

LAND FOR SALE

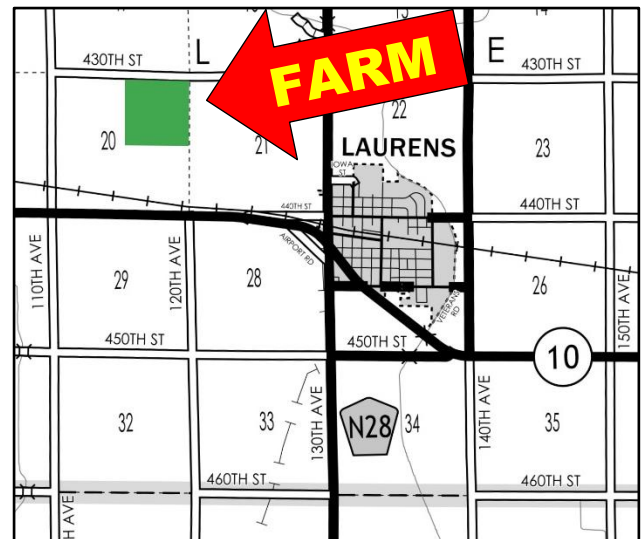
153 Acres Pocahontas County Section 20 Swan Lake Township



Highly Rated NW Iowa Farm

- 148.34 FSA crop acres
- Canisteo, Clarion, Nicollet, Webster, Kossuth soils
- Outstanding soil ratings CSR2 85.3
- Located 2 miles NW of Laurens
- RE Taxes: \$4480 annually

Price: \$2,279,700.00
\$14,900 per acre



Call Chuck Sikora for more information 712-260-2788

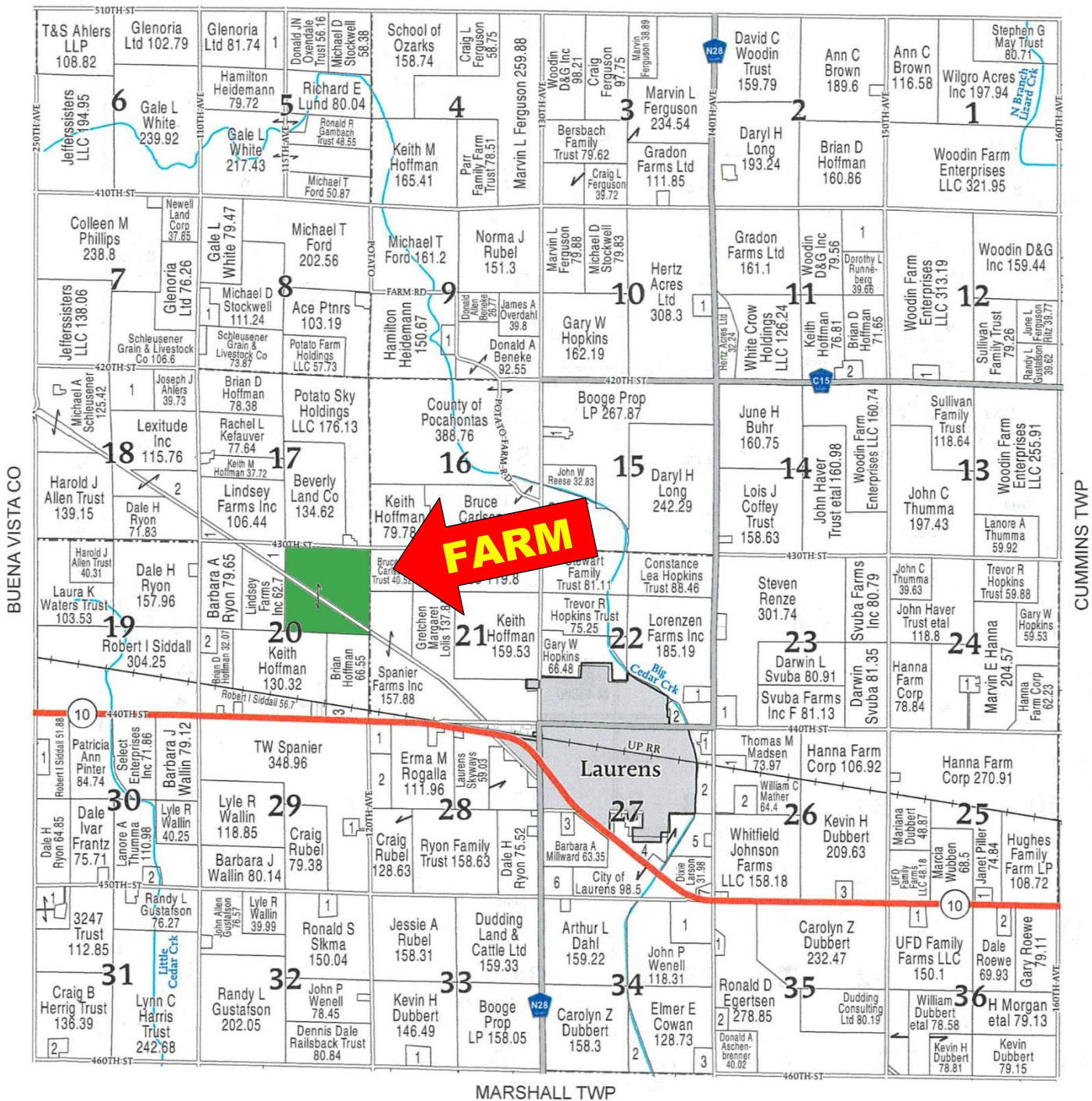
The ACRE Company - Spencer, Iowa
theacreco.com 712-262-3529

T-93-N

SWAN LAKE PLAT

R-34-W

(Landowners)
PALO ALTO CO





POCAHONTAS CO FSA **LAST CHANGE**
USDA **SWAN LAKE** **RECON**
20-93-34 FARM 7669
TRACT 14148

National_Wetland.SDE.wetlands
Wetland Determination Identifiers
● Restricted Use
▽ Limited Restrictions
□ Exempt from Conservation Compliance Provisions
pss_a_ia151
GIS_1A.sde.clu_r_ia151
NAIPIUSDA_CONUS_PRIME
RGB
■ Red: Band_1
■ Green: Band_2
■ Blue: Band_3



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Aerial Map



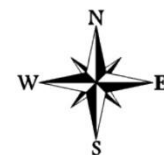
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Map Center: 42° 51' 27.29, -94° 53' 7.63



20-93N-34W
Pocahontas County
Iowa



5/22/2023

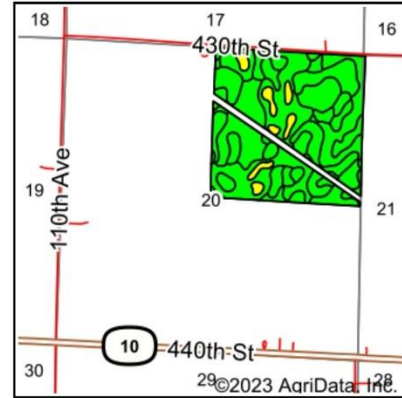
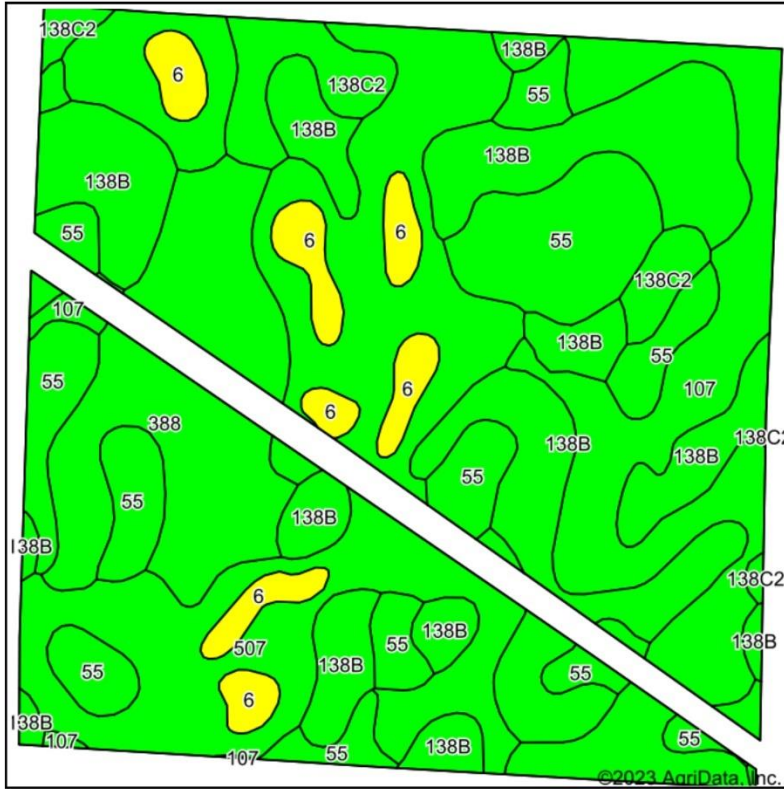
Maps Provided By:



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

Soils Map



State: **Iowa**
 County: **Pocahontas**
 Location: **20-93N-34W**
 Township: **Swan Lake**
 Acres: **148.34**
 Date: **5/22/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IA151, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	36.81	24.8%			Ilw	84 76
138B	Clarion loam, 2 to 6 percent slopes	36.13	24.4%			Ile	89 78
55	Nicollet clay loam, 1 to 3 percent slopes	23.68	16.0%			lw	89 86
107	Webster clay loam, 0 to 2 percent slopes	21.60	14.6%			llw	86 81
388	Kossuth silty clay loam, 0 to 2 percent slopes	16.73	11.3%			llw	86 75
6	Okoboji silty clay loam, 0 to 1 percent slopes	7.10	4.8%			llw	59 55
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	6.29	4.2%			llle	83 62
Weighted Average						1.93	85.3 77.1

**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
POCAHONTAS
Form: FSA-156EZ



FARM : 7669
Prepared : Apr 23, 2019
Crop Year : 2019

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
Farms Associated with Operator :
CRP Contract Number(s) : None
Recon ID : 19-151-2019-109

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
148.34	148.34	148.34	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.Rel. Activity	Broken From Native Sod
0.00	0.00	148.34	0.00		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	91.00	0.00	0	181	
Soybeans	57.34	0.00	0	50	
TOTAL	148.34	0.00			

NOTES

Tract Number : 14148

Description : NE4 SEC 20 93 34
FSA Physical Location : IOWA/POCAHONTAS
ANSI Physical Location : IOWA/POCAHONTAS
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : SUMMIT AG FUND III LLP
Other Producers : None
Recon ID : 19-151-2019-108

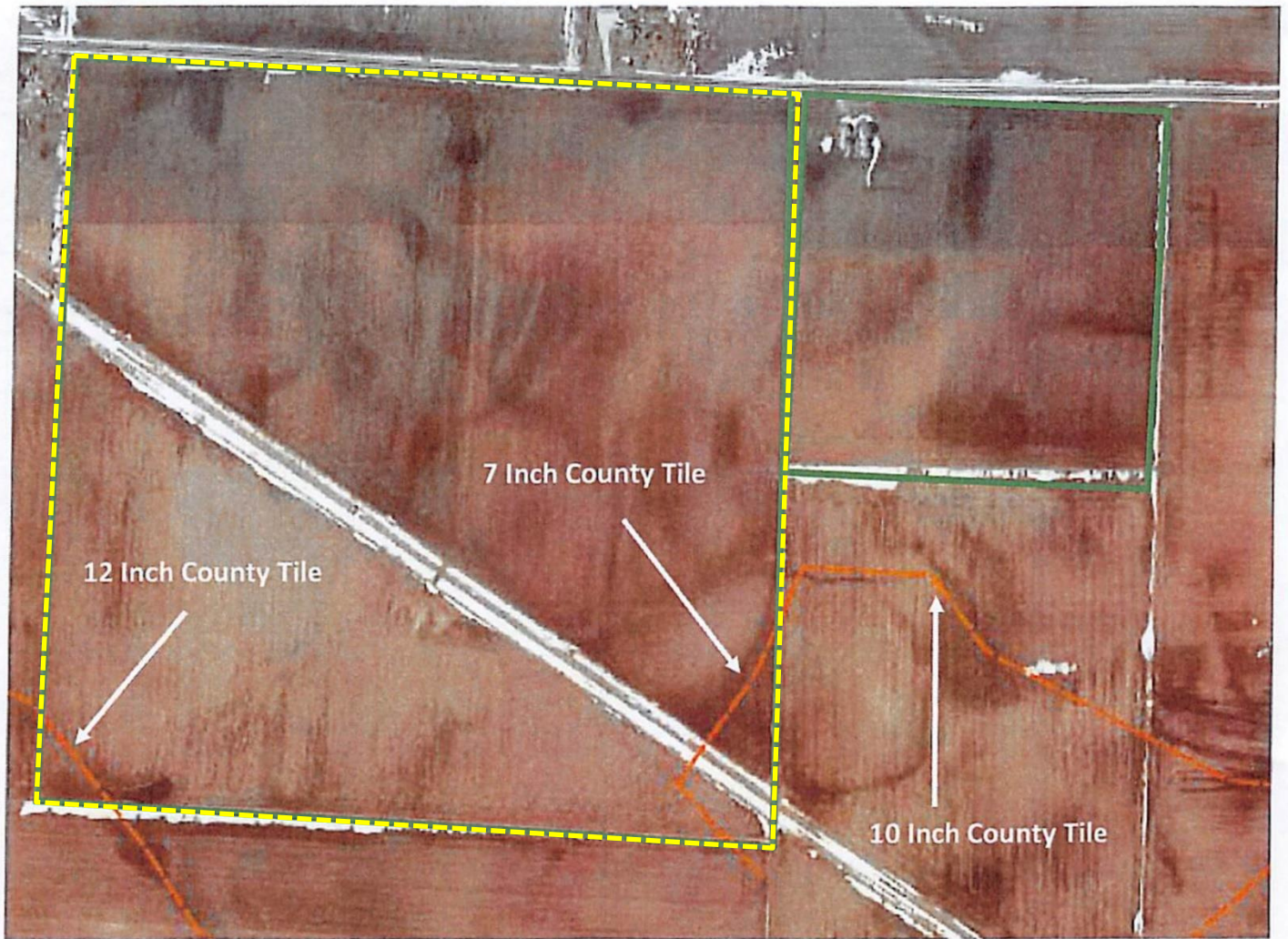
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
148.34	148.34	148.34	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	148.34	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	91.00	0.00	0	181

County Tile Map



Additional Tile

