

LAND FOR SALE

240 Acres Osceola County

Section 16 Harrison Township



236.94 FSA crop acres

57.4 CSR2

Attractive nearly level farmground
one mile south of May City off M18

RE Taxes: \$4900

Price: \$ 1,428,000

\$5950 per acre

Jon Hjelm, ALC 712-240-3529

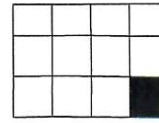
The ACRE Co. 712-262-3529

theacreco.com

T-98-N

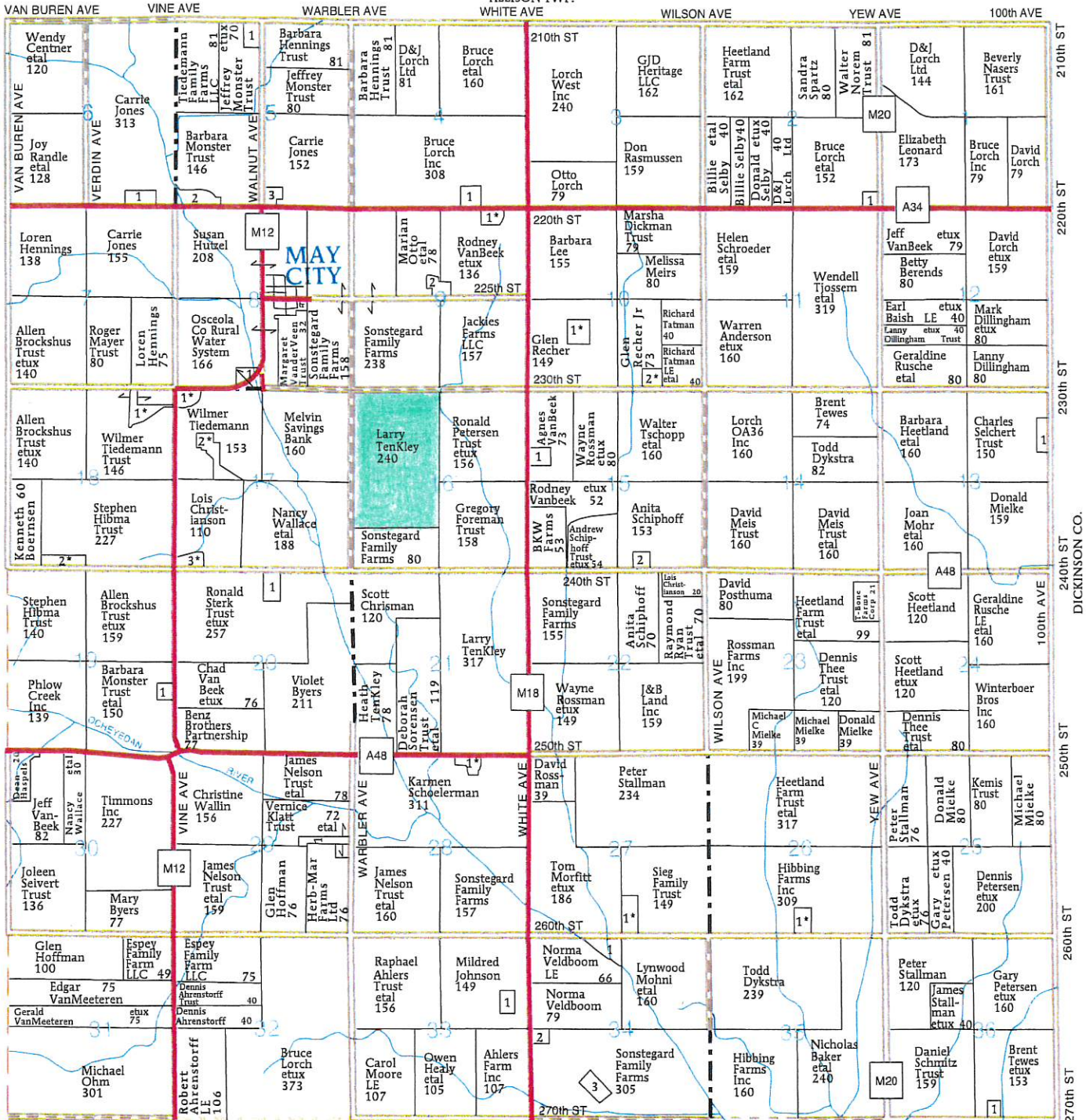
HARRISON PLAT

(Landowners)



R-39-W

ALLISON TWP.



BAKER TWP.

DICKINSON CO.

O'BRIEN CO.



Common Land Unit
Cropland Non-cropland CRP

2020 Crop Year

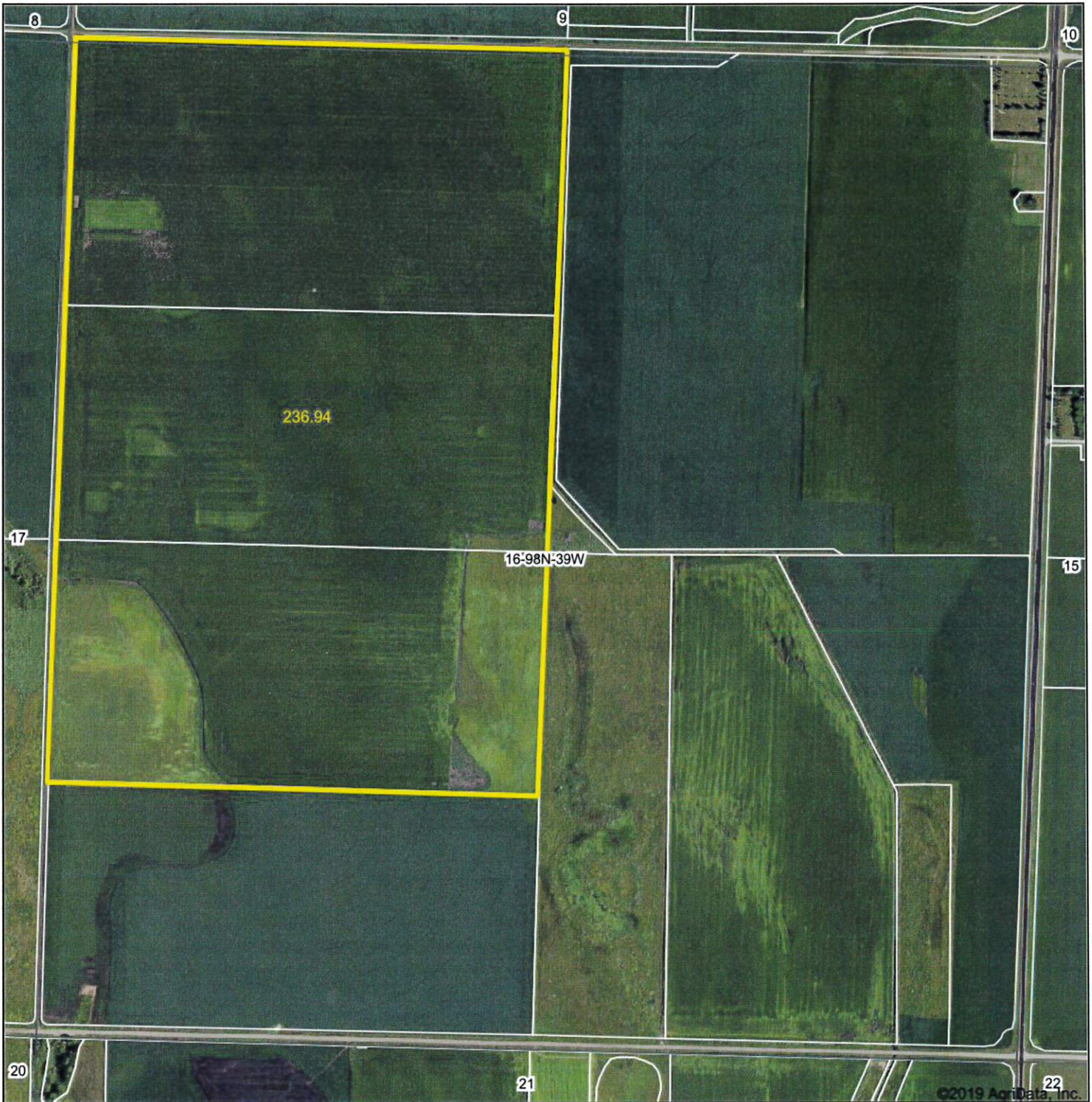
Farm 1902
Tract 2356

Wetland Determination Identifiers
● Restricted Use
▽ Limited Restrictions
■ Exempt from Conservation Compliance Provisions



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

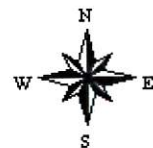
Aerial Map



Map Center: 43° 18' 21.55, -95° 27' 26.58



16-98N-39W
Osceola County
Iowa

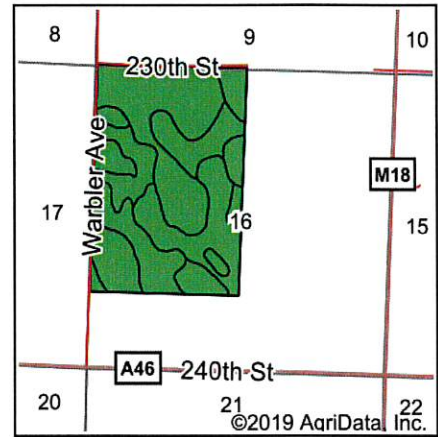
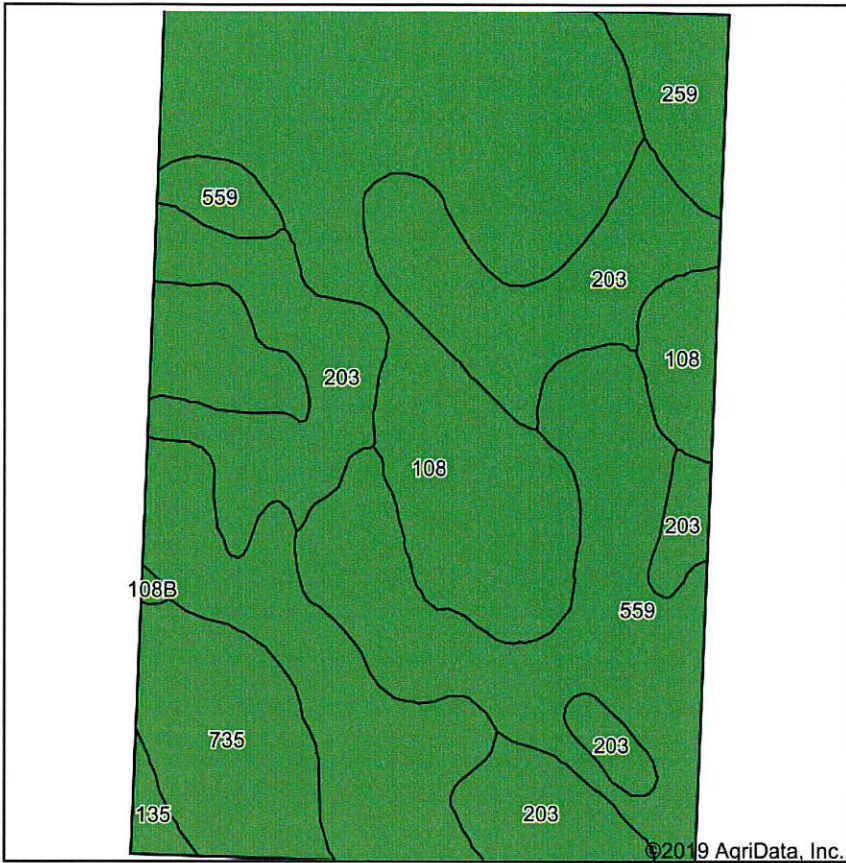


1/3/2020



Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Iowa**
 County: **Osceola**
 Location: **16-98N-39W**
 Township: **Harrison**
 Acres: **236.94**
 Date: **1/3/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IA143, Soil Area Version: 30							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
108	Wadena loam, 0 to 2 percent slopes	110.92	46.8%		IIs	56	47
203	Cylinder loam, 0 to 2 percent slopes	53.42	22.5%		IIs	58	49
559	Talcot silty clay loam, 0 to 2 percent slopes	44.52	18.8%		IIw	54	40
735	Havelock loam, 0 to 2 percent slopes, occasionally flooded	17.84	7.5%		IIw	74	57
259	Biscay clay loam, 0 to 2 percent slopes	8.11	3.4%		IIw	52	41
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	1.80	0.8%		IIw	76	58
108B	Wadena loam, 2 to 6 percent slopes	0.33	0.1%		Ile	52	41
Weighted Average						57.4	46.8

**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.