

Available in
5 Tracts

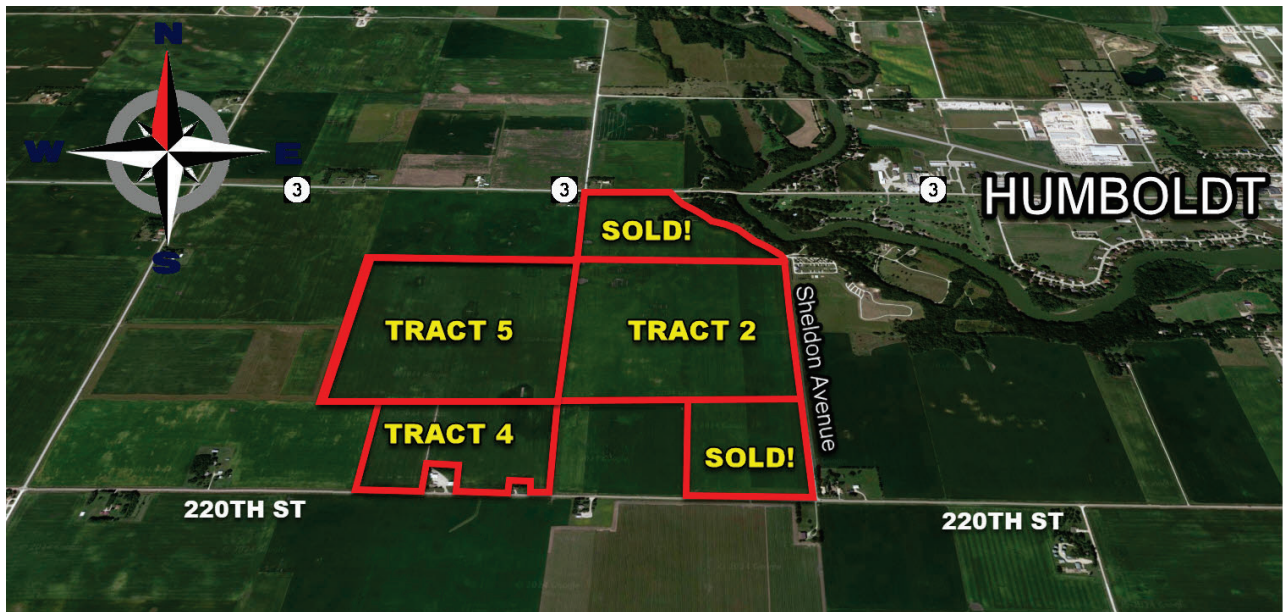
**FARMLAND
FOR SALE**

Tract	Acres M/L	Price	Price/Acre
1	65	SOLD!	
2	158	\$2,212,000	\$14,000
3	38	SOLD!	
4	55	\$756,250	\$13,750
5	160	\$2,240,000	\$14,000

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

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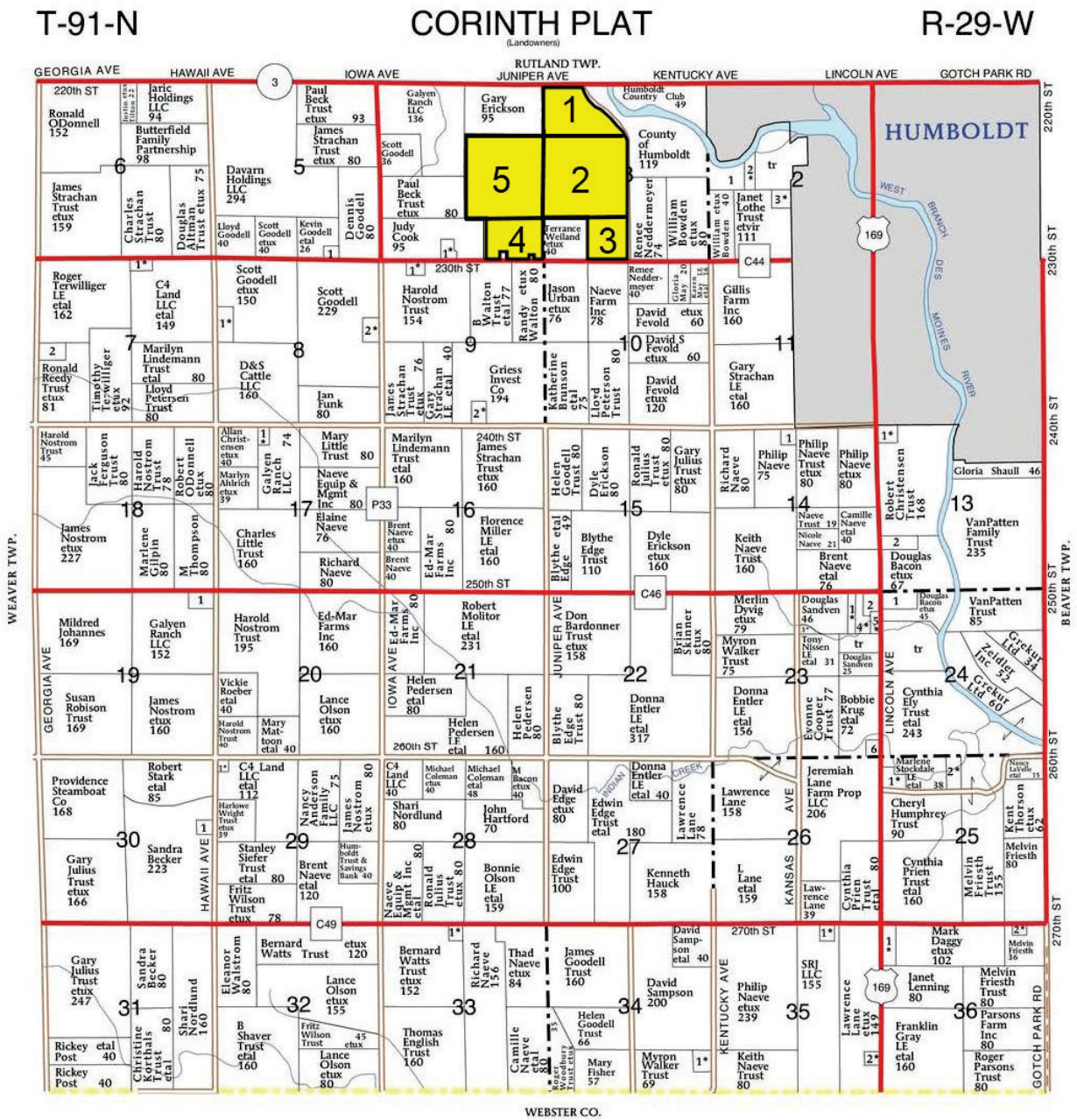
1012 12th St North, Humboldt, IA 50548
Office: 515-332-1863

Growthland

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

Humboldt County, IA
158 Acres M/L

Acreage Breakdown:

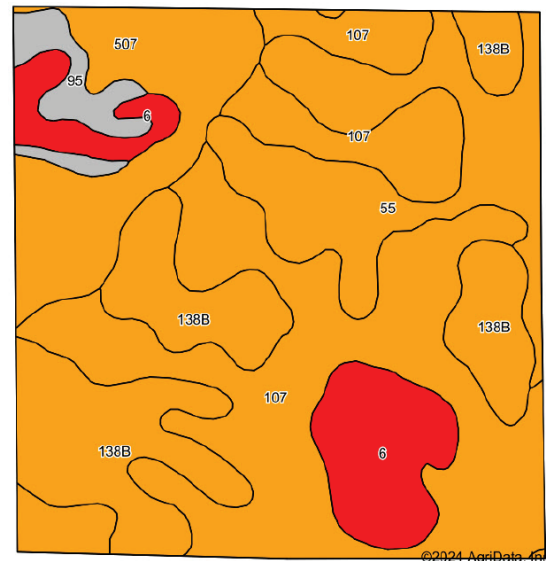
Taxable Acres: 157.58
Estimated Tillable Acres: 153.12*

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 4

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

Acresage Breakdown:

Taxable Acres: 54.83
 Estimated Tillable Acres: 52.13*

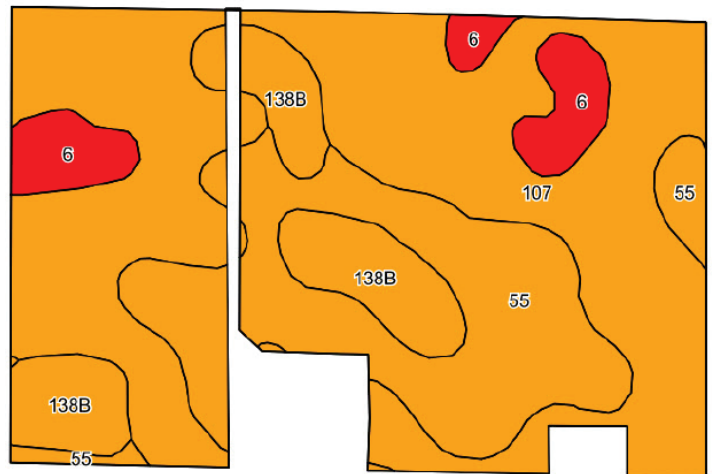
Soil Productivity: Tillable CSR2: 85.3

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

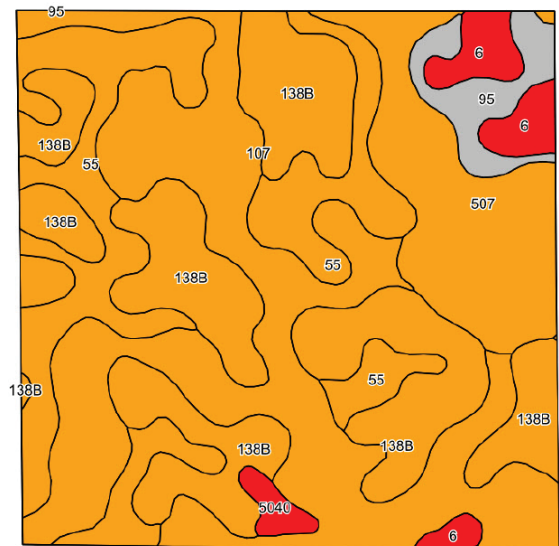
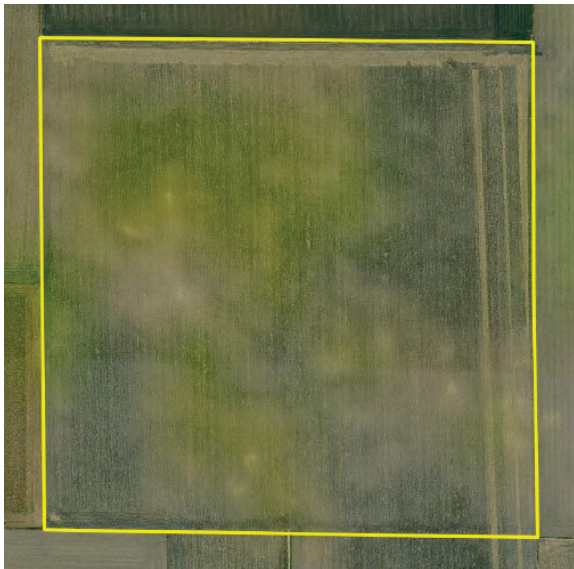
Acreage Breakdown:

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.

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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	Harps 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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