

Farm for Sale

160 Acres Humboldt County Section 5 Avery Township

154.21 FSA crop acres

CSR2 84.9 CSR 79.8

Attractive all tillable farm
east of Bradgate on C26

RE Taxes: \$ 4544

Price: \$ 1,536,000.00
\$ 9600 per acre

Jon Hjelm, ALC 712-240-3529

The ACRE Co. 712-262-3529

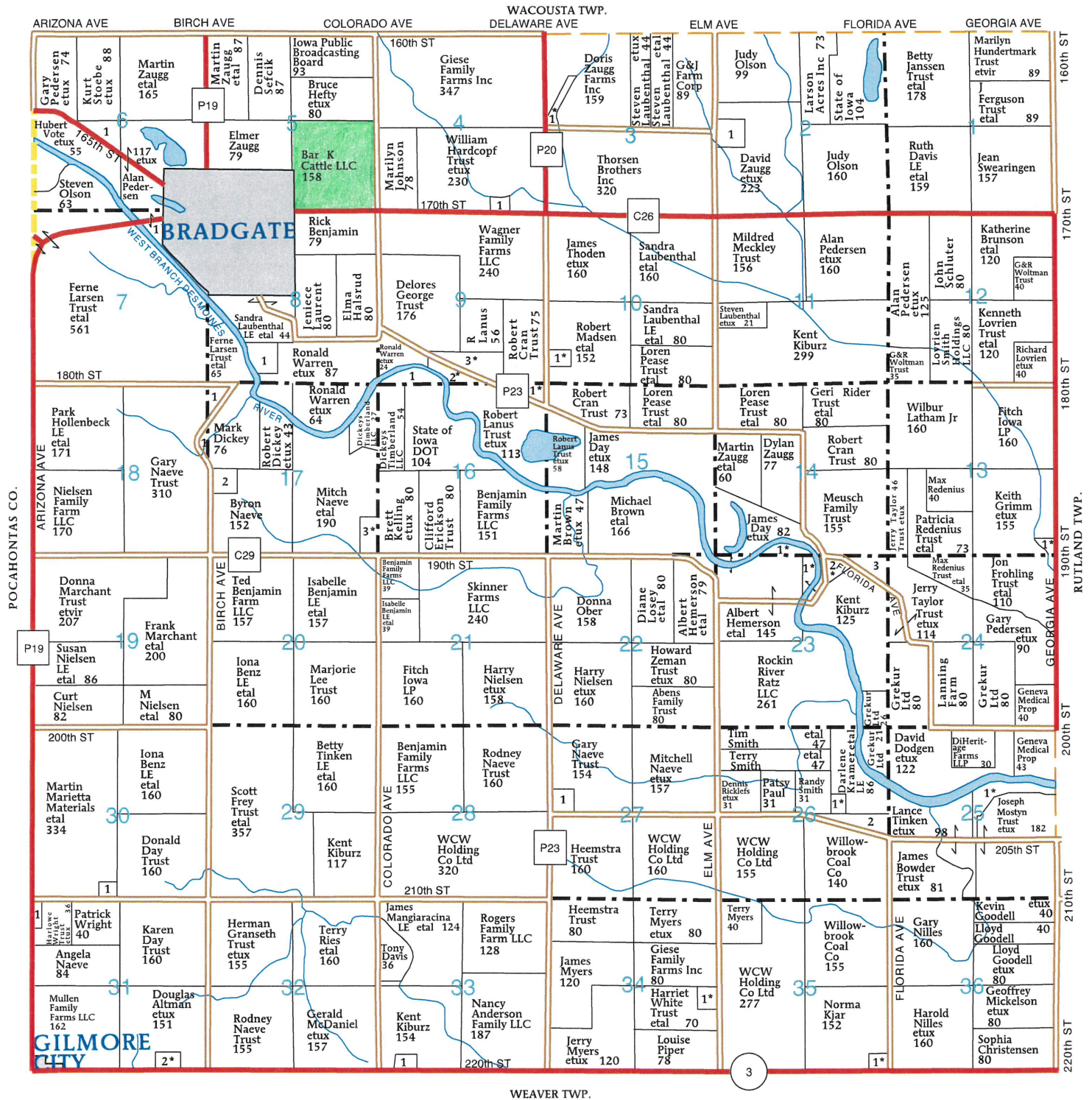
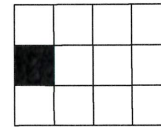
theacreco.com

T-92-N

EVERY PLAT

(Landowners)

R-30-W



POCAHONTAS CO.

RUTLAND TWP.

WEAVER TWP.

GILMORE CITY



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 154.21 acres

2019 Program Year

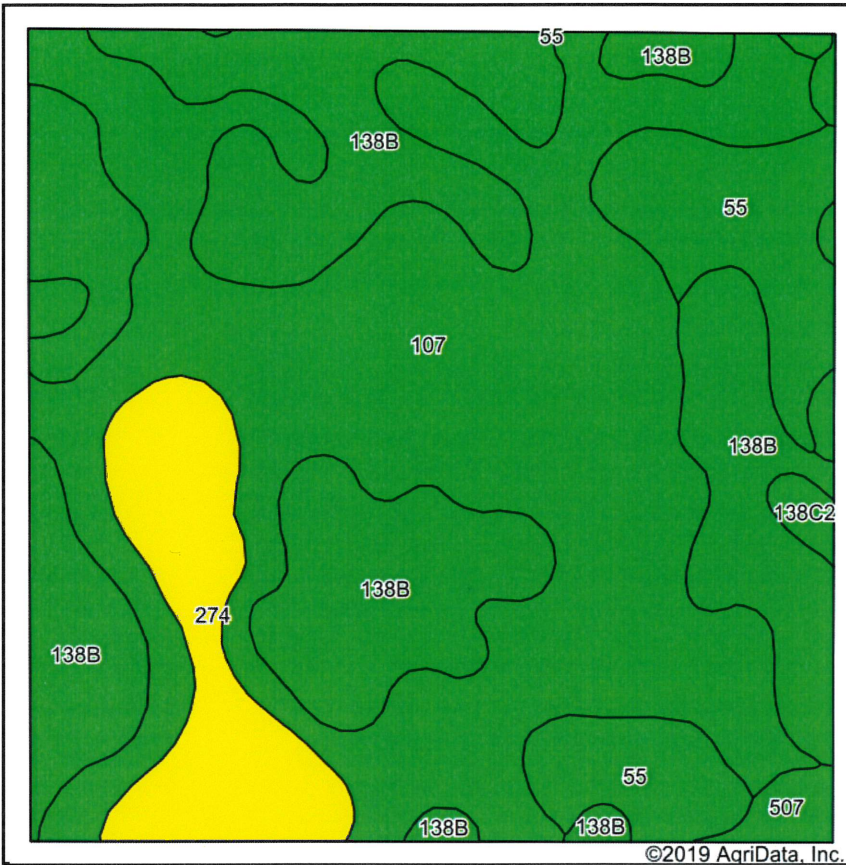
Map Created February 20, 2019

Farm **4911**
Tract **9340**

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USDA is an equal opportunity provider, employer, and lender.

Soils Map



State: **Iowa**
 County: **Humboldt**
 Location: **5-92N-30W**
 Township: **Avery**
 Acres: **154.21**
 Date: **12/4/2019**



Soils data provided by USDA and NRCS.

Area Symbol: IA091, Soil Area Version: 25								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
107	Webster clay loam, 0 to 2 percent slopes	72.27	46.9%		IIw	86	86	83
138B	Clarion loam, 2 to 6 percent slopes	51.40	33.3%		Ile	89	89	80
55	Nicollet clay loam, 1 to 3 percent slopes	14.46	9.4%		Iw	89	89	88
274	Rolfe silt loam, 0 to 1 percent slopes	12.66	8.2%		IIIw	57	57	53
507	Canisteo clay loam, 0 to 2 percent slopes	2.50	1.6%		Iw	84	84	78
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	0.92	0.6%		IIIe	83	83	63
Weighted Average						84.9	84.9	79.8

**IA has updated the CSR values for each county to CSR2.
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Iowa
Humboldt

U.S. Department of Agriculture
Farm Service Agency

Prepared: 11/25/19 4:09 PM
Crop Year: 2020

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: LAUBENTHAL, STEVEN JOSEPH
Farm Identifier: [Blank]
Recon Number: [Blank]

Farms Associated with Operator:
42, 44, 61, 72, 1289, 2346, 2457, 2605, 3291, 3293, 4534, 4945, 5039

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
154.21	154.21	154.21	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	154.21	0.0	0.0	0.0			

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
NONE	NONE	NONE	NONE	CORN, SOYBN	NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	95.1	140	0.0
SOYBEANS	56.3	50	0.0
Total Base Acres:	151.4		

Tract Number: 9340 Description: SE1/4 SECTION 5 AVERY
 FSA Physical Location: Humboldt, IA ANSI Physical Location: Humboldt, IA
 BIA Range Unit Number:
 HEL Status: NHEL: no agricultural commodity planted on undetermined fields
 Wetland Status: Tract does not contain a wetland
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
154.21	154.21	154.21	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	154.21	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	95.1		140	0.0
SOYBEANS	56.3		50	0.0
Total Base Acres:	151.4			

Owners: BAR K CATTLE LLC