



LAND FOR SALE

98 Acres Woodbury County Section 31 Willow Township



Attractive inside all tillable level farm located on Hwy 141 west of Hornick, Iowa. Farmers Ditch borders the farm on the south providing access for drainage.

Take a drive, you'll like this farm.

FSA Information

	Cropland acres	95.78		
Corn Base acres	47.89	Soybean Base acres	47.89	
Corn PLC Yield	130	Soybean PLC Yield	49	

Luton soils CSR2 59

RE Taxes: \$ 2402 annually

Price: \$ 735,000.00
\$7500 per acre

Jon Hjelm ALC **712-240-3529**
The ACRE Co. **712-262-3529**

theacreco.com

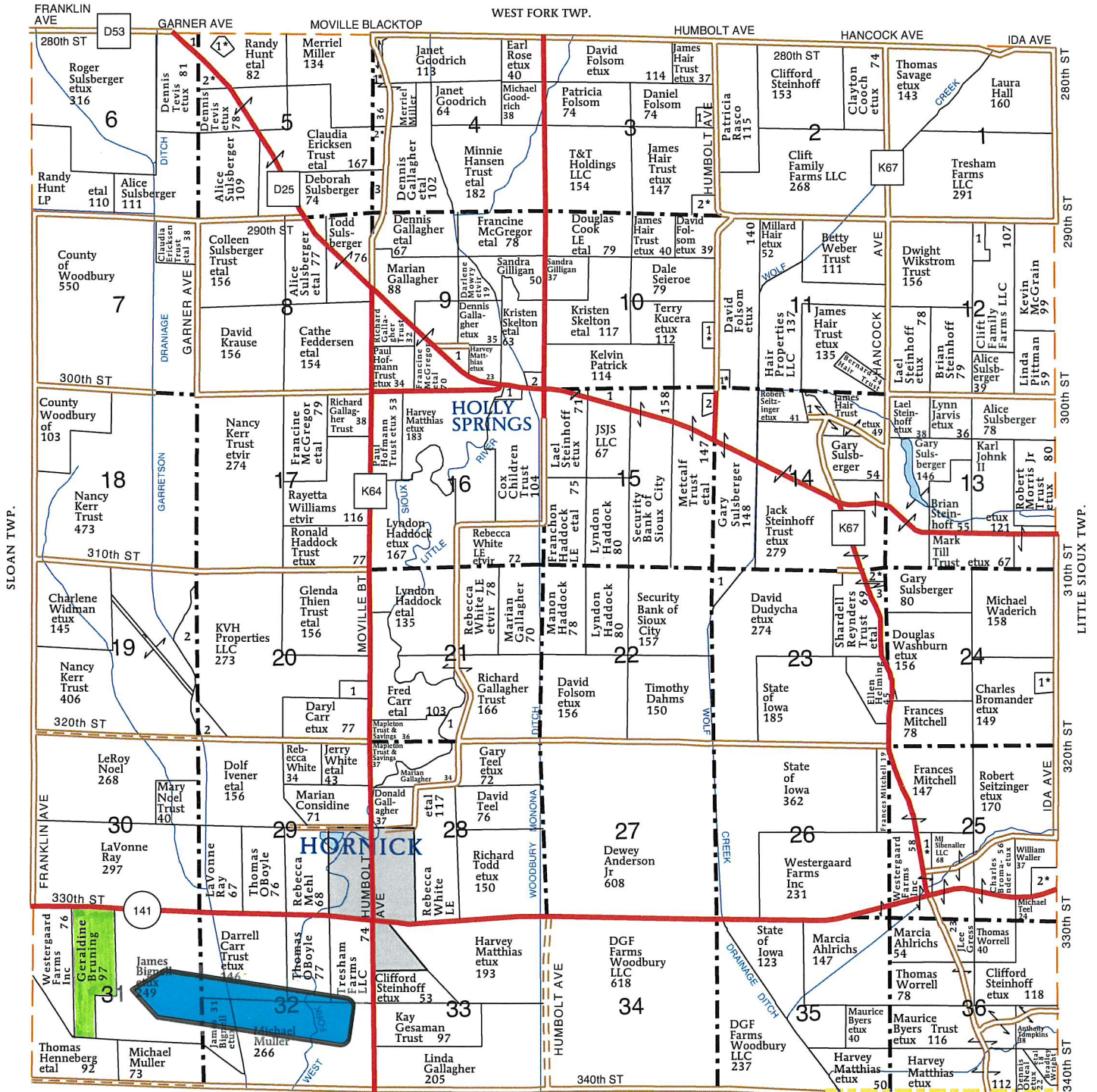
T-86-N

WILLOW PLAT

R-45-W

(Landowners)

WEST FORK TWP.



MONONA CO.



United States
Department of
Agriculture

Woodbury County, Iowa



2021 Program Year

Map Created March 23, 2021

Farm **2474**

Tract **2984**

Tract Cropland Total: 95.78 acres

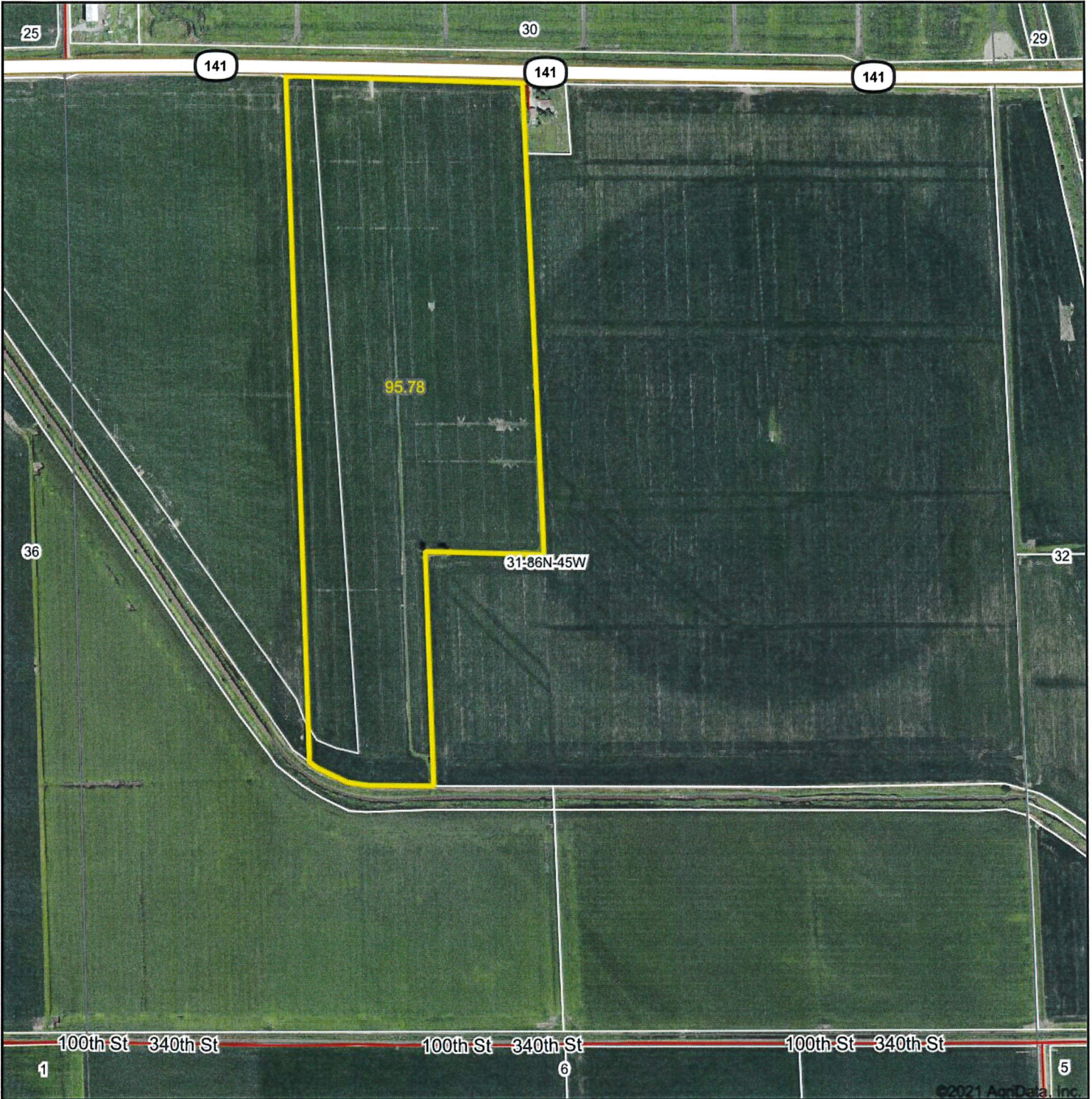
Wetland Determination Identifiers

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

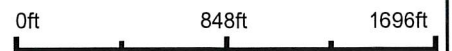
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USDA is an equal opportunity provider, employer, and lender.

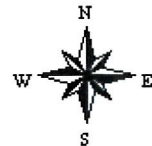
Aerial Map



Map Center: 42° 13' 14.26, -96° 7' 33.65



31-86N-45W
Woodbury County
Iowa

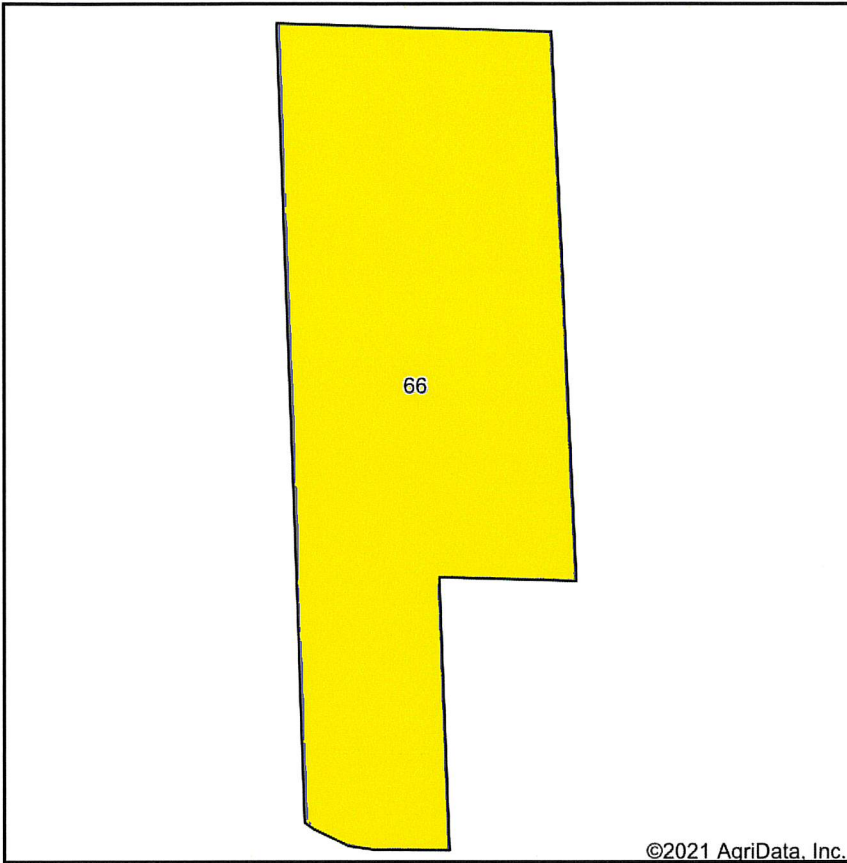


4/9/2021



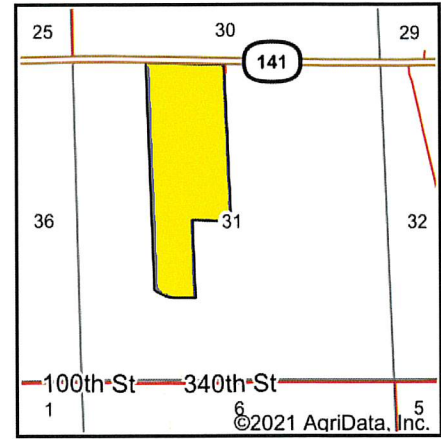
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Woodbury**
 Location: **31-86N-45W**
 Township: **Willow**
 Acres: **95.78**
 Date: **4/9/2021**



Maps Provided By:



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Area Symbol: IA193, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
66	Luton silty clay, 0 to 2 percent slopes, rarely flooded	95.78	100.0%			59	37
Weighted Average						59	37

**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.

