

FARMLAND FOR SALE

71 ACRES CUMMINS TOWNSHIP POCAHONTAS COUNTY, IOWA

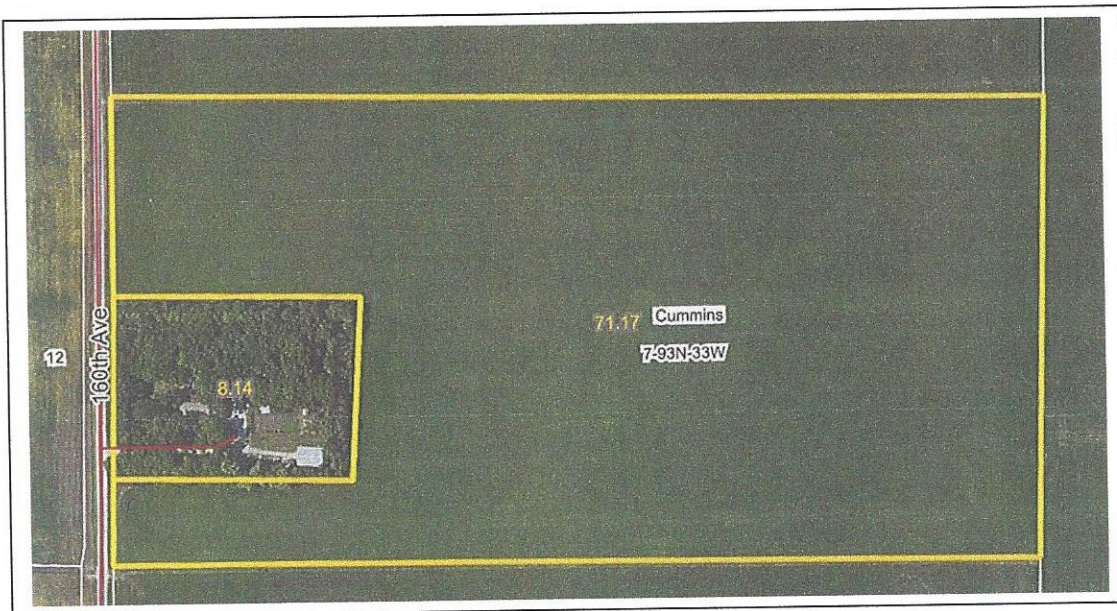
Legal Description: The South One-Half of the Northwest One-Quarter (S1/2NW1/4) of Section Seven (7) Township Ninety-Three (93) North, Range Thirty-Three (33) West of the 5th PM, Pocahontas County, Iowa, excluding the 8 acre acreage.

Soil Types: Canisteo, Webster, Nicollet

CSR2: 83.2 **CSR1:** 76.9

Taxes: \$ 1,943.00

Possession: Available for 2019 farming season



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Aerial Map



S ◊ R ◊ E

map center: 42° 53' 14.21, -94° 47' 28.03

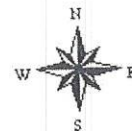
0ft 502ft 1004ft

Sadusky Real Estate
Phone: 712-732-1312

Maps Provided By:



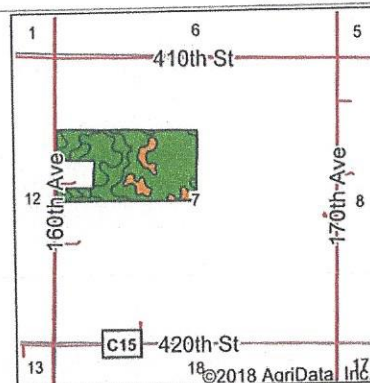
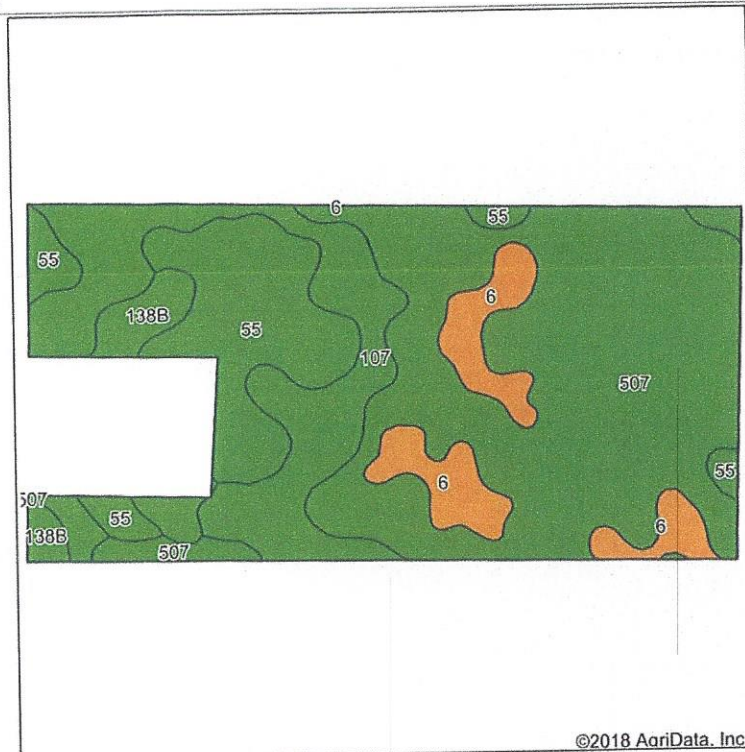
7-93N-33W
Pocahontas County
Iowa



11/29/2018

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

Soils Map



State: Iowa
 County: Pocahontas
 Location: 7-93N-33W
 Township: Cummins
 Acres: 71.17
 Date: 1/8/2019

S - R - E

Sadusky Real Estate
 Phone: 712-732-1312

Maps Provided By:



Area Symbol: IA151, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Soil Drainage	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	CSR	*n NCCPI Soybeans
507	Canisteo clay loam, 0 to 2 percent slopes	35.35	49.7%		2ft.	Poorly drained	IIw	224	4.7	65	84	76	79
107	Webster clay loam, 0 to 2 percent slopes	14.36	20.2%		0.6ft.	Poorly drained	IIw	224	4.7	65	86	81	80
55	Nicollet clay loam, 1 to 3 percent slopes	11.95	16.8%		1.5ft.	Somewhat poorly drained	Iw	233.6	6.1	67.7	89	86	78
6	Okoboji silty clay loam, 0 to 1 percent slopes	6.50	9.1%		0ft.	Very poorly drained	IIIw	177.6	3.7	51.5	59	55	77
138B	Clarion loam, 2 to 6 percent slopes	3.01	4.2%		2.9ft.	Moderately well drained	Ile	225.6	6.3	65.4	89	78	83
Weighted Average								221.4	4.9	64.2	83.2	76.9	*n 79

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

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*c: The aggregation method is "Weighted Average using major components"

Soils data provided by USDA and NRCS.

*c: Using Capabilities Class Dominant Condition Aggregation Method

LEGAL DESCRIPTION

The South Half of the Northwest Quarter ($S\frac{1}{2}NW\frac{1}{4}$) of Section 7, Township 93 North, Range 33, West of the 5th P.M., Pocahontas County, Iowa, except a part of the fractional Northwest Quarter ($NW\frac{1}{4}$) of Section 7, Township 93 North, Range 33, West of the 5th P.M., Pocahontas County, Iowa described as follows: Beginning at a point on the west line of the $NW\frac{1}{4}$ of said Section, at a distance of 254.66 feet north of the West quarter corner of said Section 7; thence South $89^{\circ} 26.9'$ East 708.14 feet; thence North $2^{\circ} 20.9'$ East 494.54 feet; thence North $89^{\circ} 42.0'$ West 728.45 feet to a point on the west line of the $NW\frac{1}{4}$ of said Section 7; thence South $0^{\circ} 0.0'$ East 491.17 feet to the point of beginning, subject to County road right of way and any other existing easements. Note: The west line of the fractional $NW\frac{1}{4}$ of said Section 7 is assumed to bear true North and South.

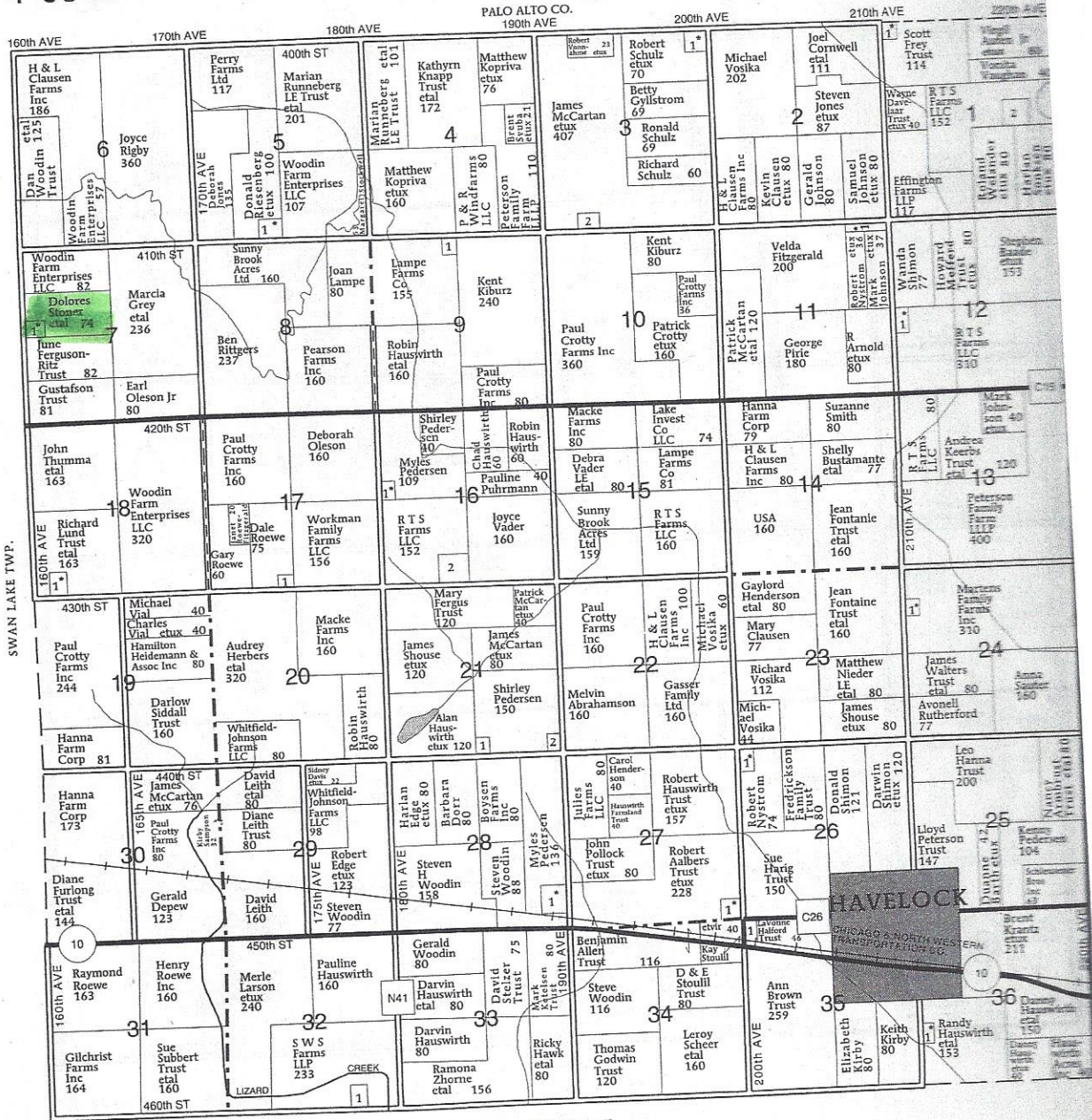
T-93-N

CUMMINS PLAT

(Landowners)

PALO ALTO CO.

R-33-W



CUMMINS TOWNSHIP

SECTION 1

1. Wirtz, Keith 6
2. Hawkeye Ag LLP 8

SECTION 3

1. McCartan, James 14
2. McCartan, Mary 13

SECTION 5

1. Woodford, Kenneth 5

SECTION 7

1. Stoner, Wayne 8

SECTION 9

1. NFP Farms LLP 5

SECTION 11

1. Gunn, Gerald 7

SECTION 12

1. Reinders, Daniel 10

SECTION 16

1. Pedersen, Dean 11
2. Hawkeye Partners LLP 8

SECTION 17

1. Roewe Farms Ltd 5

SECTION 18

1. Lund, Richard 5

SECTION 21

1. Pedersen, Kenny 5

SECTION 24

1. Hauswirth, Kevin 6

SECTION 26

1. Nystrom, Robert 6

SECTION 27

1. Barth, Duanne 8

SECTION 32

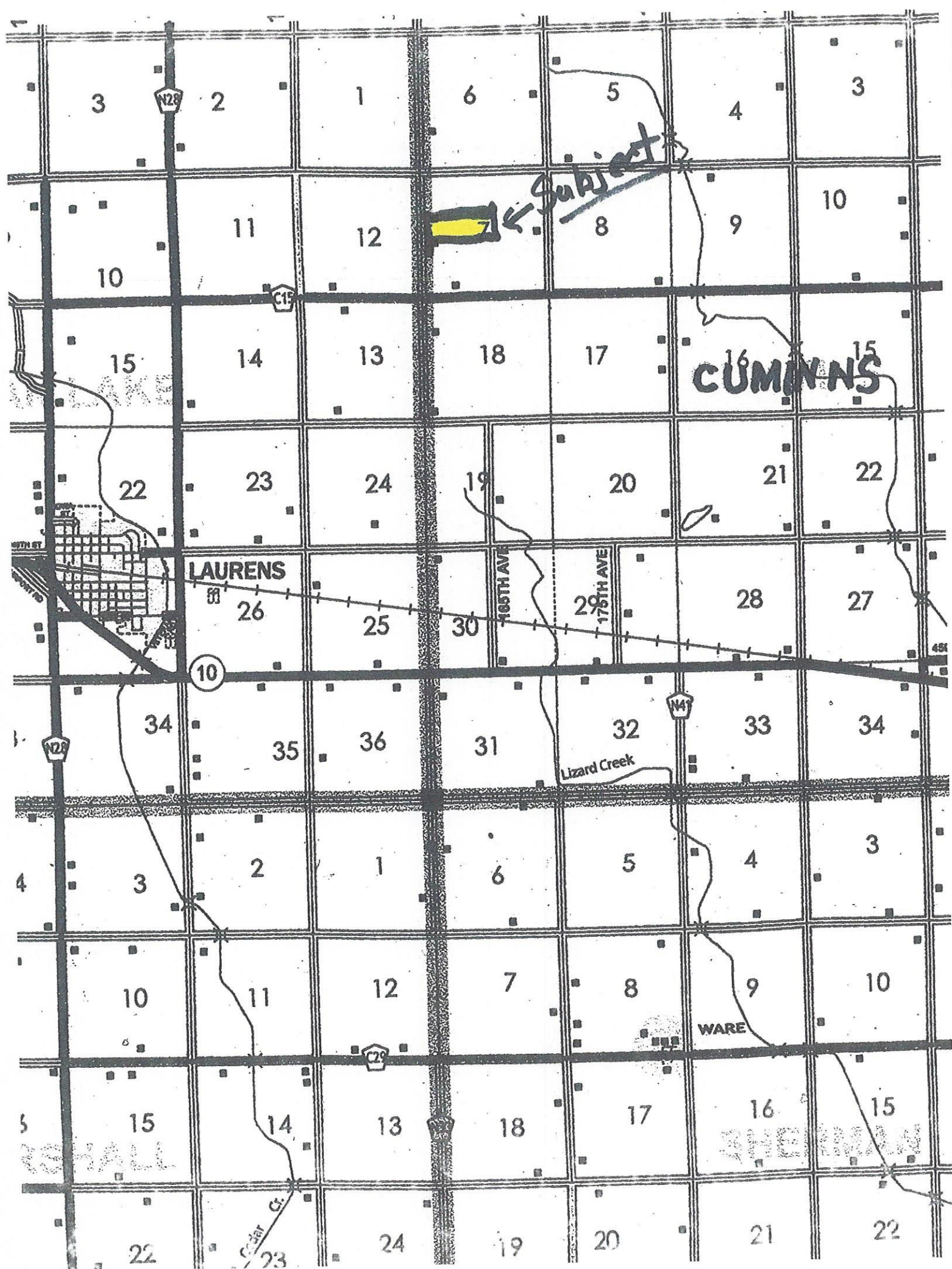
1. Hawkeye Partners LLP 7

SECTION 35

1. Cook, Clifford 7

SECTION 36

1. Hauswirth, Randy 7



Parcel Search

Display Search Box

Annual Taxes \$1,943.00

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Owner	Items	Due	Status
Stoner, Dolores K	2	Total: 1,001.00 First Installment Due: 0.00 ☐ Pay Second Installment: 1,001.00	Unpaid Details/Pay Partial

Parcel Number	District	Site or Legal Address	Year Type	Annual Amount	Status
000000207100005 Additional Information Assessment Information Request an address change.	040	SE NW	2018-2019-Real Estate	1,060.00	Unpaid

Installment	Interest Begins	Due	Other
First	10/02/2018	0.00	
Second	04/02/2019	☐ 530.00	0.00

Parcel Number	District	Site or Legal Address	Year Type	Annual Amount	Status
000000207100006 Additional Information Assessment Information Request an address change.	040	41340 160TH AVE	2018-2019-Real Estate	942.00	Unpaid

Installment	Interest Begins	Due	Other
First	10/02/2018	0.00	
Second	04/02/2019	☐ 471.00	0.00

First Total	0.00	Second Total	0.00	Group Total	0.00
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