

FARM FOR SALE

117 m/l Acres O'Brien County Section 3 Hartley Township

Good looking blend of cropland & pasture

Prime location north of Hartley on M18 (White Ave.)

93.4 FSA crop acres in two fields
19.4 acres of pasture

Soils: Sac, Colo, Biscay, Spillville CSR2 79.9

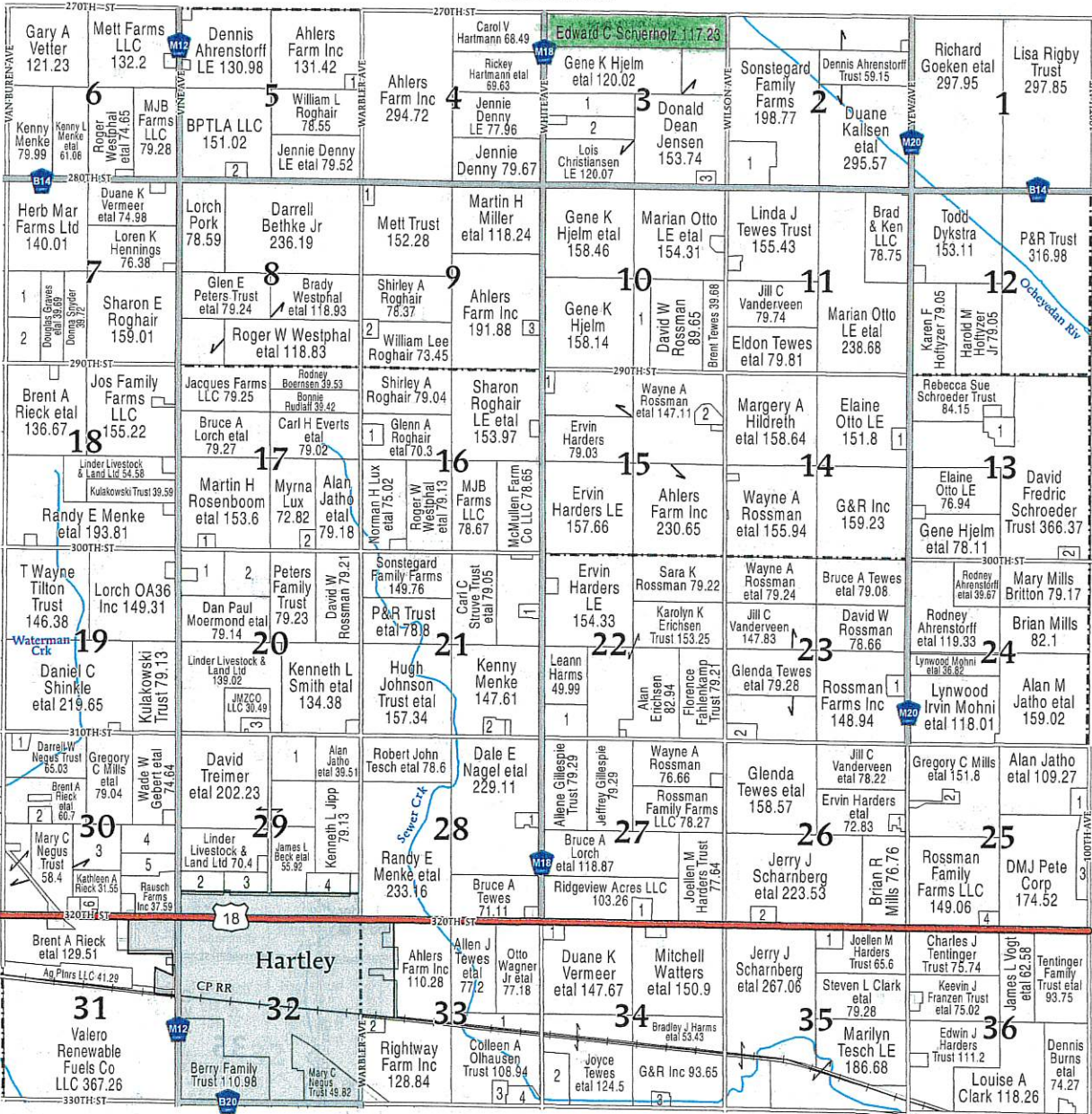
Annual RE Taxes: \$ 2822

Price: \$ 1,166,500.00
\$9970 per acre

Call Austin Peterson for more information
712-260-3678

The ACRE Co. 712-262-3529
theacrecos.com

(Landowners)
OSCEOLA CO



OMEGA TWP

TOWNSHIP	SECTION 15	SECTION 27
SECTION 2	1 OTTO, JEFFREY L ETAL 5.34	1 VANLOON, LAVERN ETAL 8.79
RICHARD L 40.19	2 JOHNSON, KIRK E ETAL 9.09	SECTION 28
SECTION 3	SECTION 16	1 LAW, RICKIE C ETAL 7.03
IE 39.13	1 HOPPE PROP V LLC 8.81	SECTION 29
LOIS 35.68	SECTION 17	1 BERRY FAMILY TRUST 39.47
ETAL 6.11	1 STUART, JEREMY 5.09	2 HARTLEY COMMUNITY SCHOOL DIST 19.73
SECTION 5	2 JACOBS, ROBERT C 6.38	3 METT TRUST 19.27
CO LLC 5	SECTION 20	4 BECK, JAMES L ETAL 19.15
CA ETAL 7.3	1 GUGGISBERG TRUST, SUSAN 35.13	SECTION 30
SECTION 7	2 GUGGISBERG TRUST, MARK ETAL 39.59	1 MENKE, KENNY 6.17
30.33	3 MALONEY, REBECCA S ETAL 8.75	2 HULSTEIN FEEDYARDS LLC 10.55
SECTION 9	SECTION 21	3 RIECK, KATHY A 90.04
TAL 5.5	1 SADLER JR, DONALD V ETAL 6.1	4 GARNER TRUST, VIRGINIA E 30.46
LC 6.17	2 JOHNSON, JAY D 7.66	5 RAUSCH, WILLIAM J ETAL 22.51
M ETAL 5.5	SECTION 22	6 LARSON, MICHAEL J ETAL 5.03
SECTION 10	1 HARMS, BRADLEY J ETAL 29.01	SECTION 33
29.22	SECTION 23	1 HARTLEY INC 24.39
SECTION 13	1 CALEASE, ROGER D 8.3	2 HENNINGSON, JAMESON W ETAL 6.82
2	2 VANDERVEEN FAMILY FARMS INC 10.6	3 RIECK'S REALITY FARMS INC 6.86
SECTION 14	SECTION 25	4 RIECK, DAVID E ETAL 12.08
H 7.15	1 HOBSON, SETH ETAL 9.59	SECTION 34
LLC 5.84	2 MILLS, GREGORY C ETAL 7.17	1 DODD, CHRISTOPHER PAUL ETAL 6.85
2	3 COUNTY OF O'BRIEN 19.49	2 FAHLENKAMP, RANDY D ETAL 27.33
3	4 RUSCH, MORRIS 6.14	3 KRAMER, RANDALL L ETAL 5.53
SECTION 16	SECTION 26	SECTION 35
1 ANDERSON, DANIEL G ETAL 5.13	1 ANDERSON, DANIEL G ETAL 5.13	1 HARMS, BRADLEY J ETAL 10
2 STRUVE, DELBERT ETAL 8.16	2 STRUVE, DELBERT ETAL 8.16	

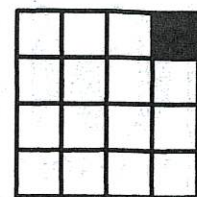
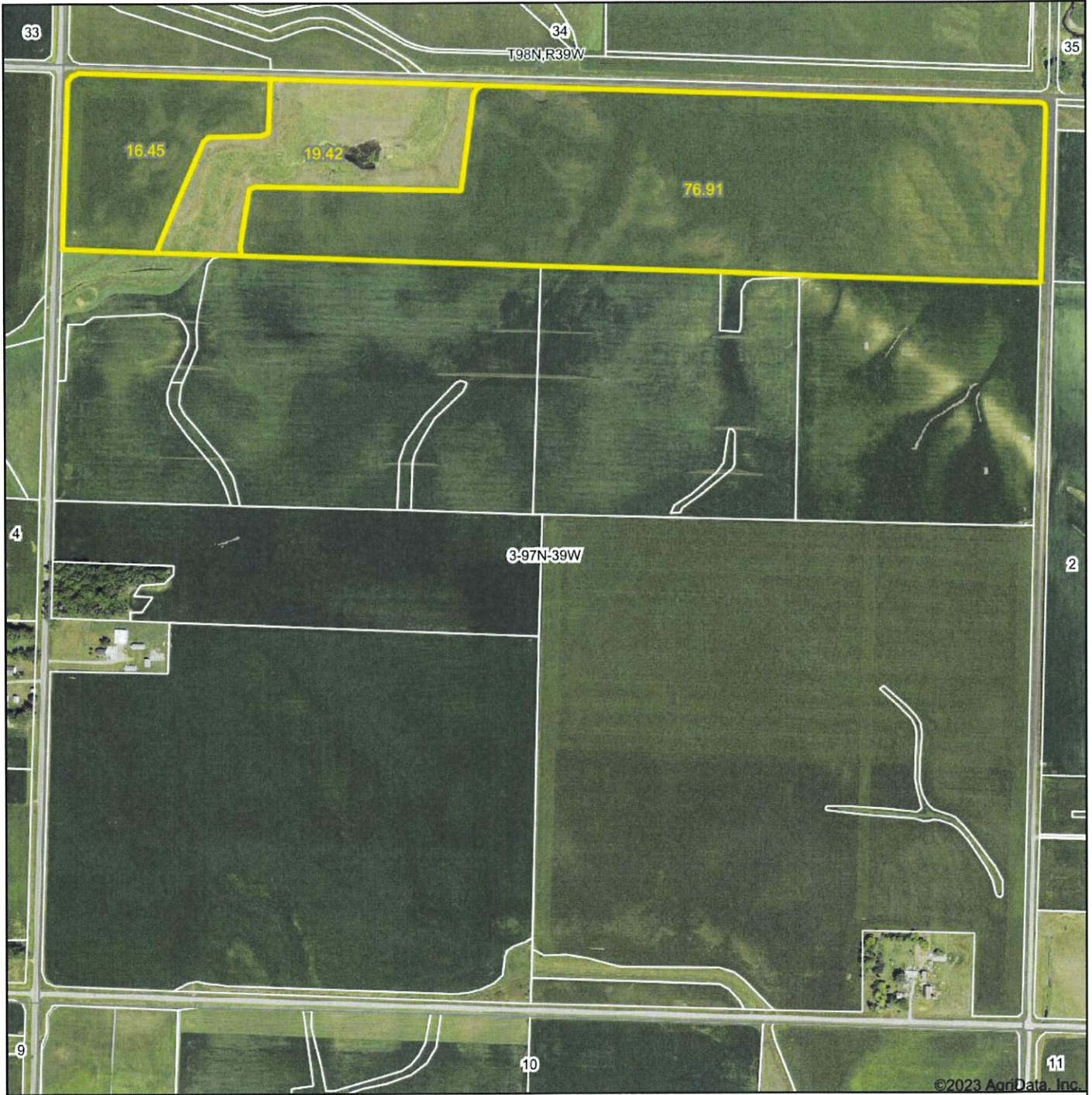


Photo
Abs

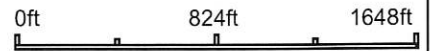
Aerial Map



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Map Center: 43° 14' 55.25, -95° 26' 15.33

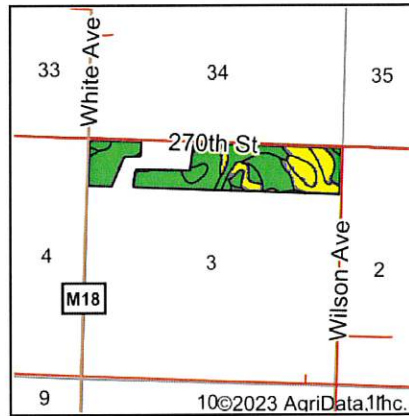
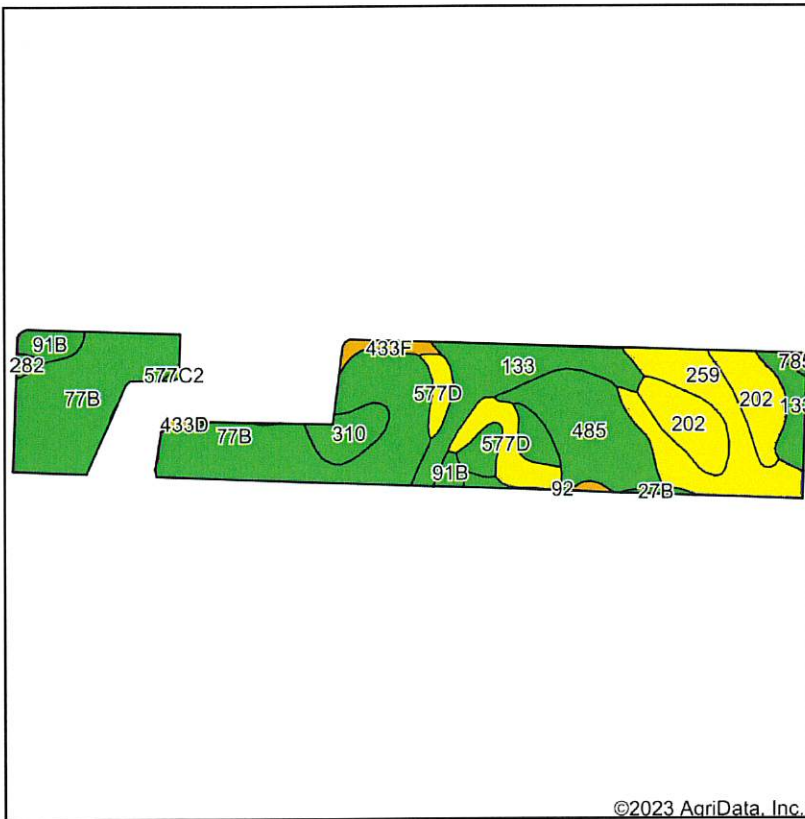


3-97N-39W
O'Brien County
Iowa



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

Soils Map



State: **Iowa**
 County: **O'Brien**
 Location: **3-97N-39W**
 Township: **Hartley**
 Acres: **93.36**
 Date: **2/17/2023**



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Soils data provided by USDA and NRCS.

Area Symbol: IA141, Soil Area Version: 27								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	34.13	36.6%		Ile	95	68	
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	11.96	12.8%		Ilw	78	73	
259	Biscay clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	11.04	11.8%		Ilw	54	67	
485	Spillville loam, 0 to 2 percent slopes	10.93	11.7%		Ilw	88	75	
202	Cylinder clay loam, 24 to 32 inches to sand and gravel, 0 to 2 percent slopes	9.18	9.8%		Ils	59	58	
577D	Everly clay loam, 9 to 14 percent slopes	5.35	5.7%		Ille	56	39	
310	Galva silty clay loam, 0 to 2 percent slopes	3.10	3.3%		I	100	75	
91B	Primghar silty clay loam, 2 to 5 percent slopes	2.43	2.6%		Ile	95	78	
27B	Terril loam, 2 to 5 percent slopes	2.05	2.2%		Ile	90	70	
433F	Storden loam, 18 to 25 percent slopes	1.24	1.3%		Vle	8	5	
310B	Galva silty clay loam, 2 to 5 percent slopes	0.51	0.5%		Ile	95	70	
433D	Storden loam, 9 to 14 percent slopes	0.51	0.5%		Ille	39	38	
282	Ransom silty clay loam, 1 to 3 percent slopes	0.41	0.4%		Iw	100	75	
785	Spillco loam, 0 to 2 percent slopes, occasionally flooded	0.39	0.4%		Ilw	73	74	
577C2	Everly clay loam, 5 to 9 percent slopes, moderately eroded	0.13	0.1%		Ille	75	48	
Weighted Average						2.08	79.9	66.3

**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.