



# LAND FOR SALE

## 118 Acres Dickinson Co. Section 10 Superior Township



*Top Farmland Investment*

Great looking all tillable very gently rolling productive farm

Located 4 miles north of Superior,  
1 mile east of Hwy 71 on 100<sup>th</sup> Street

116.8 FSA crop acres    CSR2 78  
Annual RE Taxes: \$ 3016

Price: \$ 1,292,000.00  
\$ 10,950 per acre

*For more information contact*  
**Jon Hjelm ALC 712-240-3529**  
**The ACRE Co. 712-262-3529**  
**[theacreco.com](http://theacreco.com)**

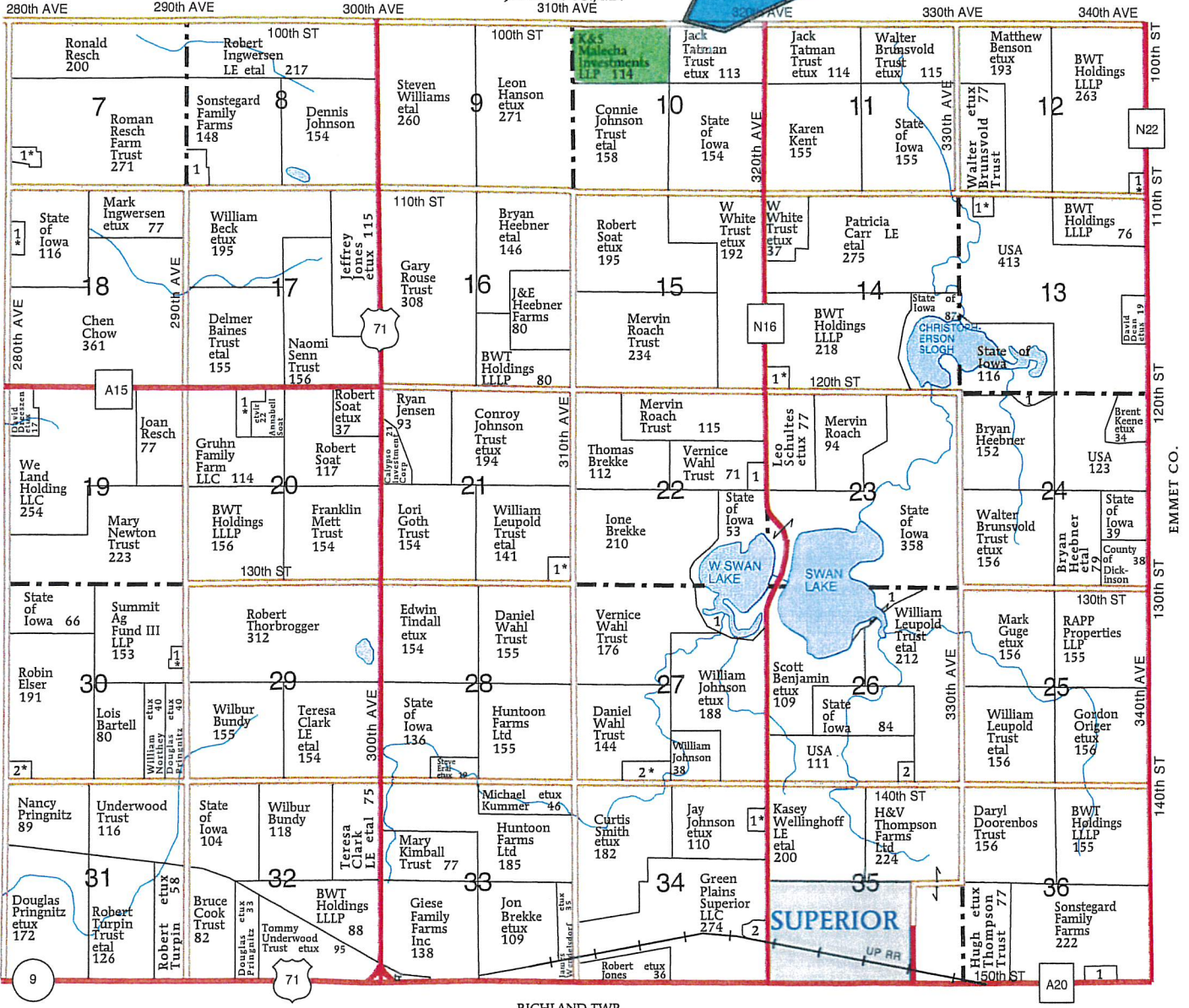
T-100-N

# SUPERIOR PLAT

R-35-W

(Landowners)

JACKSON CO., MN  
310th AVE



RICHLAND TWP.

**Jon Hjelm**  
"Iowa's Land Auctioneer"

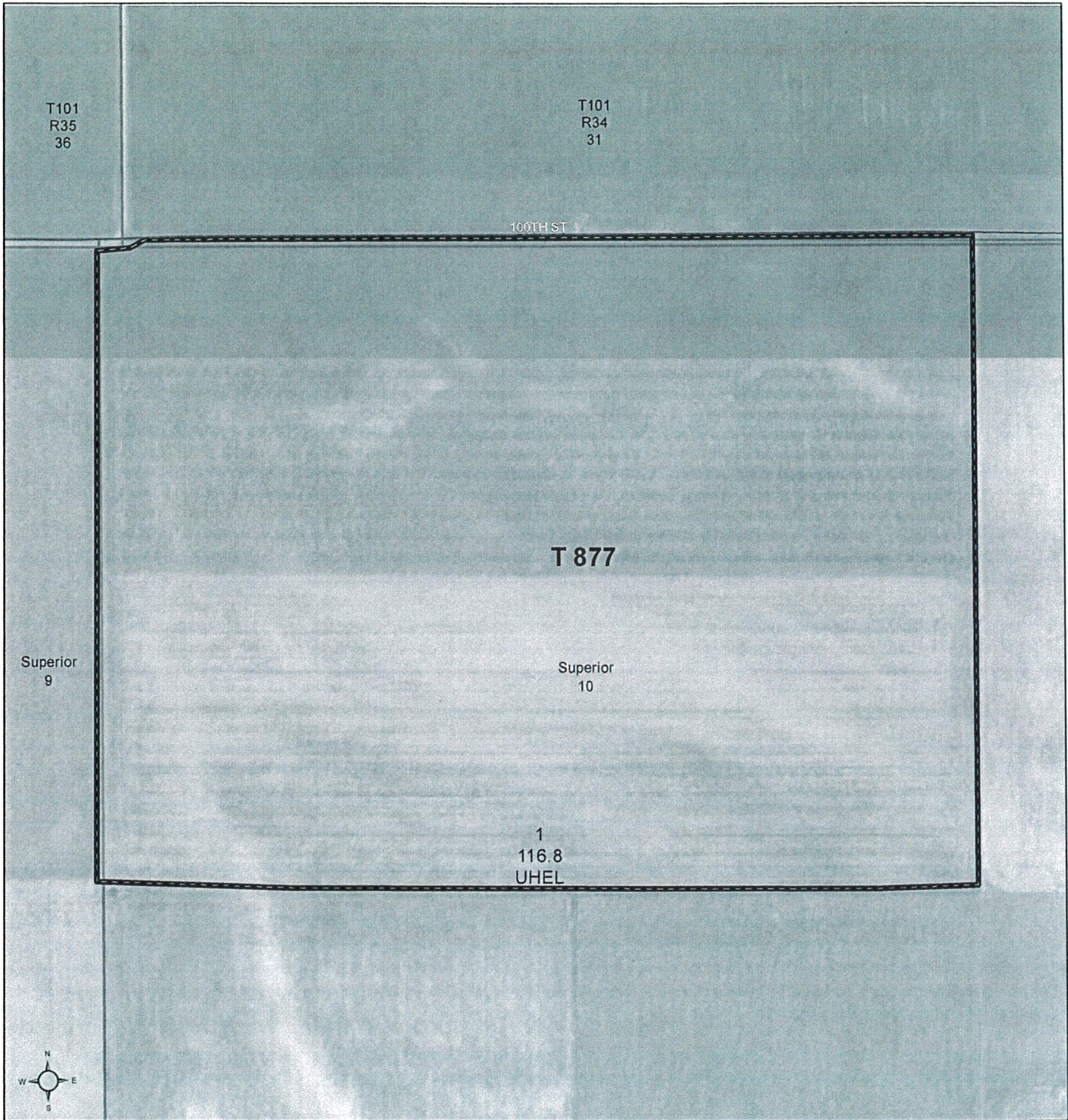
**The ACRE Co.**  
Broker/Owner/Land Auctioneer  
theacrec.com

Gateway North Mall, Suite E 15  
PO Box 833  
Spencer, IA 51301  
E-mail: acreco@yahoo.com

Office: 712-262-3529  
Cell: 712-240-3529

Professional Farm Real Estate Sales / Exchanges / Auctions



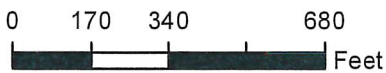


Common Land Unit  PLSS

- Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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



2015 Ortho Imagery

2017 Program Year  
Map Created December 02, 2016

Farm **993**  
Tract **877**

**Tract Cropland Total: 116.80 acres**

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# Aerial Map



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Map Center: 43° 29' 53.97, -94° 58' 10.78



**10-100N-35W**  
**Dickinson County**  
**Iowa**



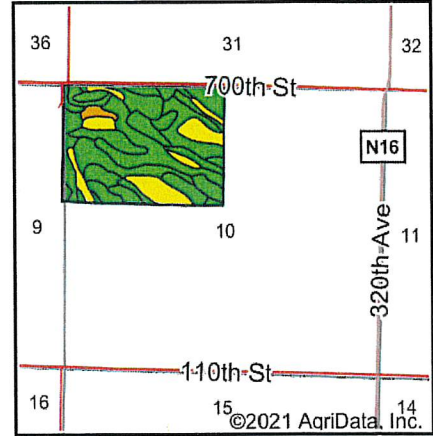
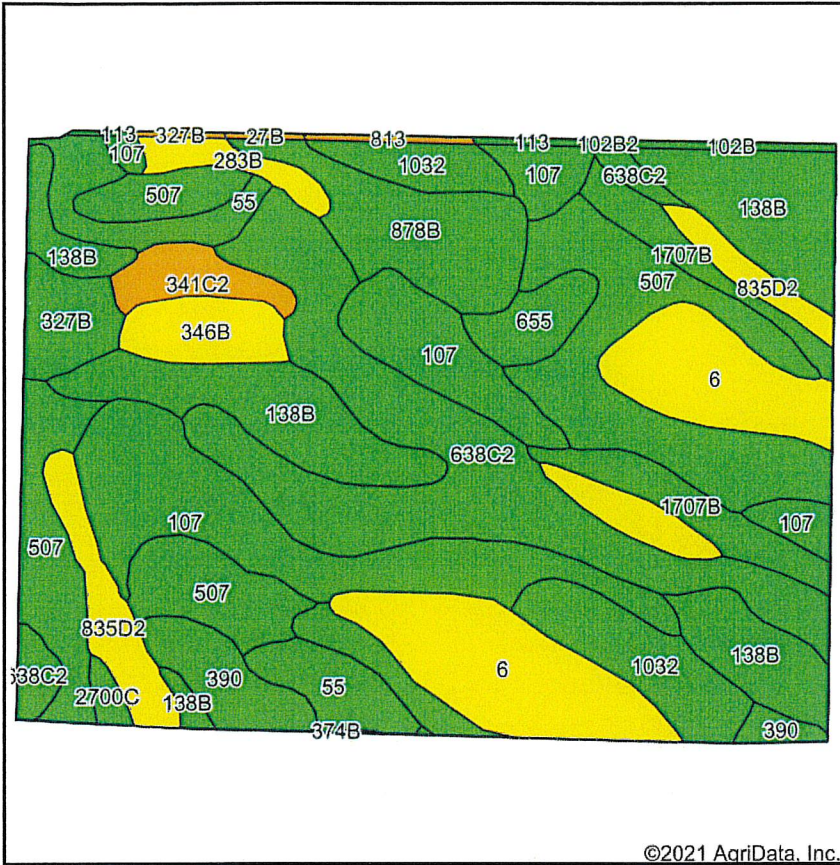
10/14/2021



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

# Soils Map



State: **Iowa**  
 County: **Dickinson**  
 Location: **10-100N-35W**  
 Township: **Superior**  
 Acres: **116.8**  
 Date: **10/14/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA059, Soil Area Version: 30  
 Area Symbol: MN063, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Productivity Index	CSR2**	CSR	Corn Bu	Soybeans Bu
507	Canisteo clay loam, 0 to 2 percent slopes	17.84	15.3%		IIw		84	71		
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	16.14	13.8%		IIIe		75	52		
107	Webster clay loam, 0 to 2 percent slopes	15.56	13.3%		IIw		86	70		
138B	Clarion loam, 2 to 6 percent slopes	14.49	12.4%		Ile		89	73		
6	Okoboji silty clay loam, 0 to 1 percent slopes	11.40	9.8%		IIIw		59	43		
1032	Spicer silty clay loam, 0 to 2 percent slopes	7.16	6.1%		IIw		91	74		
878B	Ocheyedan loam, 2 to 5 percent slopes	5.46	4.7%		Ile		92	74		
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	5.32	4.6%		IVe		53	35		
55	Nicollet clay loam, 1 to 3 percent slopes	4.63	4.0%		Iw		89	73		
1707B	Delft-Terril complex, 1 to 5 percent slopes	4.58	3.9%		IIw		78	59		
390	Waldorf silty clay loam, 0 to 2 percent slopes	3.06	2.6%		IIw		69	59		
346B	Augusta Lake-Estherville complex, 2 to 5 percent slopes	2.37	2.0%		IIIe		54	40		
327B	Wadena-Augusta Lake-Clarion complex, 2 to 5 percent slopes	2.17	1.9%		Ile		70	55		
341C2	Estherville-Pilot Grove complex, 5 to 9 percent slopes, moderately eroded	1.85	1.6%		IVe		34	19		
655	Crippin loam, 1 to 3 percent slopes	1.77	1.5%		Ie		91	71		
283B	Dickman-Clarion complex, 2 to 5 percent slopes	1.32	1.1%		IIIe		59	44		
2700C	Ridgeton loam, 5 to 9 percent slopes	0.43	0.4%		IVe		84	66		
102B	Clarion loam, 2 to 6 percent slopes	0.41	0.4%		Ile	95	89			
813	Spicer-Lura complex	0.26	0.2%		IIw	87	0		164	48
113	Webster clay loam, 0 to 2 percent slopes	0.24	0.2%		IIw	93	86			
27B	Dickinson sandy loam, 1 to 6 percent slopes	0.11	0.1%		IIIe	60	0		113	33

327B	Dickman sandy loam, 2 to 6 percent slopes	0.11	0.1%		lle	49	20				
374B	Okabena silty clay loam, 1 to 5 percent slopes	0.06	0.1%		lw		91	73			
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	0.06	0.1%		lle	95	87				
<b>Weighted Average</b>						<b>2.34</b>	<b>0.9</b>	<b>78</b>	<b>*-</b>	<b>0.5</b>	<b>0.1</b>

\*\*IA has updated the CSR values for each county to CSR2.

\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

**Abbreviated 156 Farm Record**

Operator Name : LEON RAY HANSON  
 Farms Associated with Operator : 19-059-979, 19-059-993, 19-041-1365, 19-059-3672  
 CRP Contract Number(s) : None

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
116.80	116.80	116.80	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	116.80	0.00		0.00		0.00	0.00	

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	57.40	0.00	0	143	
Soybeans	57.40	0.00	0	43	
<b>TOTAL</b>	<b>114.80</b>	<b>0.00</b>			

**NOTES**

Tract Number : 877

Description : NW4 10 100 35 SUPERIOR  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : LEON RAY HANSON, LEO R HANSON AND ROMAINE HANSON REVOCABLE TRUST  
 Other Producers : None

**Tract Land Data**

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116.80	116.80	116.80	0.00	0.00	0.00	0.00	0.00
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**NOTES**

T. 100 N.

730 000 FEET



107

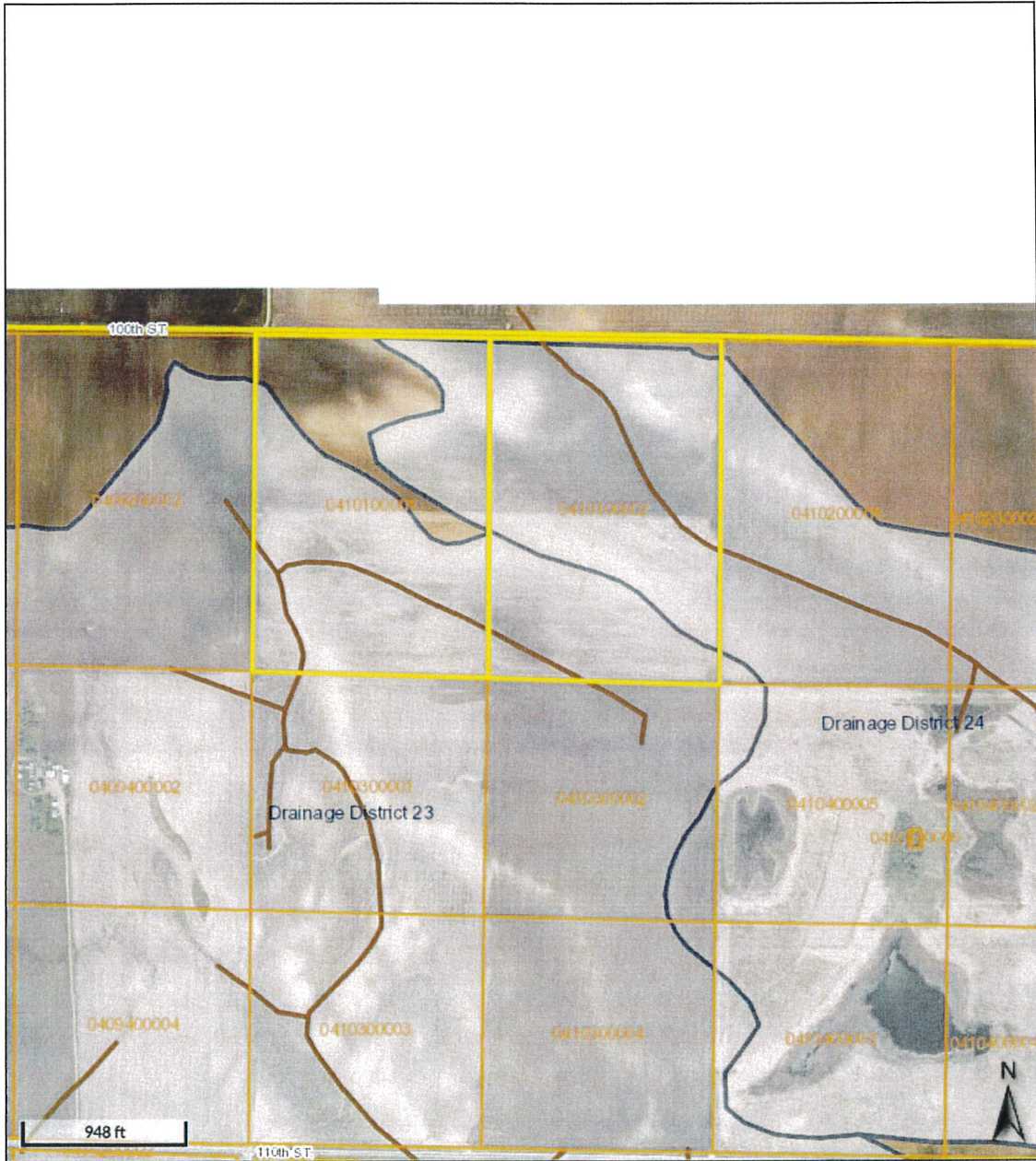
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1 1 610 000 FEET

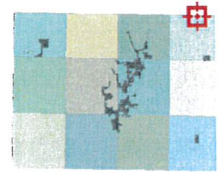
138C2

1 JA





Overview



Legend

Cartographic

-  <all other values>
  -  Lot Carto
  -  Misc Carto
  -  Parcel Carto
  -  Parcel Owner Hool
  -  Railroad Carto
  -  Road Carto
  -  Parcels
  -  City Limits
  -  Townships
  -  Manufactured Home Parks
  -  Lakes
- Drainage Tiles
-  Ditch
  -  Tile
  -  Drainage Districts
  -  State & US Highways
  -  Paved County Road
  -  Centerlines

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Developed by  **Schneider**  
GEO SPATIAL

