

Available in
5 Tracts

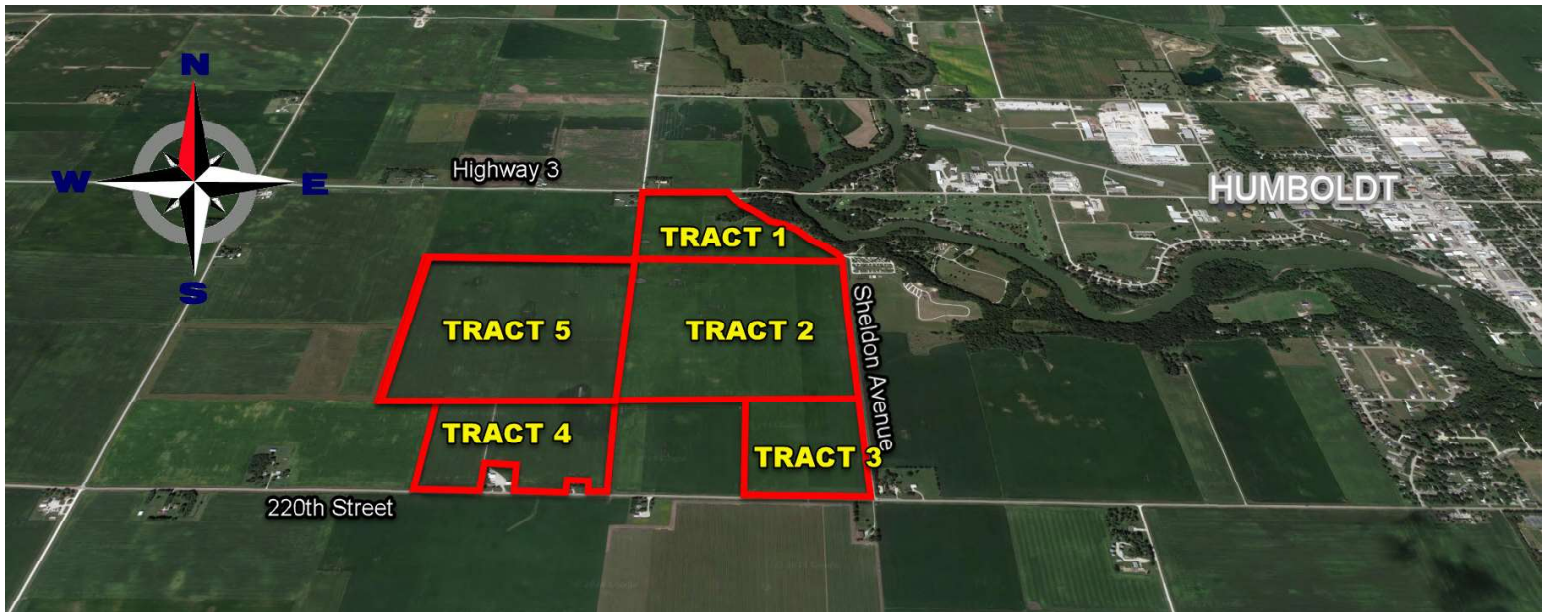
**FARMLAND
FOR SALE**

Tract	Acres M/L	Price	Price/Acre
1	65	\$1,007,500	\$15,500
2	158	\$2,212,000	\$14,000
3	38	\$551,000	\$14,500
4	55	\$756,250	\$13,750
5	160	\$2,240,000	\$14,000
ALL	476	\$6,766,750	\$14,216

Humboldt County, IA
476 Acres M/L

Schulze Farm

Located in Sections 3 & 4 of Corinth Township



Farms with this quality of soils of larger size rarely become available. Paved access on three sides and a close proximity to elevators and ethanol plants! Available for the 2025 crop year. Tile maps available by contacting agent. Ask agent for more information.



BRIAN SKOW
Real Estate Salesperson

Licensed In Iowa

☎ 515-890-1020

✉ brian@growthland.com

www.growthland.com

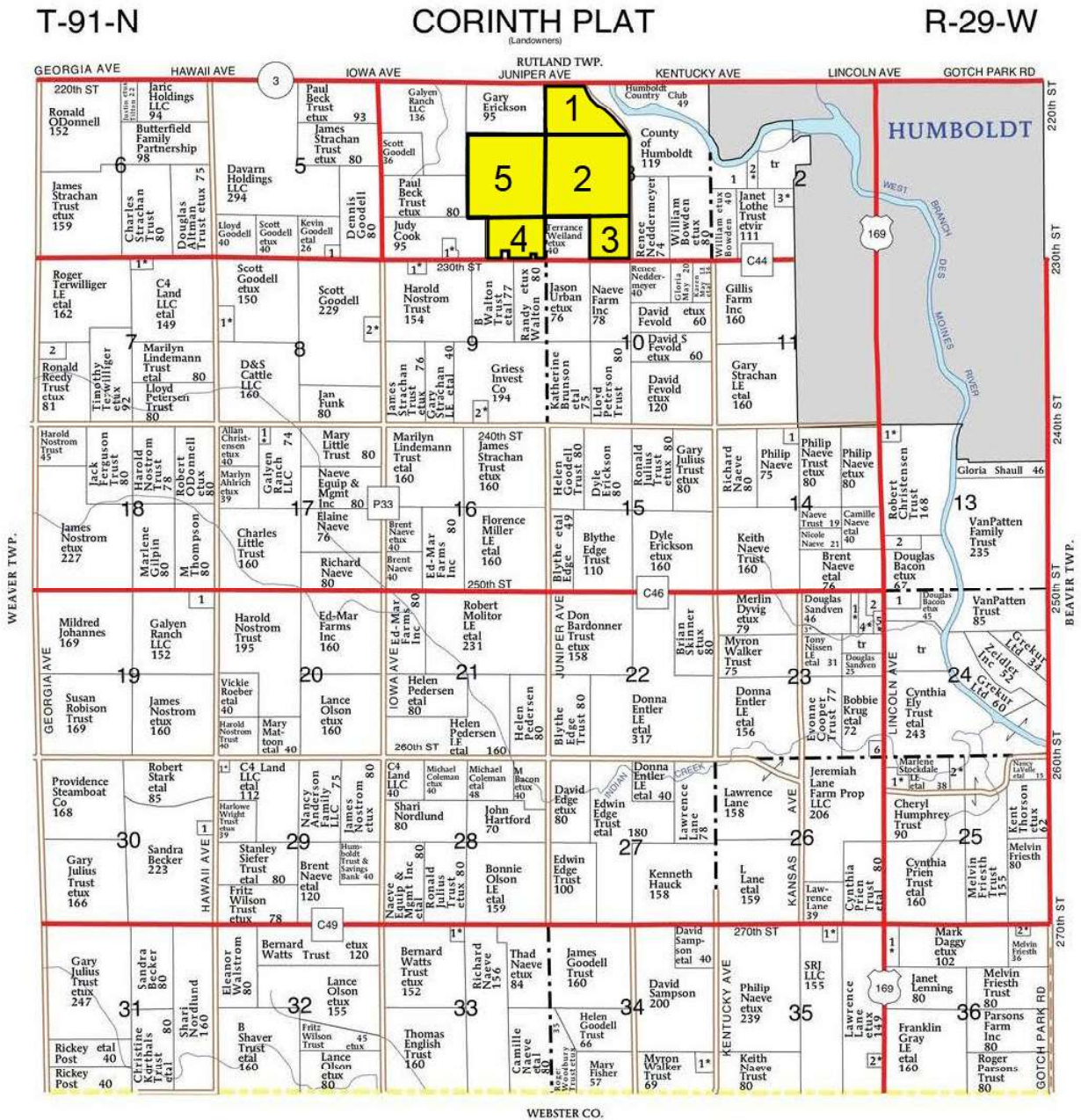
1012 12th St North, Humboldt, IA 50548
Office: 515-332-1863

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Appraisals, Management, Brokerage, & Advising

Plat Map

Humboldt County, IA



DISCLAIMER: All information contained in this document has been provided by the subject company to Growthland and, while believed to be correct, has not been verified. Accordingly, Growthland makes no representations or warranties as to the accuracy and truthfulness of such information. The recipient hereof acknowledges that Growthland shall not be liable for any loss or injury suffered by said recipient in any way connected to the delivery by Growthland of this document.



Tract 1

\$1,007,500 (\$15,500/A)

Humboldt County, IA
65 Acres M/L

Acreage Breakdown:

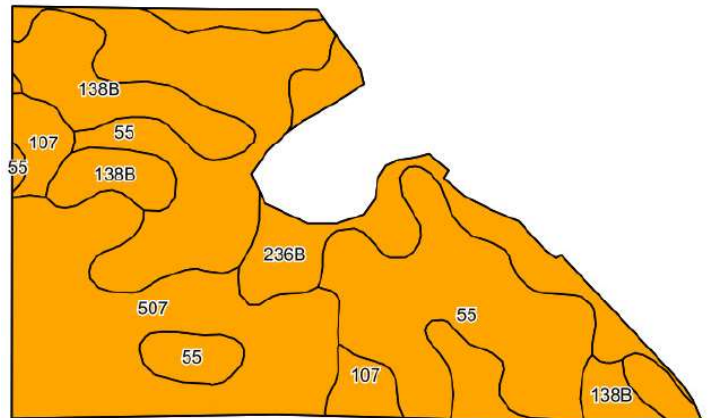
Taxable Acres: 64.63
Estimated Tillable Acres: 58.35*

Soil Productivity: **Tillable CSR2:** 87.0

Property Taxes: \$2,230.00

Parcel Numbers: 1003100001 1003100004

*Pending FSA reconstitution after sale completion. The figures listed are estimates.



Area Symbol: IA091, Soil Area Version: 29					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
55	Nicollet clay loam, 1 to 3 percent slopes	24.69	42.4%		89
507	Canisteo clay loam, 0 to 2 percent slopes	14.61	25.0%		84
138B	Clarion loam, 2 to 6 percent slopes	7.24	12.4%		89
236B	Lester loam, 2 to 6 percent slopes	6.77	11.6%		85
107	Webster clay loam, 0 to 2 percent slopes	5.04	8.6%		86
Weighted Average					87

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Tract 2
\$2,212,000 (\$14,000/A)

Humboldt County, IA
158 Acres M/L

Acreage Breakdown:

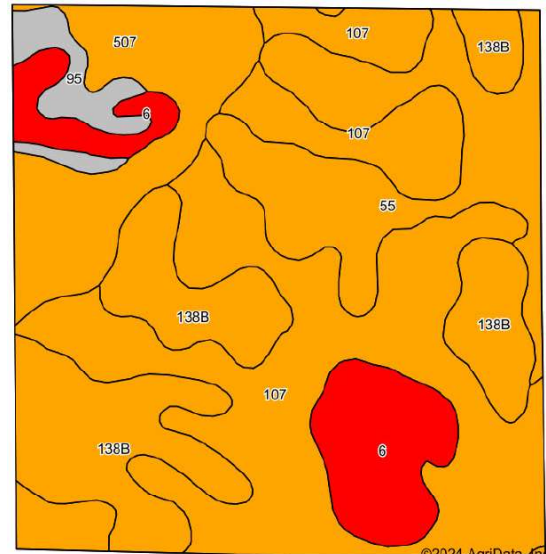
Taxable Acres: 157.58
Estimated Tillable Acres: 153.12*

Soil Productivity: **Tillable CSR2:** 83.8

Property Taxes: \$5,364.00

Parcel Numbers: 1003100005 1003100006
 1003300001 1003300002

*Pending FSA reconstitution after sale completion. The figures listed are estimates.



Area Symbol: IA091, Soil Area Version: 29					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
107	Webster clay loam, 0 to 2 percent slopes	59.64	39.1%		86
138B	Clarion loam, 2 to 6 percent slopes	31.85	20.8%		89
55	Nicollet clay loam, 1 to 3 percent slopes	24.08	15.7%		89
507	Canisteo clay loam, 0 to 2 percent slopes	18.13	11.8%		84
6	Okoboji silty clay loam, 0 to 1 percent slopes	14.76	9.6%		59
95	Harps clay loam, 0 to 2 percent slopes	4.66	3.0%		72
Weighted Average					83.8

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Tract 3

\$551,000 (\$14,500/A)

Humboldt County, IA

38 Acres M/L

Acreage Breakdown:

Taxable Acres: 37.44

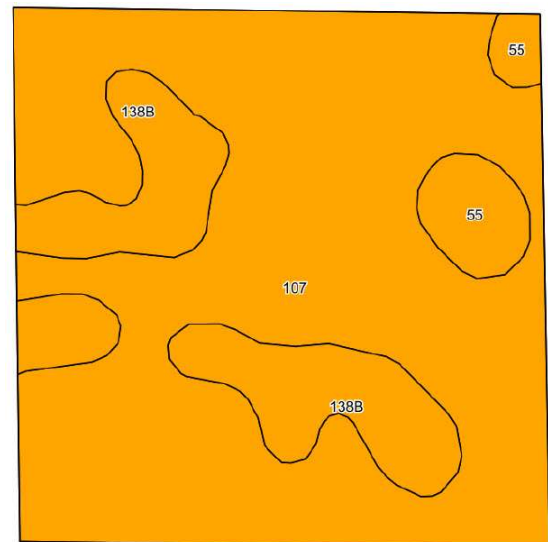
Estimated Tillable Acres: 36.20*

Soil Productivity: Tillable CSR2: 86.7

Property Taxes: \$1,318.00

Parcel Numbers: 1003300004

*Pending FSA reconstitution after sale completion. The figures listed are estimates.



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Area Symbol: IA091, Soil Area Version: 29					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
107	Webster clay loam, 0 to 2 percent slopes	27.80	76.8%		86
138B	Clarion loam, 2 to 6 percent slopes	6.61	18.3%		89
55	Nicollet clay loam, 1 to 3 percent slopes	1.79	4.9%		89
Weighted Average					86.7

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Tract 4

\$756,250 (\$13,750/A)

Acresage Breakdown:

Taxable Acres: 54.83
 Estimated Tillable Acres: 52.13*

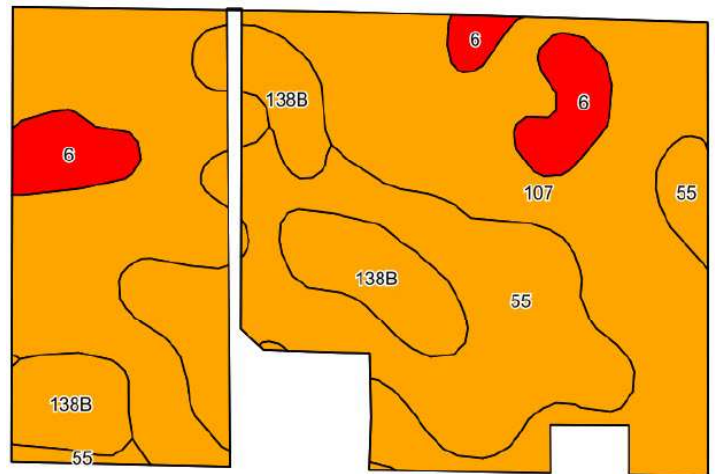
Soil Productivity: Tillable CSR2: 85.3

Property Taxes: \$3,670.00

Parcel Numbers: 1004400005 1004400006

*Pending FSA reconstitution after sale completion. The figures listed are estimates.

If tracts 4 & 5 are sold separately an access easement for the existing gravel drive will be provided to Tract 5.



Area Symbol: IA091, Soil Area Version: 29					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
107	Webster clay loam, 0 to 2 percent slopes	28.37	54.3%		86
55	Nicollet clay loam, 1 to 3 percent slopes	13.85	26.6%		89
138B	Clarion loam, 2 to 6 percent slopes	6.39	12.3%		89
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.52	6.8%		59
Weighted Average					85.3

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Tract 5

\$2,240,000 (\$14,000/A)

Humboldt County, IA

160 Acres M/L

Acreage Breakdown:

Taxable Acres: 160.00
 Estimated Tillable Acres: 160.00*

Soil Productivity: Tillable CSR2: 85.0

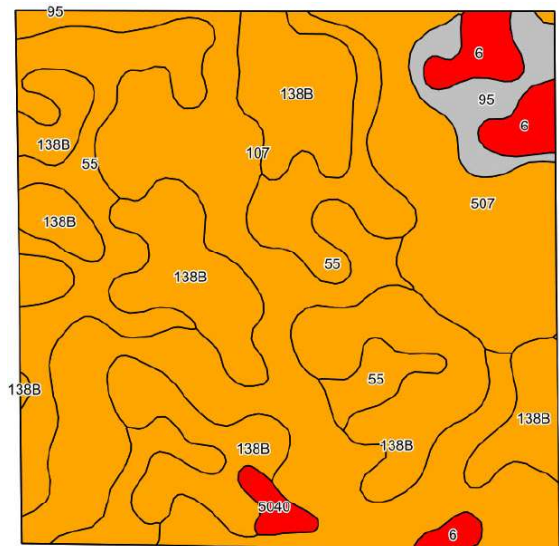
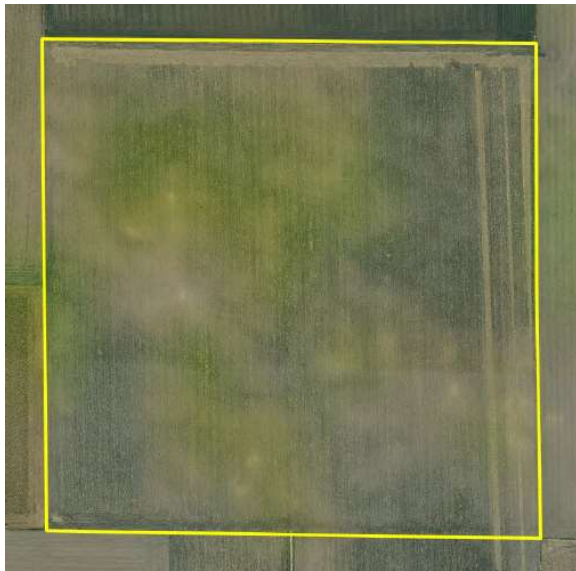
Property Taxes: \$5,522.00

Parcel Numbers: 1004200004 1004400001
 1004200005 1004400002
 1004400003

*Pending FSA reconstitution after sale completion. The figures listed are estimates.



If tracts 4 & 5 are sold separately an access easement for the existing gravel drive will be provided to Tract 5.



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Area Symbol: IA091, Soil Area Version: 29					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
107	Webster clay loam, 0 to 2 percent slopes	50.83	31.8%		86
138B	Clarion loam, 2 to 6 percent slopes	45.77	28.6%		89
55	Nicollet clay loam, 1 to 3 percent slopes	31.06	19.4%		89
507	Canisteo clay loam, 0 to 2 percent slopes	19.51	12.2%		84
6	Okoboji silty clay loam, 0 to 1 percent slopes	5.73	3.6%		59
95	Harpis clay loam, 0 to 2 percent slopes	5.59	3.5%		72
5040	Udorthents, loamy (cut and fill land)	1.51	0.9%		5
				Weighted Average	85

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All Tracts

\$6,766,750 (\$14,216/A)

Humboldt County, IA
476 Acres M/L

Acreage Breakdown:

Taxable Acres: 474.48
Tillable Acres: 460.75*
FSA Acres: 466.81*

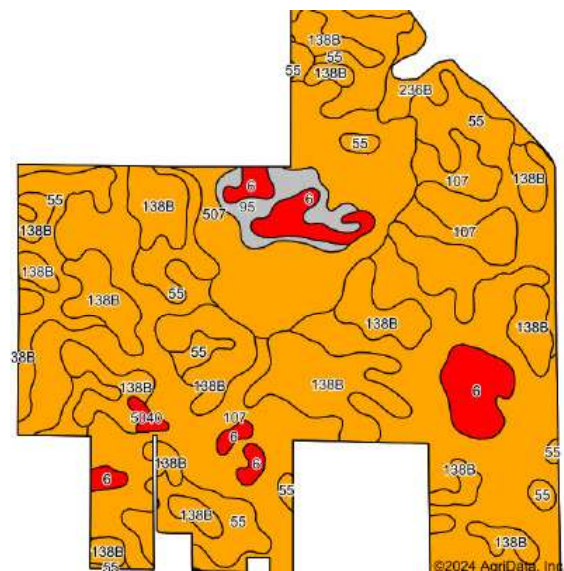
Soil Productivity: Tillable CSR2: 85.0

Property Taxes: \$18,104.00

Parcel Numbers: 1003100001 1004200004
1003100004 1004200005
1003100005 1004400001
1003100006 1004400002
1003300001 1004400003
1003300002 1004400005
1003300004 1004400006

FSA Farm Base Acres: Corn Base Acres: * 235.55
Corn PLC Yield: * 163
Soybean Base Acres: * 216.65
Soybean PLC Yield: * 48

*Pending FSA reconstitution after sale completion. The figures listed are estimates.



Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
107	Webster clay loam, 0 to 2 percent slopes	170.92	37.2%		86
138B	Clarion loam, 2 to 6 percent slopes	97.51	21.2%		89
55	Nicollet clay loam, 1 to 3 percent slopes	94.57	20.6%		89
507	Canisteo clay loam, 0 to 2 percent slopes	52.19	11.3%		84
6	Okoboji silty clay loam, 0 to 1 percent slopes	23.83	5.2%		59
95	Harpis clay loam, 0 to 2 percent slopes	10.18	2.2%		72
238B	Lester loam, 2 to 6 percent slopes	9.23	2.0%		85
5040	Udorthents, loamy (cut and fill land)	1.51	0.3%		5
Weighted Average					85

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