

LAND FOR SALE

Pocahontas County, IA

240
+/- ACRES



Lic# S68105000



Lic# S68587000

TANNER KNOWLTON
641-330-7727
Tanner@HighPointLandCompany.com

Scan for more info!



PAT SIFERT
515-320-2491
Pat@HighPointLandCompany.com



SUMMARY OF PROPERTY

240+/- Acres • Pocahontas County, IA

Listing Price: \$3,320,000

Description:

High Point Land Company is honored to represent the Gerald R. Woodin Trust in the sale of their pair of high quality farms located in Pocahontas County, IA. This sale presents a fantastic opportunity to own a pair of high quality farms with great access, minimal waste, and wide open fields which set up well for today's modern equipment.

These consistent producing farms generate an outstanding 80.9 and 85.1 CSR2 across the entirety of the tillable acres and are 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. The proximity of these properties allows these two farms to be effectively paired together. These two tracts have provided well for the Woodin family for generations and are ready to provide for your family or operation for generations to come.

Property Address: TBD 450th St & TBD 230th Ave, Havelock, IA 50546

Property Features:

- 80.9 & 85.1 CSR2
- 96% Tillable
- Minimal Waste
- Great Access
- Proximity to Multiple Grain Markets
- Set up well for Large Equipment
- Competitive Rental Market

This property is available for sale as 2 separate parcels. See following pages for more information or contact Iowa Land Specialists Tanner Knowlton at 641-330-7727 or Pat Sifert at 515-320-2491.



TRACT 1 SUMMARY

80+/- Acres • Pocahontas County, IA

Listing Price: \$1,080,000

Description:

This consistent producing farm generates an outstanding 80.9 across the entirety of the tillable acres and are 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. The proximity of these properties allows these two farms to be effectively paired together. These two tracts have provided well for the Woodin family for generations and are ready to provide for your family or operation for generations to come.

This 80 acre tract brandishes an impressive 80.9CSR2 across the tract's 75.34 FSA cropland acres. This farm sets up very well for today's modern equipment with a single wide-open field, large field drives and direct access to hard-surface roads. The farm's convenient location, directly off of Highway 10 and just East of Havelock, IA, allows for easy access to multiple grain markets in the area. This consistent producer would make for a great addition to any operation alone or in combination with Tract 2, located in close proximity.

Property Address: TBD 450th St, Havelock, IA 50546

Property Features:

- 80.9 CSR2
- 94% Tillable
- Minimal Waste
- Great Access
- Proximity to Multiple Grain Markets
- Set up well for Large Equipment
- Competitive Rental Market

Driving Directions: From Havelock, Head West on Highway 10 for 3 Miles, the property is South east of the intersection of Highway 10 and 180th Ave.



PROPERTY PHOTOS

TRACT 1





PROPERTY PHOTOS

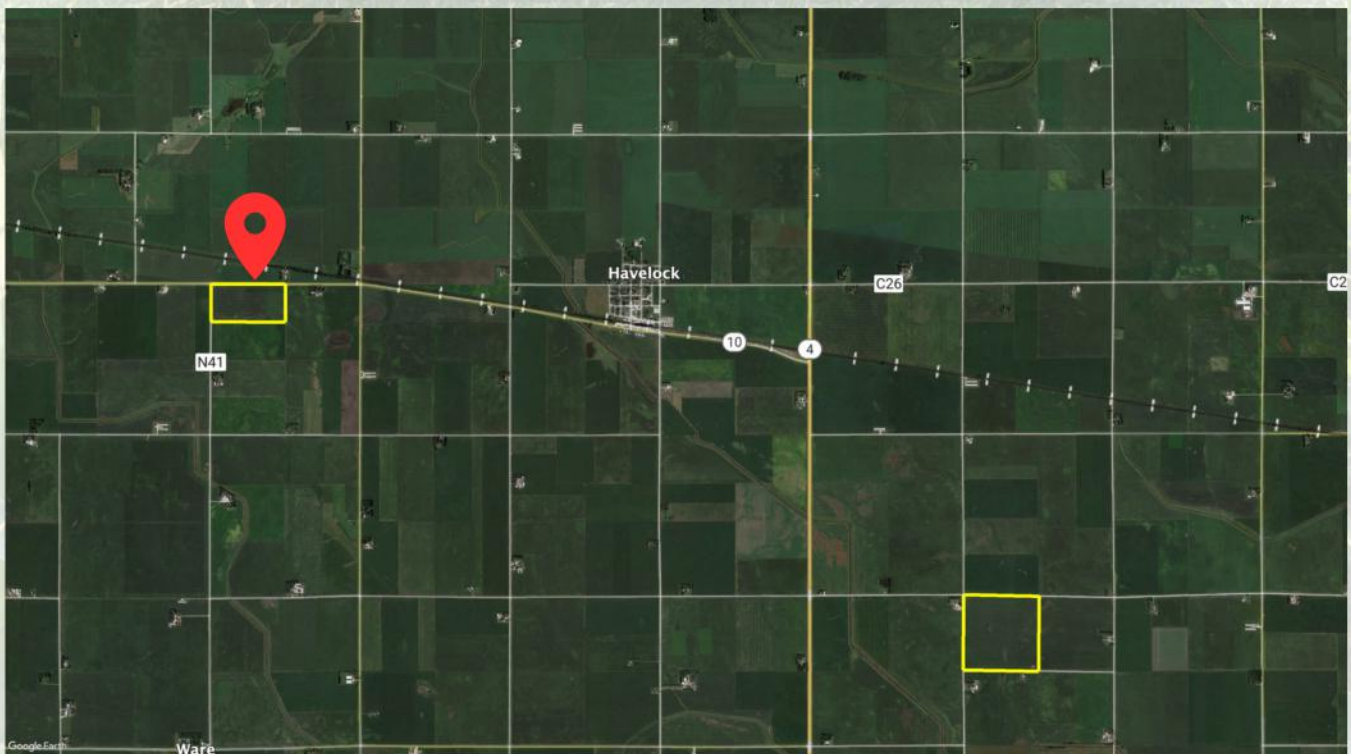
TRACT 1





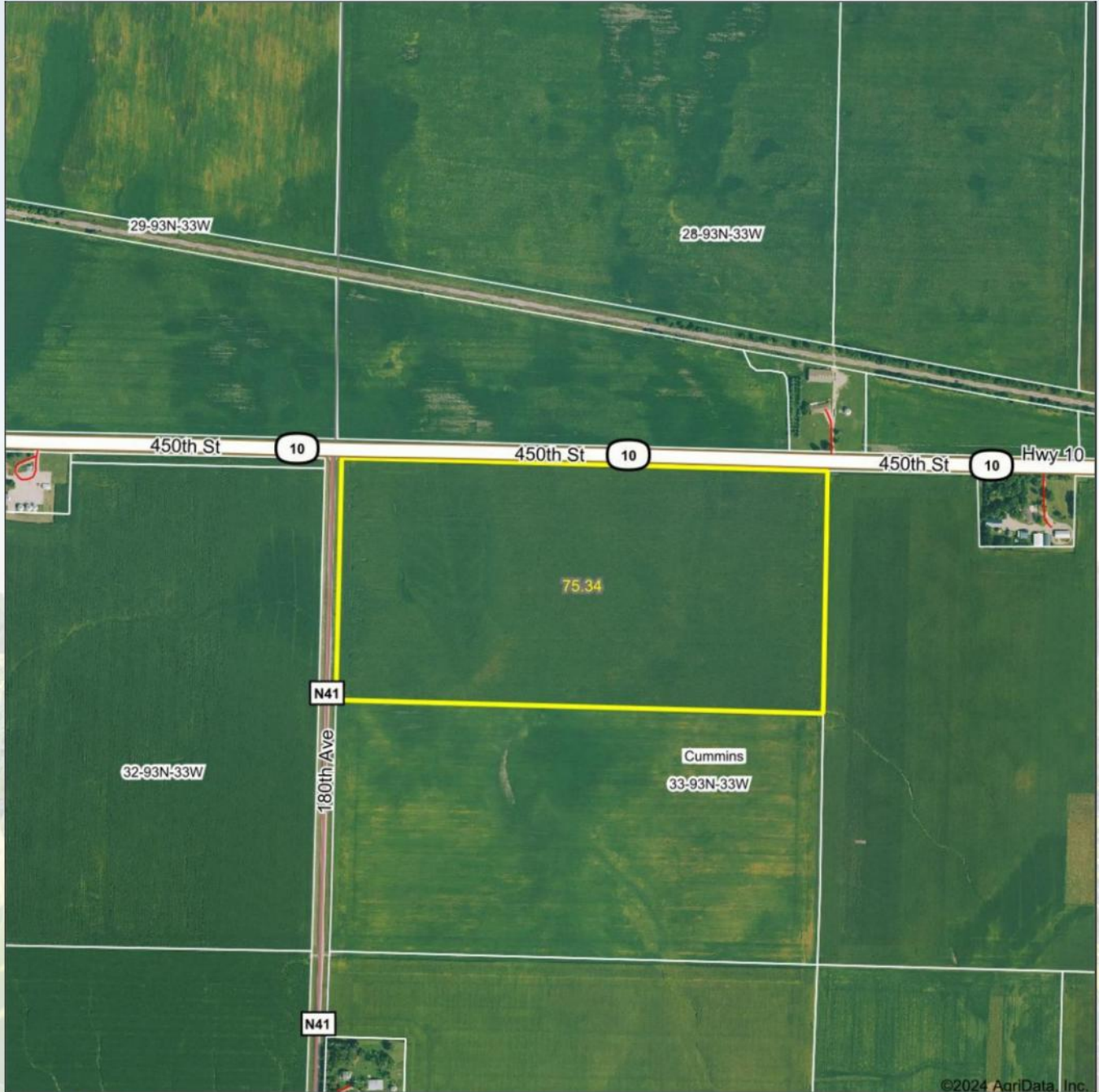
GOOGLE EARTH

TRACT 1



100,000
ACRES SOLD

AERIAL MAP - TRACT 1



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Maps Provided By:



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Boundary Center: 42° 49' 58.9, -94° 45' 8.58

33-93N-33W
Pocahontas County
Iowa

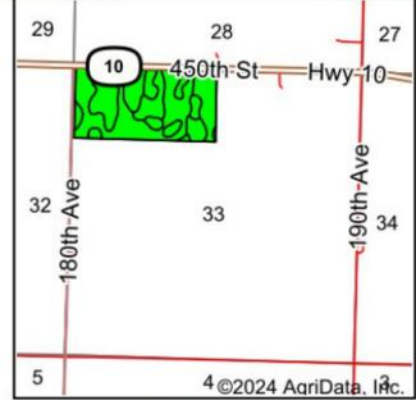
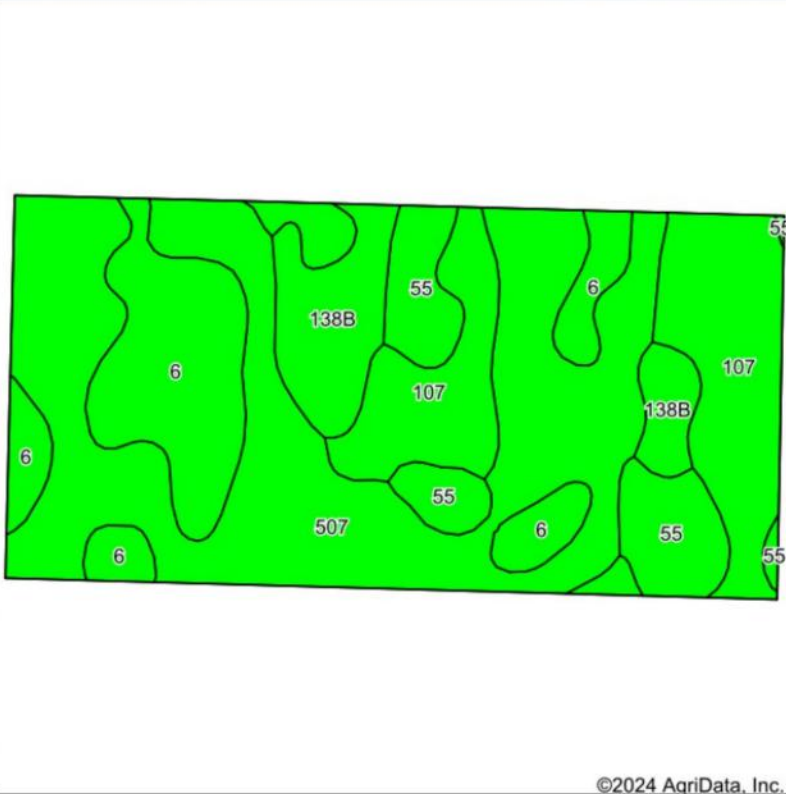
0ft 822ft 1644ft



6/12/2024



SOIL MAP - TRACT 1



State: Iowa
 County: Pocahontas
 Location: 33-93N-33W
 Township: Cummins
 Acres: 75.34
 Date: 6/12/2024



Soils data provided by USDA and NRCS.

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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	32.44	43.0%		llw	84	81	71	65	81	
107	Webster clay loam, 0 to 2 percent slopes	15.85	21.0%		llw	86	83	78	70	82	
6	Okoboji silty clay loam, 0 to 1 percent slopes	13.38	17.8%		llw	59	77	74	74	74	
55	Nicollet clay loam, 1 to 3 percent slopes	7.14	9.5%		lw	89	81	81	74	81	
138B	Clarion loam, 2 to 6 percent slopes	6.53	8.7%		lle	89	83	78	72	83	
Weighted Average						2.08	80.9	*n 80.9	*n 74.6	*n 69.1	*n 80.1

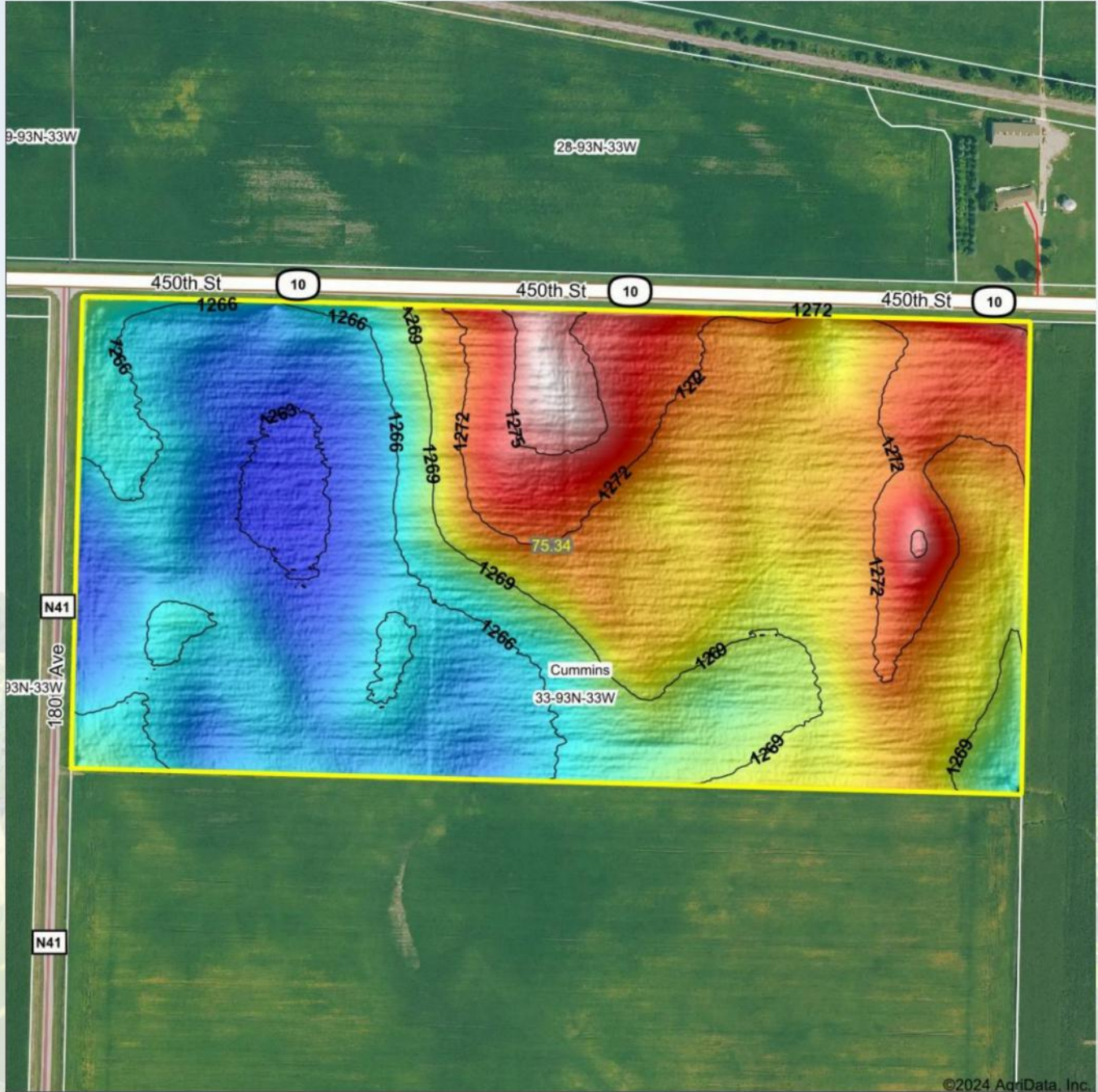
**IA has updated the CSR values for each county to CSR2.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

**100,000
ACRES SOLD**

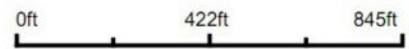
TOPO MAP - TRACT 1



©2024 AgriData, Inc.



Source: USGS 1 meter dem
 Interval(ft): 3
 Min: 1,262.6
 Max: 1,277.0
 Range: 14.4
 Average: 1,268.5
 Standard Deviation: 3.44 ft



33-93N-33W
Pocahontas County
Iowa

Boundary Center: 42° 49' 58.9, -94° 45' 8.58

HIGH POINT
 LAND COMPANY

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING

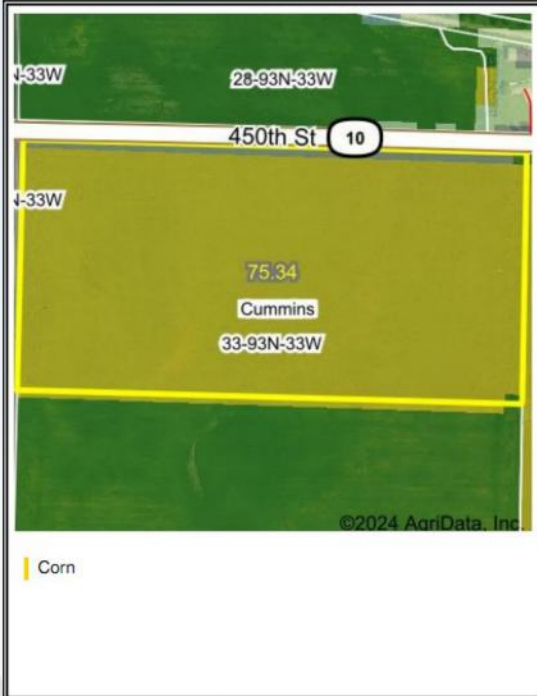
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4 YEAR CROP HISTORY

TRACT 1

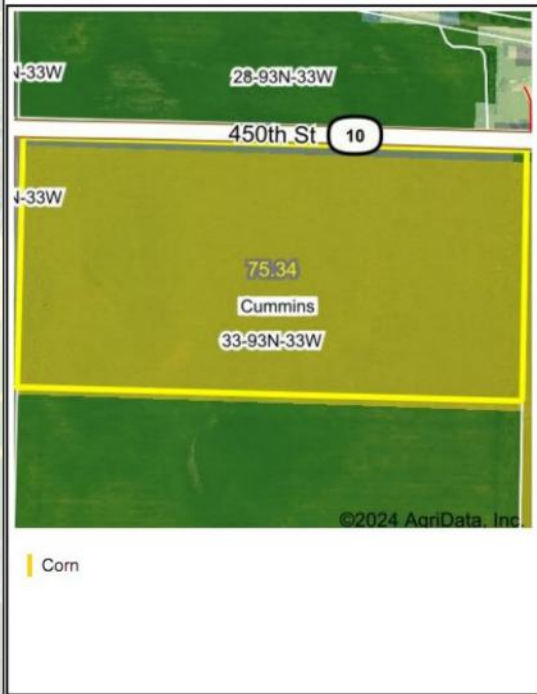
Crop Year:



Crop Year:



Crop Year:



Crop Year:



Boundary Center: 42° 49' 58.9, -94° 45' 8.58

State: IA County: Pocahontas

Legal: 33-93N-33W Twnshp: Cummins



Maps Provided By:



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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.



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.



PROPERTY PHOTOS

TRACT 2





PROPERTY PHOTOS

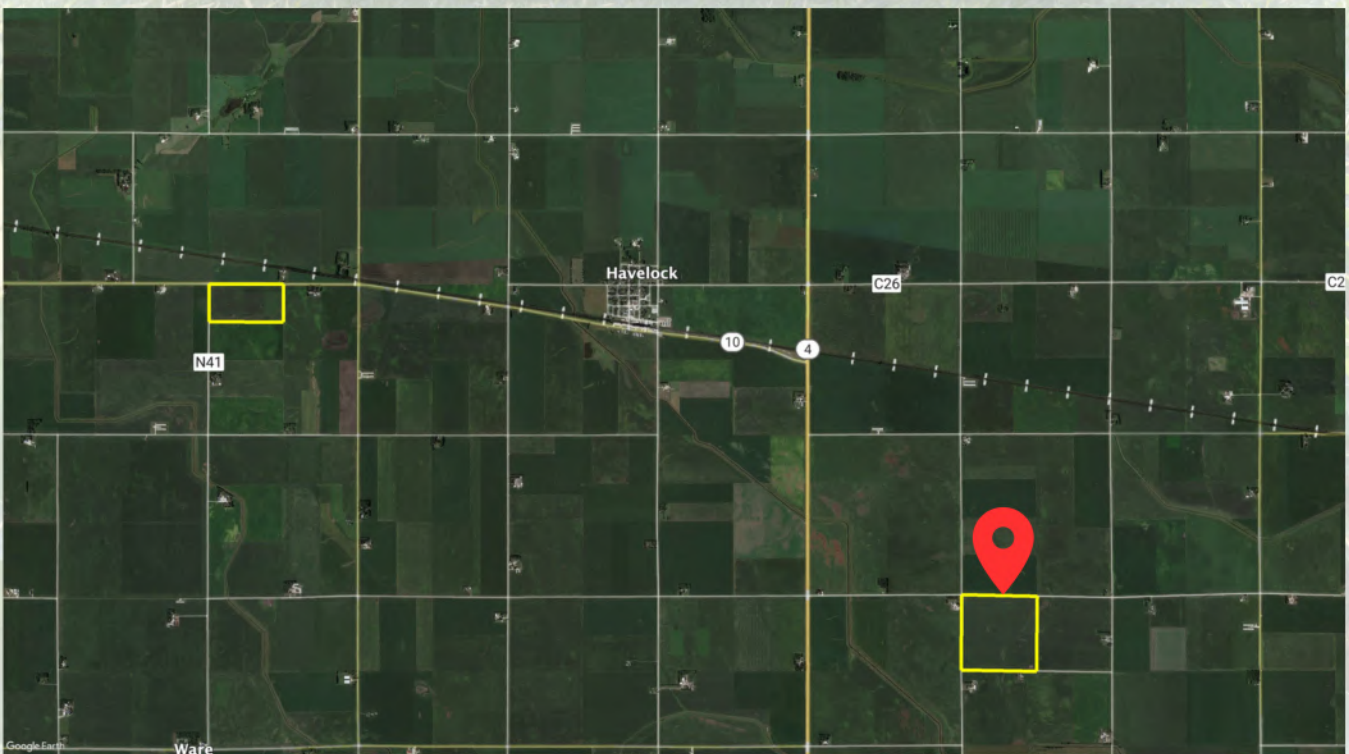
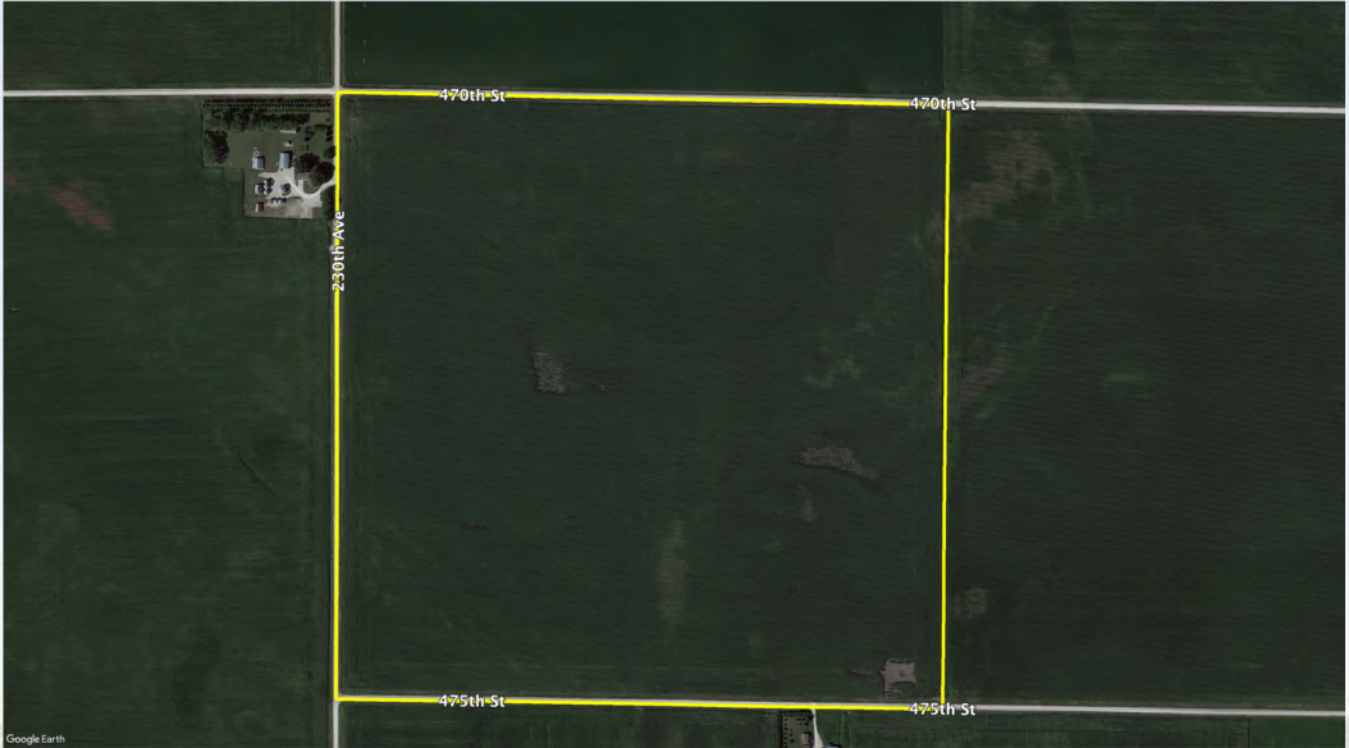
TRACT 2



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



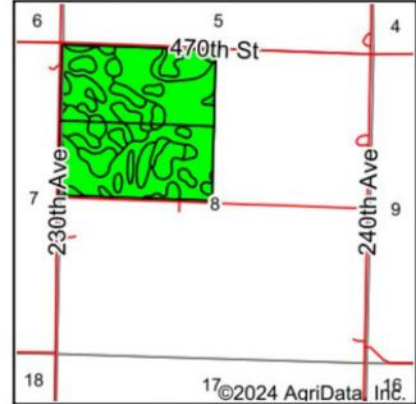
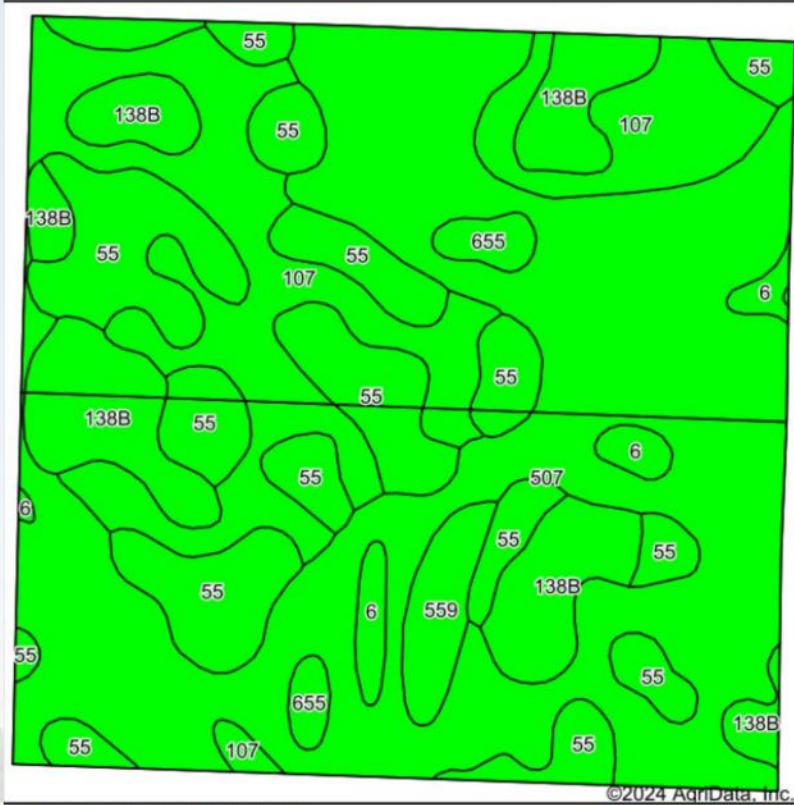
8-92N-32W
Pocahontas County
Iowa



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

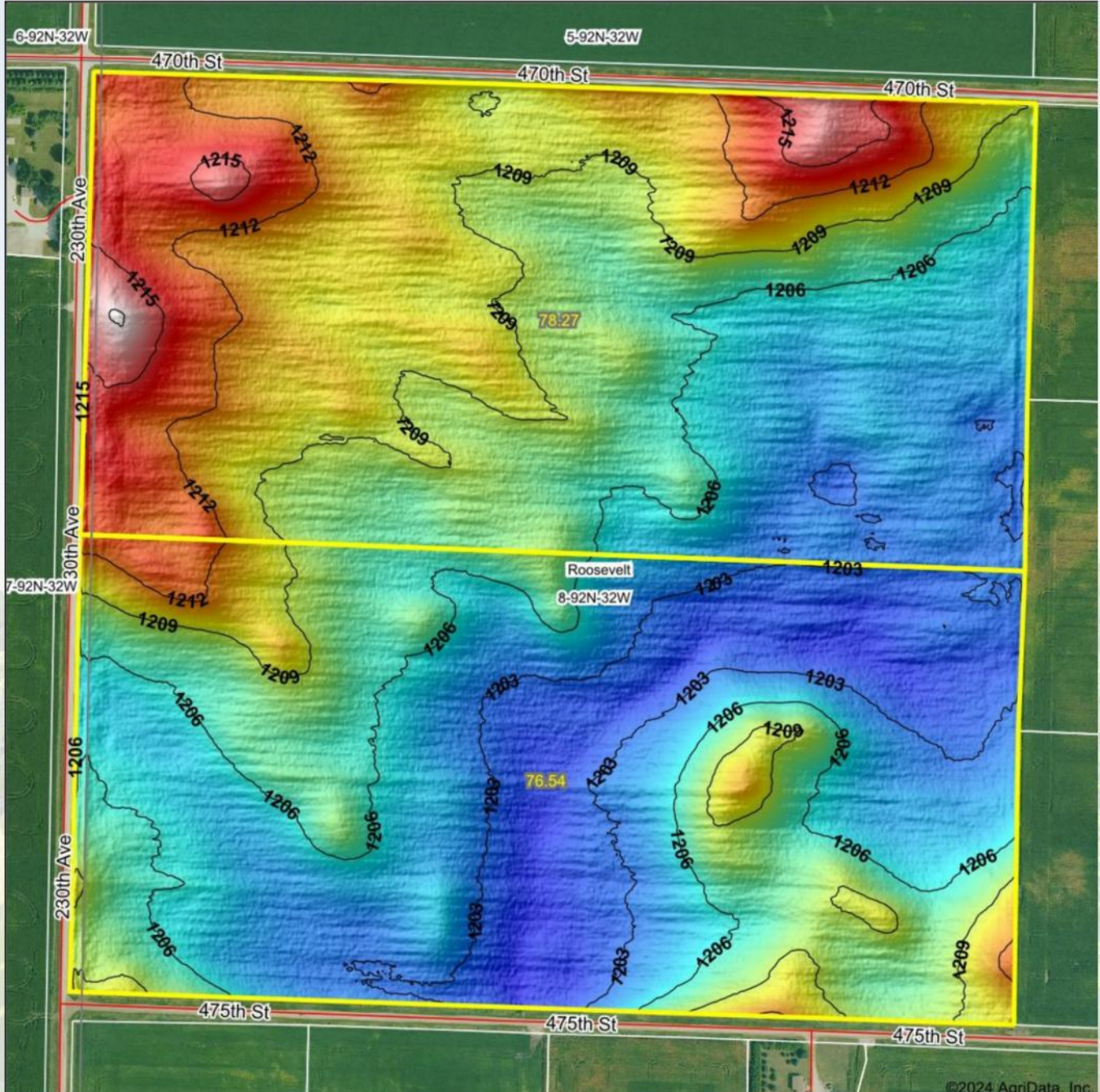
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
507	Canisteo clay loam, 0 to 2 percent slopes	68.33	44.3%		llw	84	81	71	65	81	
55	Nicollet clay loam, 1 to 3 percent slopes	32.87	21.2%		lw	89	81	81	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	
Weighted Average						1.79	85.1	*n 81.3	*n 75.1	*n 68.8	*n 80.8

**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



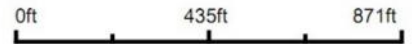
TOPO MAP - TRACT 2



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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



Maps Provided By:



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



4 YEAR CROP HISTORY

TRACT 2

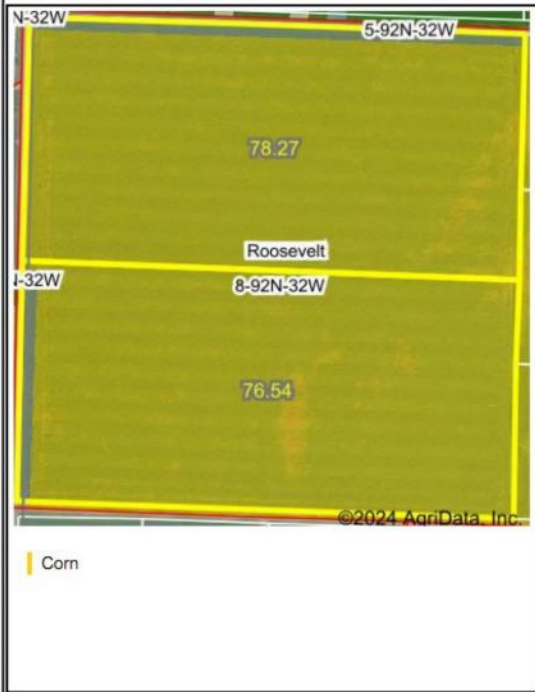
Crop Year:



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:



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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.



240
+/- ACRES

POCAHONTAS COUNTY, IA



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