	26	18			16
485B	Spillville loam, 2 to 5 percent slopes	2.56	3.4%		lle	88	79			82
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	1.92	2.6%		lve	41				61
27C	Terril loam, 5 to 9 percent slopes	1.33	1.8%		llle	85	61			79
28B	Dickman sandy loam, 2 to 6 percent slopes	1.31	1.7%		llle	20	33			33
72B	Estherville sandy loam, 2 to 6 percent slopes	0.56	0.7%		llls	27	31			33
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	0.21	0.3%		llle	83	59			65

Soils data provided by USDA and NRCS.

Maps Provided By



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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Spring wheat	Oats	*n NCCPI Soybeans
733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.14	0.2%		llw	78	68			82
Weighted Average						76.5	*-	*-	*-	*n 71.2

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Abbreviated 156 Farm Record

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
79.14	76.60	76.60	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	76.60	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	55.40	0.00	157	
Soybeans	21.20	0.00	47	
TOTAL	76.60	0.00		

NOTES

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Tract Number : 799
Description : E1/2 SW1/4 21 100 32 L
FSA Physical Location : IOWA/EMMET
ANSI Physical Location : IOWA/EMMET
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : ELAINE REZAC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
79.14	76.60	76.60	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	76.60	0.00	0.00	0.00	0.00	0.00