

# LAND

# FOR SALE

Pocahontas County, IA

**160**  
+/- ACRES



Lic# S68105000



Lic# S68587000

**TANNER KNOWLTON**  
641-330-7727

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Scan for more info!



**PAT SIFERT**  
515-320-2491

Pat@HighPointLandCompany.com



# TRACT 2 SUMMARY

## 160+/- Acres • Pocahontas County, IA

**Listing Price: \$,240,000**

**Description:**

This consistent producing farm generates an outstanding 85.1 CSR2 across the entirety of the tillable acres and is located in a highly sought after area of Pocahontas County, Iowa. This area boasts a competitive local rental market and access to multiple grain markets in short proximity. These tract has provided well for the Woodin family for generations and are ready to provide for your family or operation for generations to come.

Tract two is conveniently located between Havelock, Pocahontas, and Rolfe, IA. Tract 2 features a CSR2 of 85.1 across the single, wide-open 154.81 FSA Cropland acre field. Great access and a strong local rental market makes this tract a good addition to an investment portfolio, existing operation or beginning farmer. This tract would make for a great addition to any operation alone or in combination with Tract 1.

**Property Address:** TBD 230th Ave, Havelock, IA 50546

**Property Features:**

- 85.1 CSR2
- 97% Tillable
- Minimal Waste
- Great Access
- Proximity to Multiple Grain Markets
- Set up well for Large Equipment
- Competitive Rental Market

**Driving Directions:** From Havelock, Head South on Highway 4 for 1.5 Miles, Turn Left (East) onto 470th St and Head East for 1 Mile. The property is Southeast of the intersection of 470th and 230th.

*\*This property is part of a listing of 2 tracts of a total of 240+/- acres\**



# PROPERTY PHOTOS

## TRACT 2





# PROPERTY PHOTOS

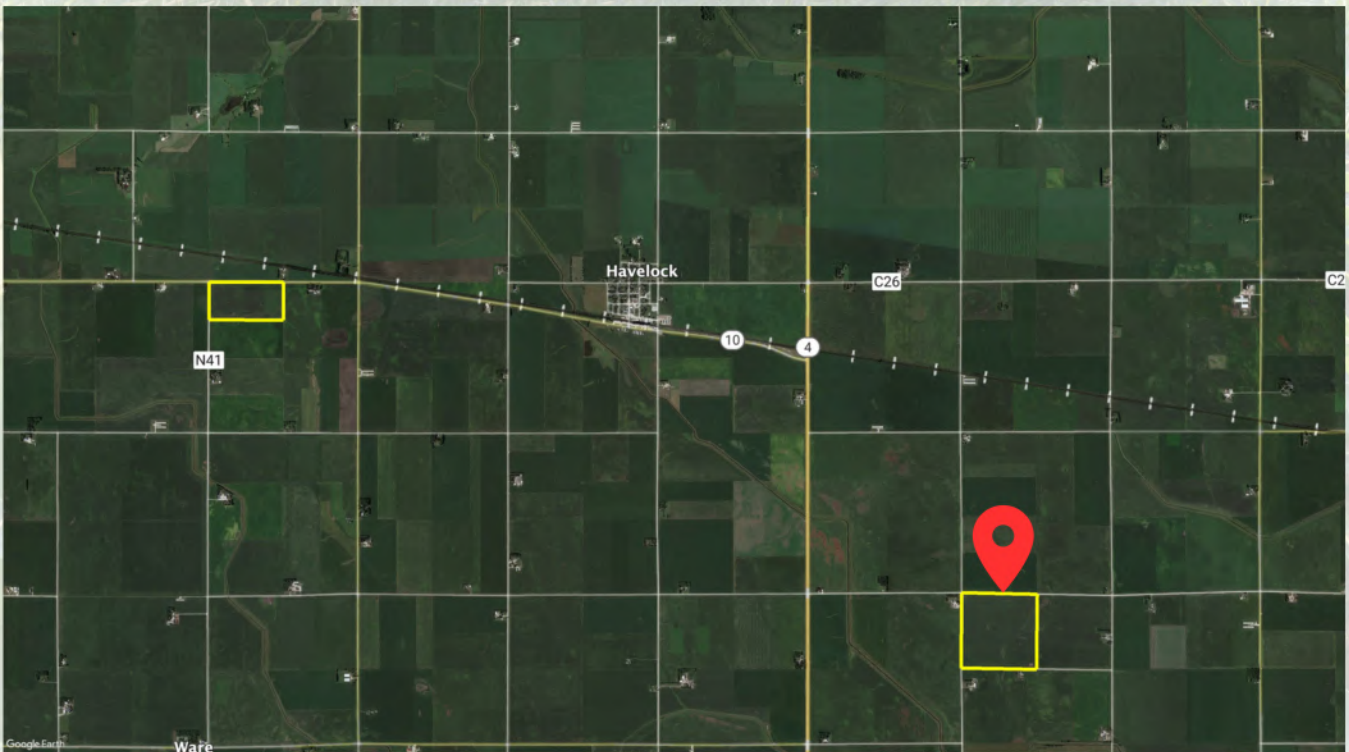
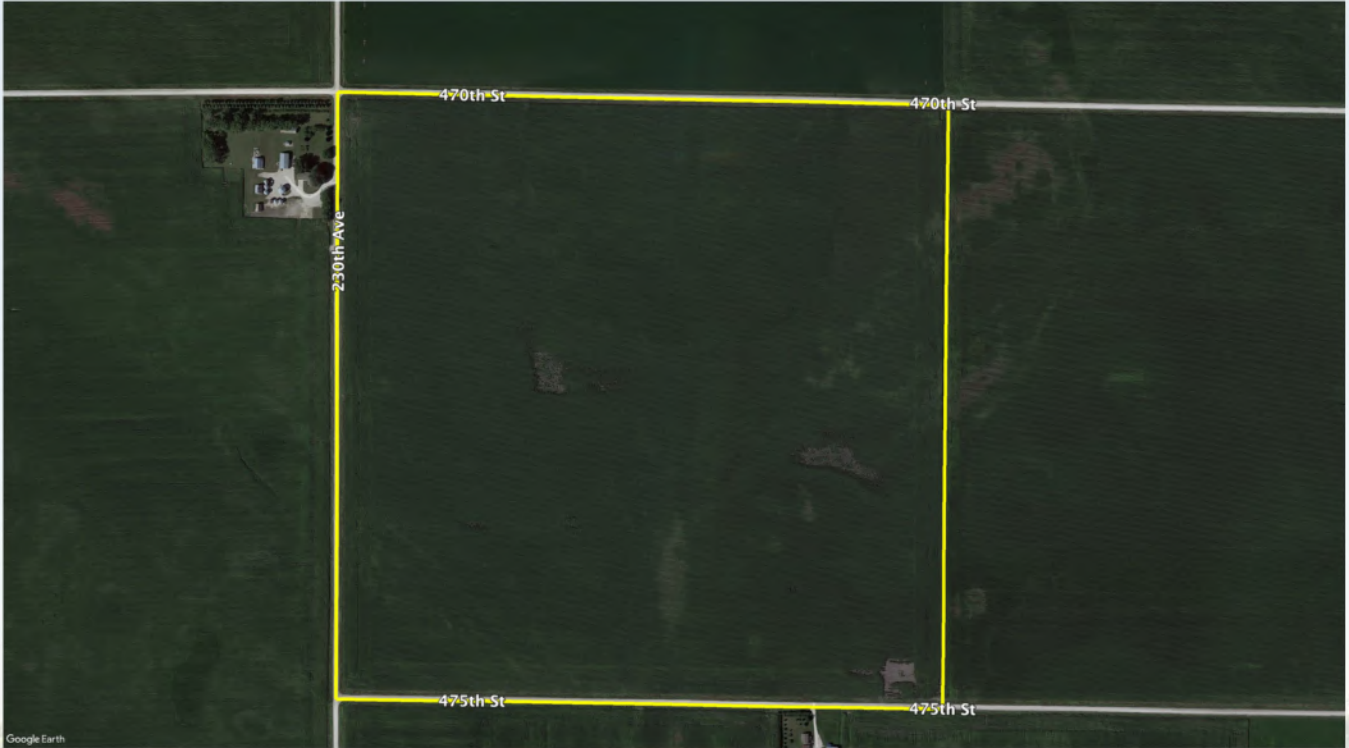
## TRACT 2



100,000  
ACRES SOLD

# GOOGLE EARTH

## TRACT 2





# AERIAL MAP - TRACT 2



**HIGH POINT**  
LAND COMPANY

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING

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Boundary Center: 42° 48' 4.76, -94° 39' 13.87



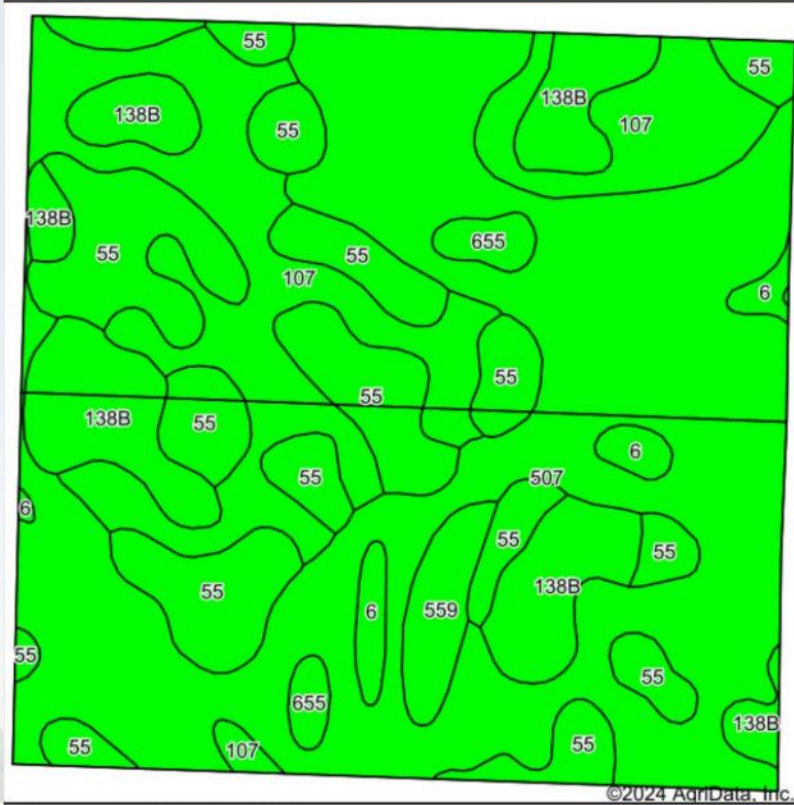
**8-92N-32W**  
**Pocahontas County**  
**Iowa**



6/12/2024



# SOIL MAP - TRACT 2



State: **Iowa**  
 County: **Pocahontas**  
 Location: **8-92N-32W**  
 Township: **Roosevelt**  
 Acres: **154.81**  
 Date: **6/12/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA151, Soil Area Version: 30

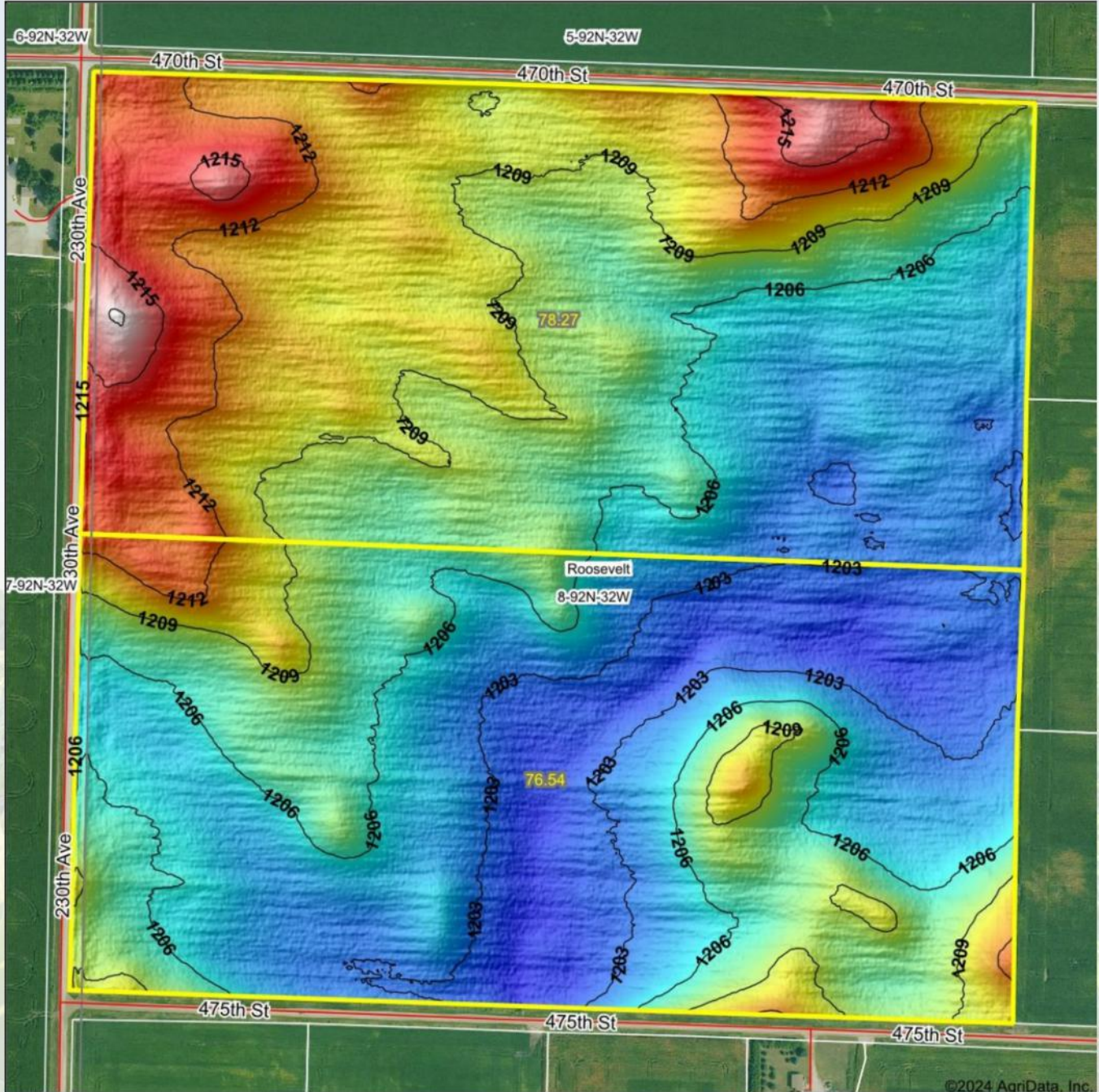
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
507	Canisteo clay loam, 0 to 2 percent slopes	68.33	44.3%		llw	84	81	71	65	81	
55	Nicollet clay loam, 1 to 3 percent slopes	32.87	21.2%		lw	89	81	81	74	81	
107	Webster clay loam, 0 to 2 percent slopes	28.25	18.2%		llw	86	83	78	70	82	
138B	Clarion loam, 2 to 6 percent slopes	17.55	11.3%		lle	89	83	78	72	83	
559	Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	3.06	2.0%		llw	54	64	64	62	55	
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.69	1.7%		lllw	59	77	74	74	74	
655	Crippin loam, 1 to 3 percent slopes	2.06	1.3%		le	91	86	71	68	86	
<b>Weighted Average</b>						<b>1.79</b>	<b>85.1</b>	<b>*n 81.3</b>	<b>*n 75.1</b>	<b>*n 68.8</b>	<b>*n 80.8</b>

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

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method



# TOPO MAP - TRACT 2



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Source: USGS 1 meter dem  
 Interval(ft): 3  
 Min: 1,201.4  
 Max: 1,218.3  
 Range: 16.9  
 Average: 1,207.1  
 Standard Deviation: 3.48 ft



8-92N-32W  
 Pocahontas County  
 Iowa

**HIGH POINT**  
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Boundary Center: 42° 48' 4.76, -94° 39' 13.87

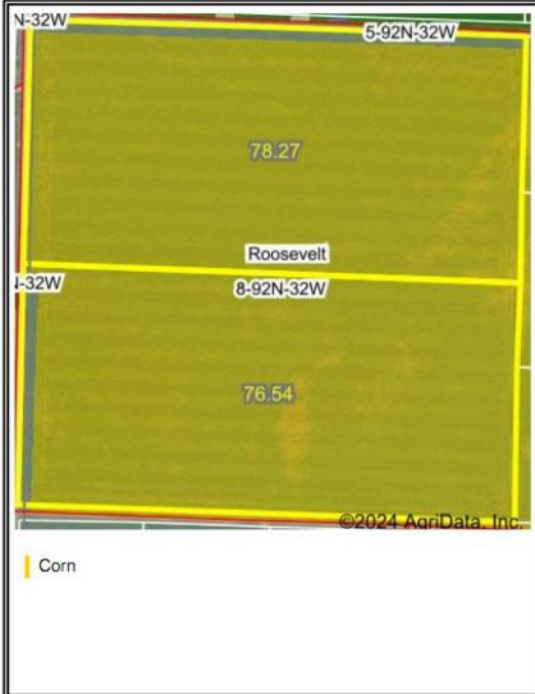




# 4 YEAR CROP HISTORY

## TRACT 2

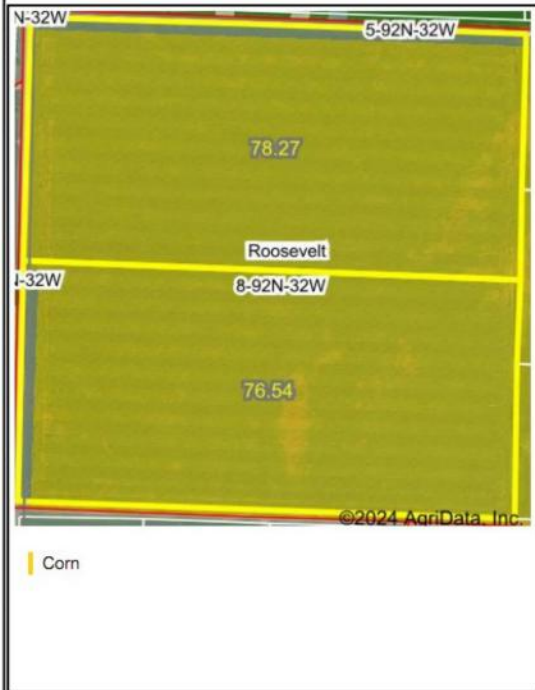
Crop Year:



Crop Year:



Crop Year:



Crop Year:



Boundary Center: 42° 48' 4.76, -94° 39' 13.87

State: IA

County: Pocahontas

Legal: 8-92N-32W

Twnshp: Roosevelt



Maps Provided By:



CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



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