



**313.77+/- Contiguous Acres Of Farmland For Sale  
In Swan Lake TWP, Emmet County, IA  
Offered For Sale in Two Tracts**

**Contact Agent For Details & Pricing!**



**zomercompany.com**

**712-476-9443**

**Auctioneers:**

**Zomer Company**

**1414 Main St., Rock Valley, IA 51247**

**Office— 712-476-9443**

**Mark Zomer-712-470-2526**

**Blake Zomer-712-460-2552**

**Ryan Zomer-712-441-3970**

**Gary Vanden Berg-712-470-2068**

**Location:** From Armstrong, IA go West on HWY 9 for approx. 5 miles to 510th Ave. then go South on 510th Ave for 3 miles to 200th St. then go 3/4 mile West on 200th ST to the farmland.

**Abbreviated Legal Description Of Tract 1:** The E1/2 of the West 1/2 of Section 26, Township 99N, Range 32W, Emmet County, IA EXCEPTING a tract in the SE1/4 of the SW1/4 described as the E 58.5' of the S 209.29' AND EXCEPTING Lots A, B & C in the NE1/4 of the NW1/4.

**General Description Of Tract 1:** According to the Emmet County Assessor this tract of land consists of approx. 155.94 +/- taxable acres. According to the Agri-Data this tract of land contains approx. 154+/- tillable acres with the remainder in road/ditch and a approx. 29,000 bushel grain bin storage site. According to Agri-Data this farm has the following predominant soil types: 507-Canisteo, 55-Nicollet, 138B-Calrion, 90-Okoboji, 221-Klossner, 95-Harps, 655-Crippin, and 107-Webster. According to Agri-Data this farm has a CSR2 rating of 79.3 and a CSR1 rating of 71.3. This is a fantastic inside tract of farmland which has 1/2 mile rows which is nearly all tillable! This farm is one you can be proud to own! Contact an agent for price!

**Legal Description Of Tract 2:** The W1/2 of the W1/2 of Section 26, Township 99N, Range 32W, Emmet County, IA EXC Lots A, B, and C in the NW1/4 in the NW1/4 of Section 26, Township 99N, Range 32W, Emmet County, IA

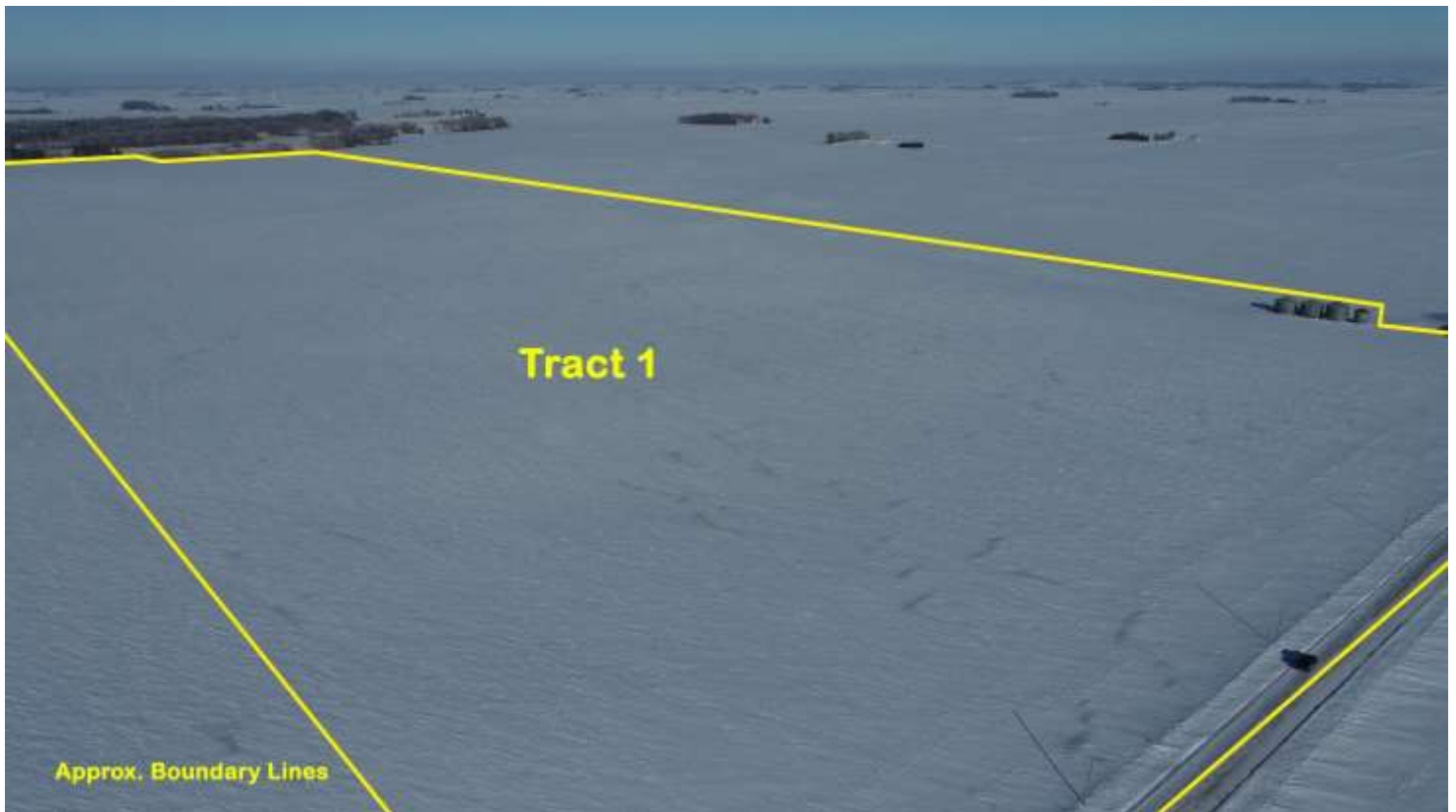
**General Description Of Tract 2:** According to the Emmet County Assessor this tract of land consists of Approx. 157.83+/- taxable acres. According to the Agri-data this tract of land contains approx. 156+/- tillable acres with the remainder in road/ditch and a small tree area. According to Agri-Data this farm has the following predominant soil types: 507-Canisteo, 55-Nicollet, 138B-Calrion, 90-Okoboji, 221-Klossner, 95-Harps, 655-Crippin, 638C2-Calrion-Storden, 6-Okoboji, and 107-Webster. According to Agri-Data this farm has a CSR2 rating of 81 and a CSR1 rating of 70.2. This is a fantastic opportunity to purchase a quality farm with 1/2 mile rows which is nearly all tillable! Do not pass up this opportunity!

**Method Of Sale:** Property will be offered for sale as a private sale. Buyers may purchase both tracts or seller is willing to sell tract 1 or tract 2 individually.

**Possession:** Possession of the farm will be on closing day. This farm is available to farm for the 2023 crop year!

**Taxes:** The current real estate taxes according to the Emmet County assessor are approx. \$4,218.00 per year on Tract 1 and approx. \$4,264.00 per year on Tract 2. Seller will pay the 2022 taxes due and payable in 2023. Buyer shall be responsible for all future taxes.

**Terms:** 15% Non Refundable earnest money deposit due with the offer with the full balance due on closing day. Property is sold as is, where is with any defects and no warranties expressed or implied. All buyers are encouraged to do buyers due diligence.

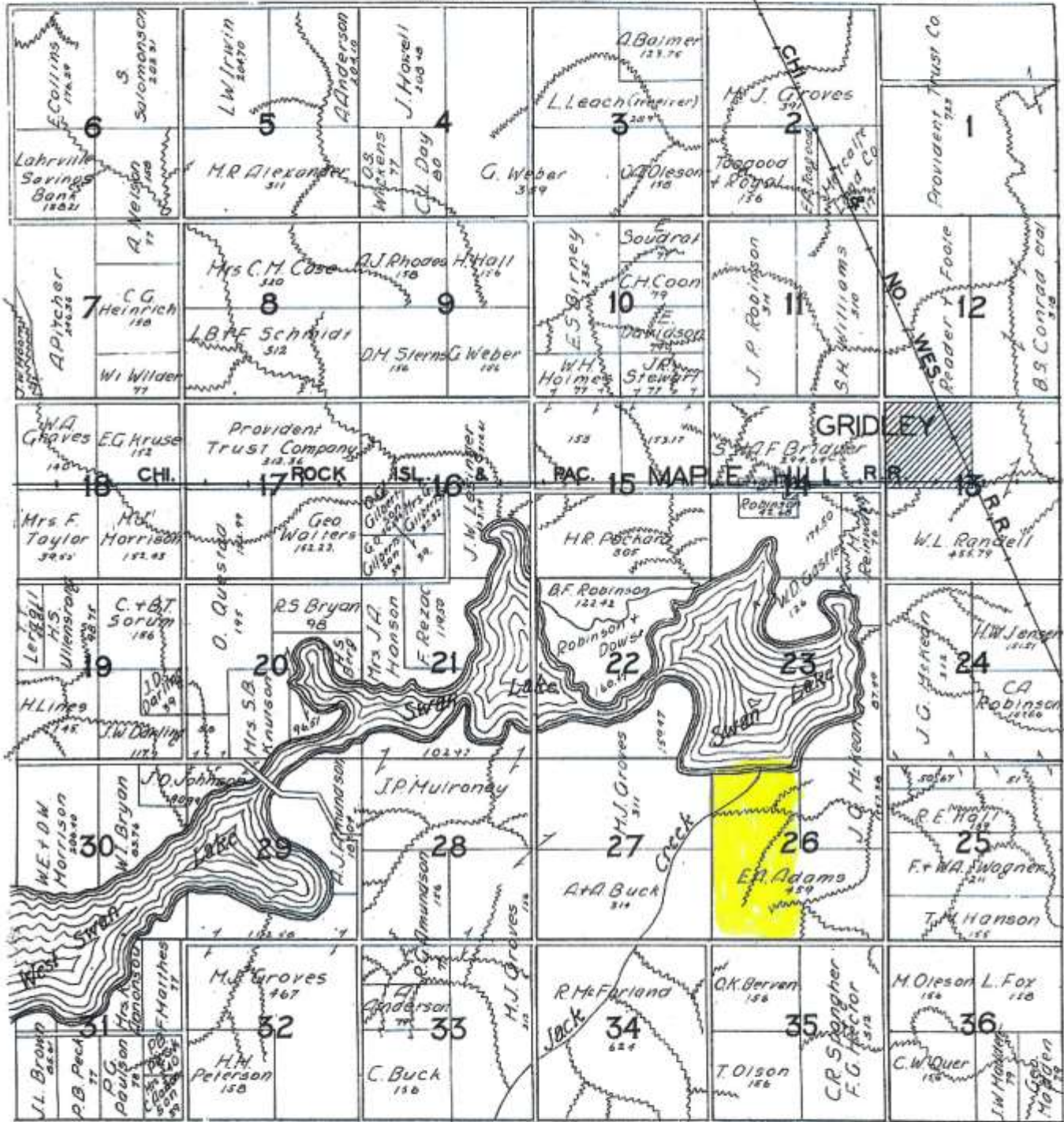


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T.99N.

SWAN LAKE

R.32W.



Edinburg, Ca. 1904

### Aerial Map



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Map Center: 43° 22' 0.32, -94° 36' 0.79



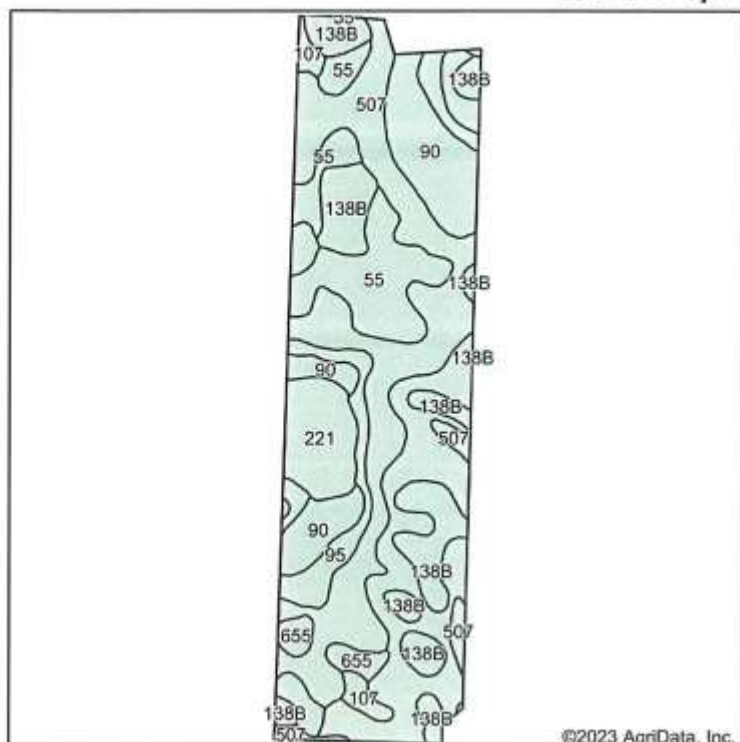
**26-99N-32W**  
**Emmet County**  
**Iowa**



1/18/2023

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

## Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Emmet**  
 Location: **26-99N-32W**  
 Township: **Swan Lake**  
 Acres:  
 Date: **1/16/2023**



Maps Provided By



Area Symbol: IA063, Soil Area Version: 32								
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
507	Canisteo clay loam, 0 to 2 percent slopes	46.08	29.5%	IIw	84	73	81	
55	Nicollet clay loam, 1 to 3 percent slopes	45.93	29.4%	Iw	89	82	81	
138B	Clarion loam, 2 to 6 percent slopes	20.97	13.4%	Ile	89	74	83	
90	Okoboji mucky silt loam, 0 to 1 percent slopes	18.34	11.8%	IIlw	55	54	70	
221	Klossner muck, 0 to 1 percent slopes	9.26	5.9%	IIlw	32	45	84	
95	Harps clay loam, 0 to 2 percent slopes	7.75	5.0%	IIw	72	57	82	
655	Crippin loam, 1 to 3 percent slopes	5.05	3.2%	Ie	91	77	86	
107	Webster clay loam, 0 to 2 percent slopes	2.62	1.7%	IIw	86	77	82	
<b>Weighted Average</b>					<b>1.85</b>	<b>79.3</b>	<b>71.3</b>	<b>*n 80.4</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

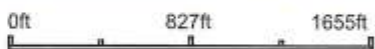
Soils data provided by USDA and NRCS.

# Aerial Map



Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Map Center: 43° 21' 49, -94° 35' 25.84



**26-99N-32W**  
**Emmet County**  
**Iowa**



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

### Aerial Map



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**26-99N-32W**  
**Emmet County**  
**Iowa**

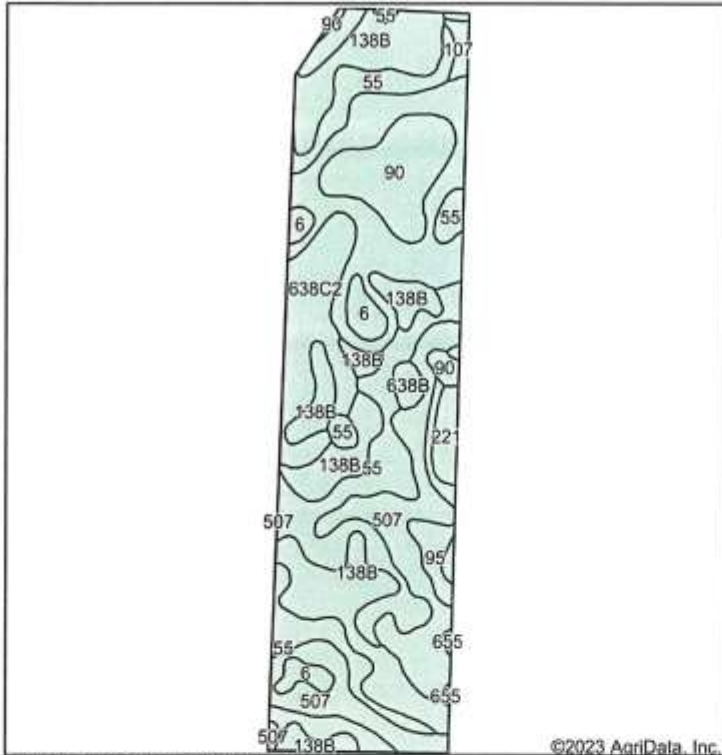


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# Soils Map



State: **Iowa**  
 County: **Emmet**  
 Location: **26-99N-32W**  
 Township: **Swan Lake**  
 Acres:  
 Date: **1/16/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: IA063, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
507	Canisteo clay loam, 0 to 2 percent slopes	45.25	28.6%	IIw	84	73	81	
138B	Clarion loam, 2 to 6 percent slopes	35.63	22.6%	Ile	89	74	83	
55	Nicollet clay loam, 1 to 3 percent slopes	34.09	21.6%	Iw	89	82	81	
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	15.37	9.7%	IIIe	75	53	71	
90	Okoboji mucky silt loam, 0 to 1 percent slopes	13.58	8.6%	IIIw	55	54	70	
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.45	2.8%	IIIw	59	53	74	
95	Harps clay loam, 0 to 2 percent slopes	4.10	2.6%	IIw	72	57	82	
221	Klossner muck, 0 to 1 percent slopes	2.57	1.6%	IIIw	32	45	84	
638B	Clarion-Swanlake complex, 2 to 6 percent slopes	1.37	0.9%	Ile	85	68	82	
107	Webster clay loam, 0 to 2 percent slopes	1.20	0.8%	IIw	86	77	82	
655	Crippin loam, 1 to 3 percent slopes	0.39	0.2%	Ie	91	77	86	
<b>Weighted Average</b>					<b>2.01</b>	<b>81</b>	<b>70.2</b>	<b>*n 79.4</b>

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

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

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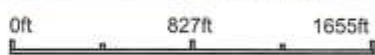
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Map Center: 43° 21' 49, -94° 35' 25.84

26-99N-32W  
Emmet County  
Iowa



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



# Presented by **ZOMER COMPANY**

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and confidence in our firm.

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for our past successful results