

# LAND FOR SALE

Pocahontas County, IA

80  
+/- ACRES



Lic# S68105000



Lic# S68587000

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Scan for more info!



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# 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.

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



# PROPERTY PHOTOS

## TRACT 1





# PROPERTY PHOTOS

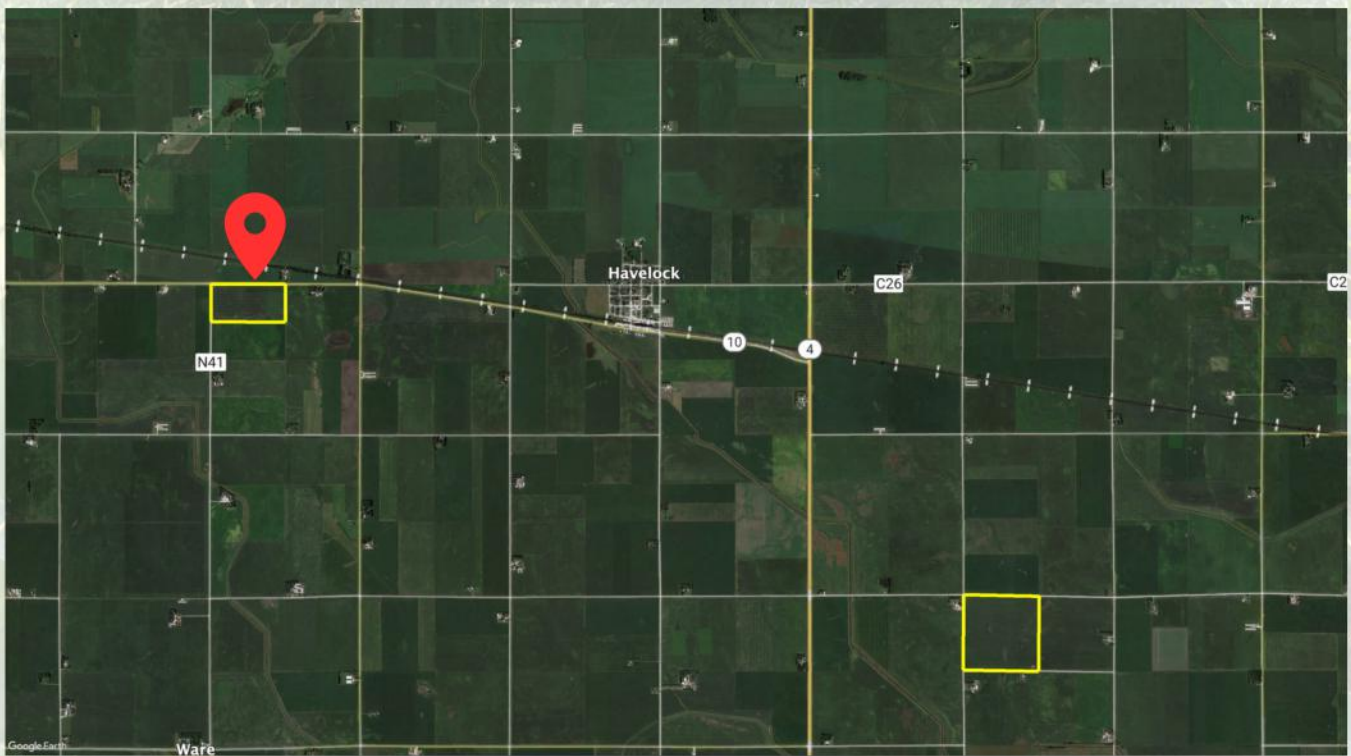
## TRACT 1





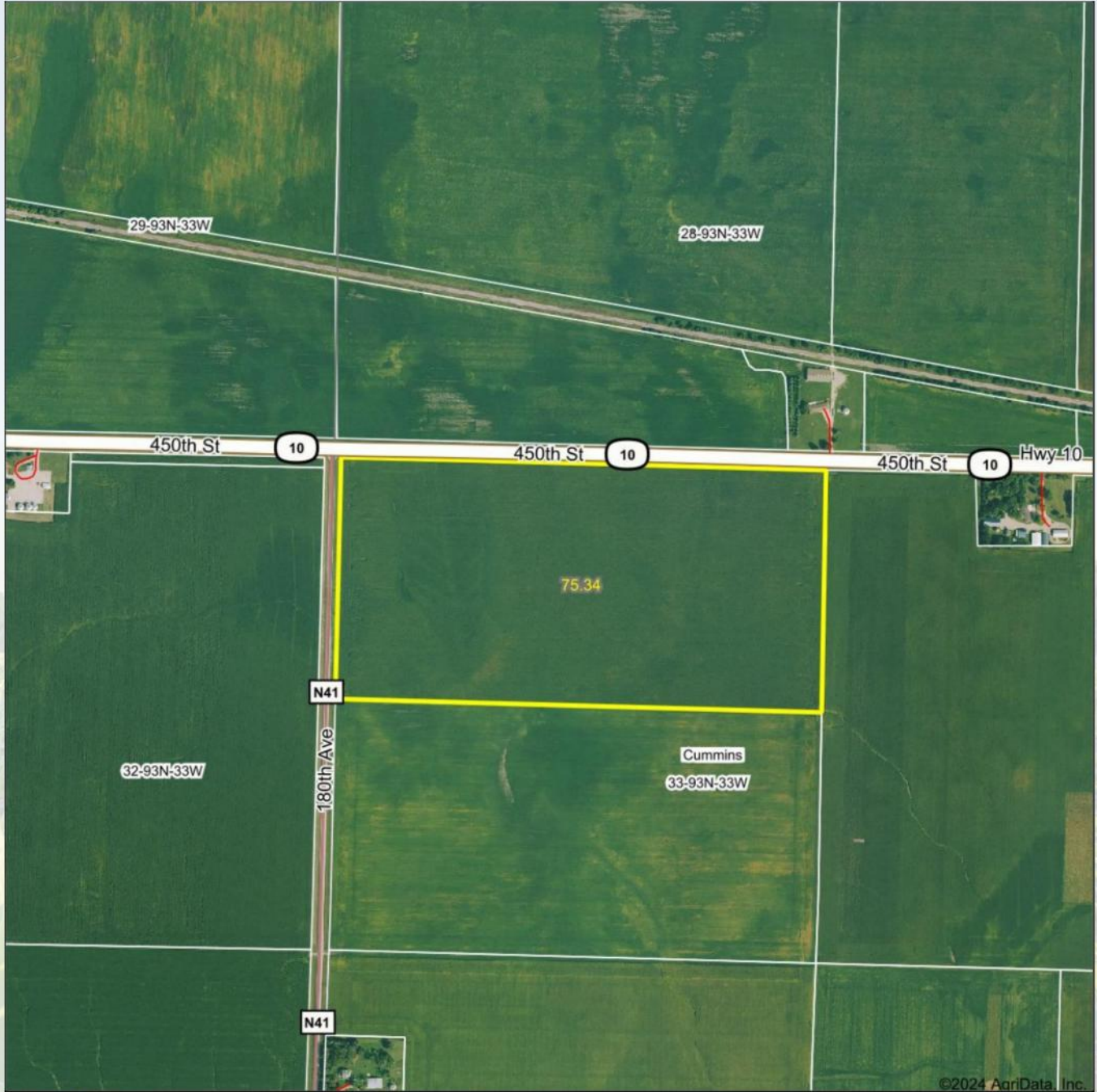
# GOOGLE EARTH

## TRACT 1





# AERIAL MAP - TRACT 1



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

33-93N-33W  
Pocahontas County  
Iowa

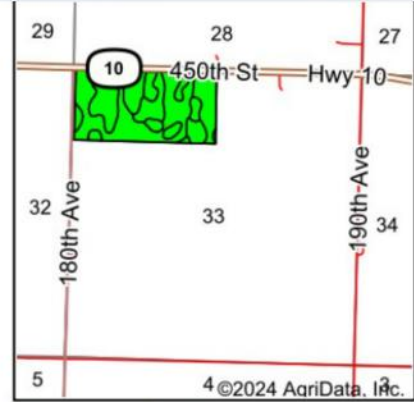
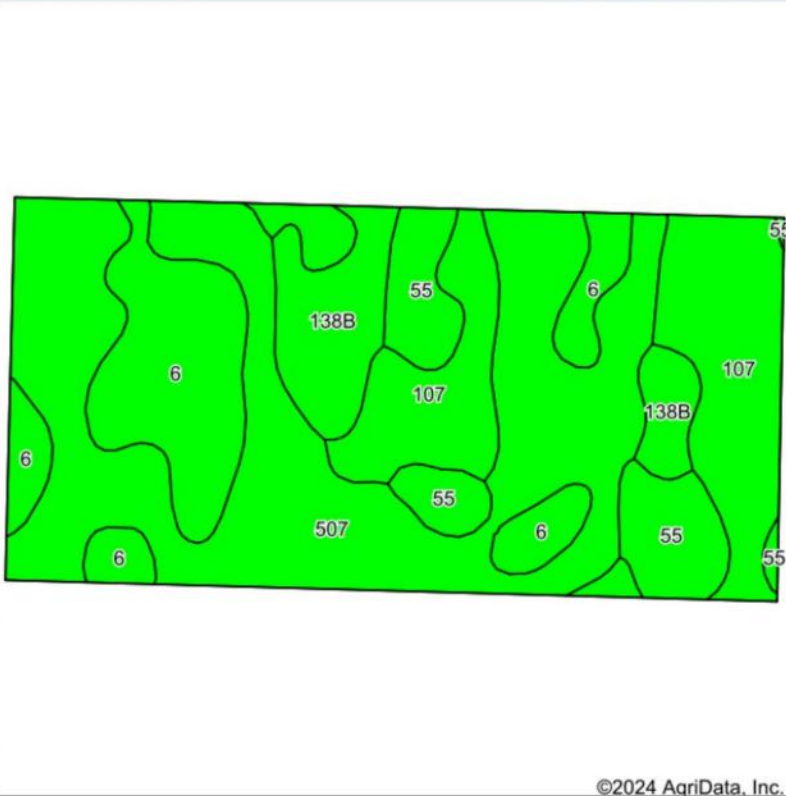
0ft 822ft 1644ft



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	
<b>Weighted Average</b>						<b>2.08</b>	<b>80.9</b>	<b>*n 80.9</b>	<b>*n 74.6</b>	<b>*n 69.1</b>	<b>*n 80.1</b>

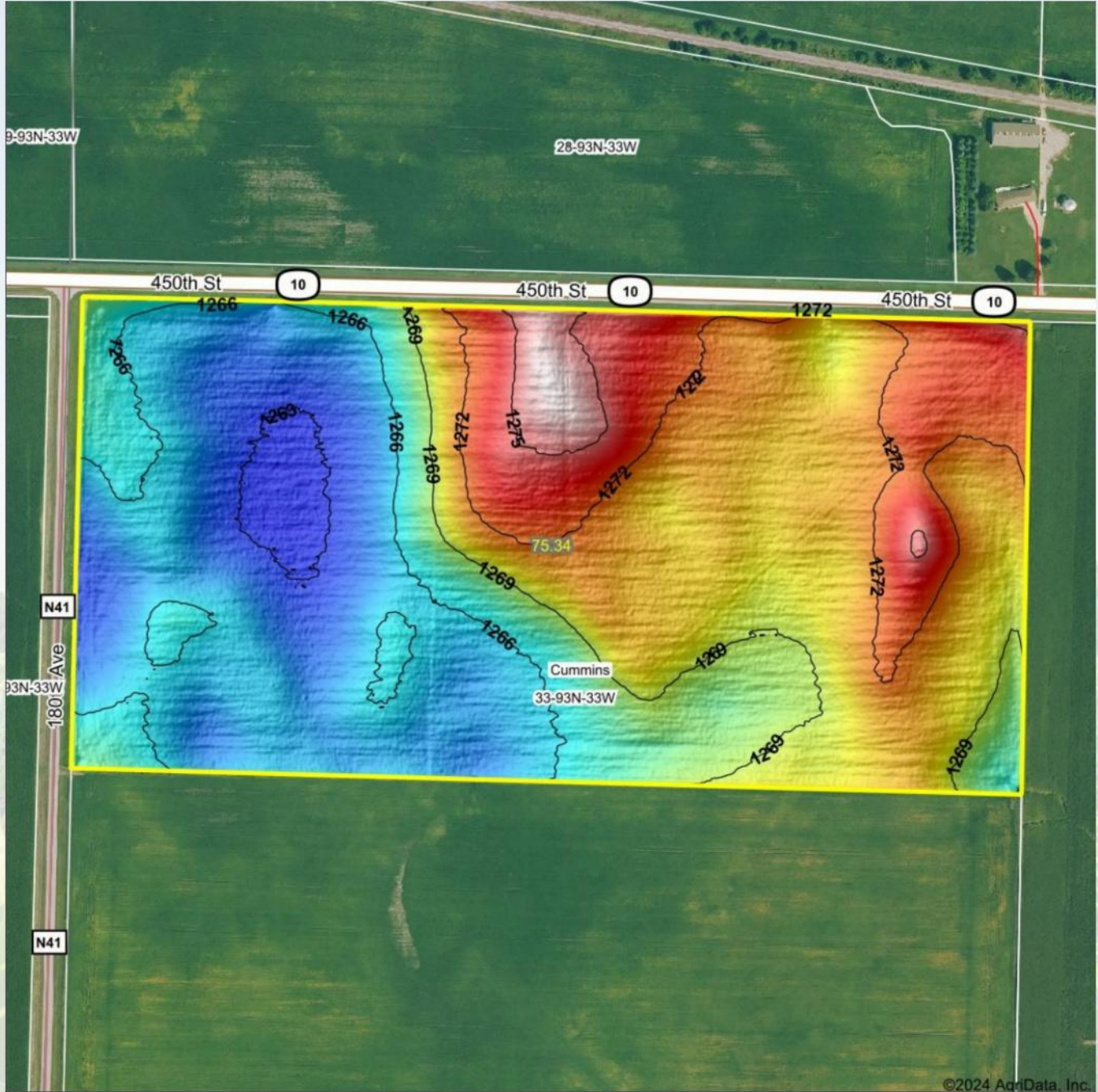
\*\*IA has updated the CSR values for each county to CSR2.

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

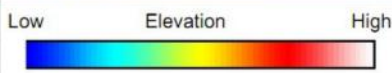
\*c: Using Capabilities Class Dominant Condition Aggregation Method

100,000  
ACRES SOLD

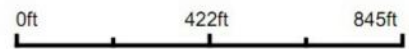
# TOPO MAP - TRACT 1



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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



Maps Provided By:



33-93N-33W  
Pocahontas County  
Iowa

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

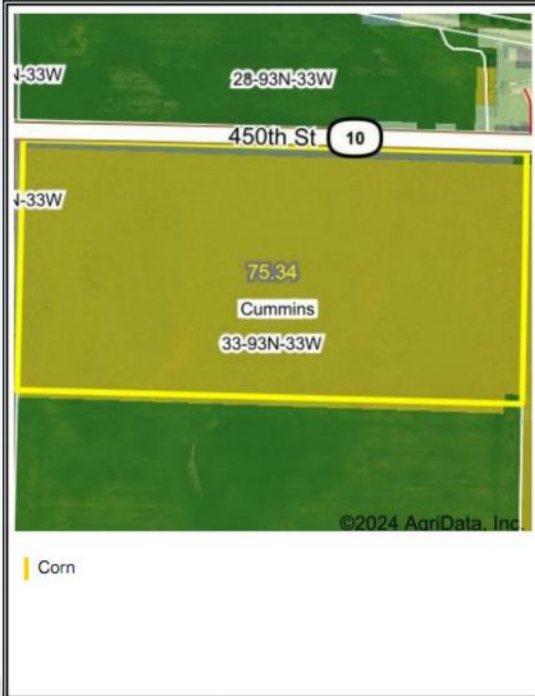




# 4 YEAR CROP HISTORY

## TRACT 1

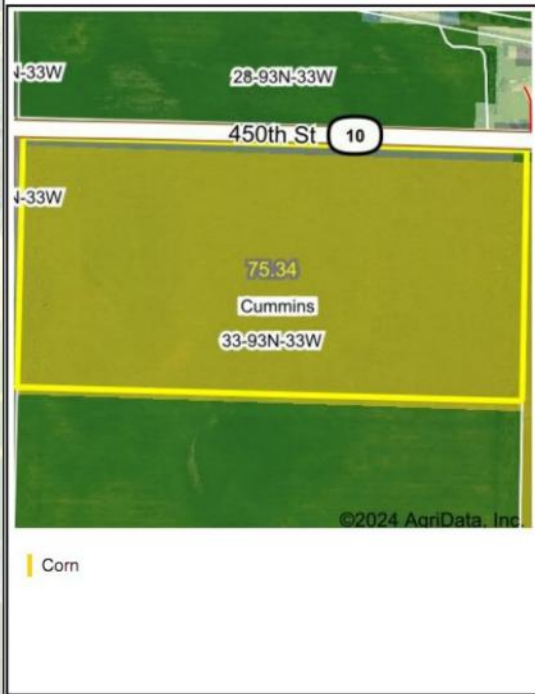
Crop Year:



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

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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