80 Acres Pocahontas County
Section 1 Swan Lake Township

Highly productive soils – Great CSR!

Legal: North Half of the Northeast Quarter (N1/2 NE1/4) of Section One (1), Township Ninety-three (93) North, Range Thirty-four (34) West of the 5th PM, Pocahontas County, Iowa. Farm is 80 acres, more or less.

Description: This farm is a combination of cropland and conservation easement. The farmland is in two fields of 47.73 and 17 acres. The conservation easement of 12.74 acres consists of grass, trees, and creek. The farm contains some private tile. The farm is bordered by 40th Street on the north and 160th Avenue one the east.

Cropland Soils: Webster, Nicollet, Clarion, Havelock

CSR2 85.6  CSR 78

RE Taxes: $1938 annually
Possession: At close. Current owner would prefer a leaseback.

FSA Information

<table>
<thead>
<tr>
<th>Description</th>
<th>Acres</th>
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</thead>
<tbody>
<tr>
<td>Cropland acres</td>
<td>64.73</td>
</tr>
<tr>
<td>Corn Base acres</td>
<td>46.1</td>
</tr>
<tr>
<td>Corn PLC Yield</td>
<td>170</td>
</tr>
<tr>
<td>Soybean Base acres</td>
<td>17.7</td>
</tr>
<tr>
<td>Soybean PLC Yield</td>
<td>49</td>
</tr>
<tr>
<td>Conservation easement acres</td>
<td>12.74</td>
</tr>
</tbody>
</table>

Farm is enrolled in ARC County

Price: $626,000  $7825 per acre

Broker's Note: The ACRE Co. is pleased to be selling the Hauswirth farm. Land Buyers, here is a farm with great soils and a small private hunting and trapping tract. This farm would make a great farm investment with income producing farmland and some recreational land to enjoy.

For more information, call Chuck Sikora 712-260-2788

Call us to sell your farm!

Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.
Soils Map

State: Iowa
County: Pocahontas
Location: 1-03N-34W
Township: Swan Lake
Acres: 64.73
Date: 11/16/2016

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