

LAND FOR SALE

160 Acres - Humboldt Co. Section 31 - Beaver Township

Heavy black Humboldt County farm

Location: From Humboldt – 3 miles south on Hwy 169, then 1 mile east on C49, then one half south

Legal: The Southwest Quarter (SW1/4) of Section Thirty-One (31), Township Ninety-One (91) North, Range Twenty-Eight (28) West of the 5th PM, Humboldt County, Iowa.

Land Description: A quarter section of Humboldt County farmland. The farm contains 137.3 acres of FSA cropland. Additional land could be brought into production. The cropland is divided by grass waterways and split into three separate fields of 120.16 acres, 13.72 acres, and 3.41 acres. A small pond is in the southeast part of the farm. The farm has a manure easement for hog manure from the hog unit adjacent to the south.

Soils: Webster, Nicollet, Lester, Terril, Clarion, Cylinder,
Biscay **Ave CSR 78**

RE Taxes: \$ 2,882 annually

Price: \$9,500 per acre

Broker's Note: Land buyers – Here is a great quarter section of good looking heavy black soil. The west portion of the farm is as good as it gets. Throw in a grassy back sidehill and a manure easement to enhance this investment. Call us for more details on this Humboldt County farmland investment opportunity.



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