

# THE COUGAR FARM

100<sup>±</sup> ACRES, HUMBOLDT COUNTY, IOWA



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Real Estate • Farm Management • Appraisals • Consulting

# THE COUGAR FARM

AERIAL MAP

240th Street

Delaware Avenue

P23

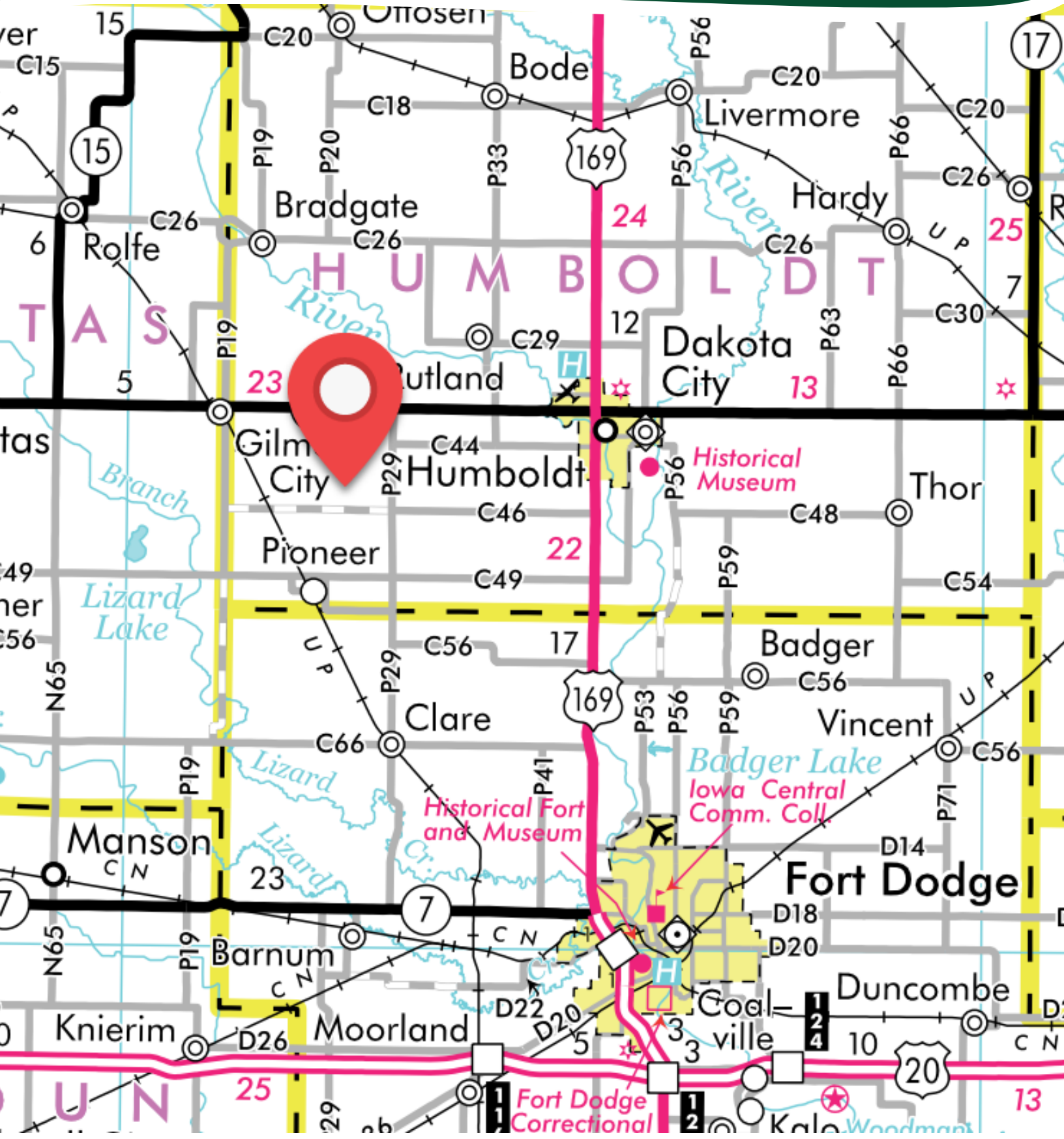
C46

250th Street



# THE COUGAR FARM

## HIGHWAY MAP



# THE COUGAR FARM

## PROPERTY DETAILS

<b>LOCATION</b>	The subject farm is located approximately 88 miles northwest of Des Moines International Airport. Nearby cities include: Gilmore City (2 miles northwest), Humboldt (7 1/2 miles east), and Fort Dodge (14 1/2 miles southeast).
<b>FRONTAGE</b>	There is approximately 5/16 mile of road frontage on 240th Steet and 1/2 mile on Delaware Avenue (P23).
<b>MAJOR HIGHWAYS</b>	Iowa Highway 3 is 2 miles north, U.S. 169 is 8 miles east, Iowa Highway 7 is 12 3/8 miles south, and Iowa Highway 4 is 14 1/2 miles west.
<b>LEGAL DESCRIPTION</b>	A brief legal description indicates the Cougar Farm is located in Part of the Northeast Quarter of Section 16, Township 91 North – Range 30 West (Weaver Township), Humboldt County, Iowa.
<b>TOTAL ACRES</b>	There are a total of 100 acres, more or less, according to the Humboldt County Assessor.
<b>CROPLAND ACRES</b>	There are approximately 94.21 cropland acres according to the Humboldt County FSA.
<b>SOIL TYPES</b>	Major soil types found on this farm include Webster clay loam and Clarion loam.
<b>TOPOGRAPHY</b>	The topography of the subject farm is level to nearly level.
<b>MINERAL RIGHTS</b>	All mineral rights owned by the seller will be transferred in their entirety to the new owner.
<b>POSSESSION</b>	Possession will be given at closing, subject to the terms and conditions set forth in a purchase contract.
<b>PRICE &amp; TERMS</b>	The asking price is \$14,950 per acre. A 10% earnest money deposit should accompany any offer to purchase.
<b>FINANCING</b>	Mortgage financing is available from several sources. Names and addresses will be provided upon request.
<b>GRAIN MARKETS</b>	There are a number of grain markets located within 15 miles of The Cougar Farm.

# THE COUGAR FARM

## PROPERTY DETAILS

<b>TAXES</b>	Real estate taxes for July 1, 2022 through June 30, 2023 totaled \$3,498. The tax parcel numbers are: 0916200002, 0916200004, 0916200006 & 0916200008.
<b>DRAINAGE</b>	The Cougar Farm lies within Humboldt County Drainage District 2. The property has been extensively pattern tiled and the tile map is available in the Appendix. For additional information please contact our office.
<b>COMMENTS</b>	The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Mark Mommsen at Martin, Goodrich & Waddell, Inc. at 815-901-4269.

# THE COUGAR FARM

## PROPERTY PHOTOS



# THE COUGAR FARM

## PROPERTY PHOTOS



# THE COUGAR FARM

## SOILS INFORMATION

### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

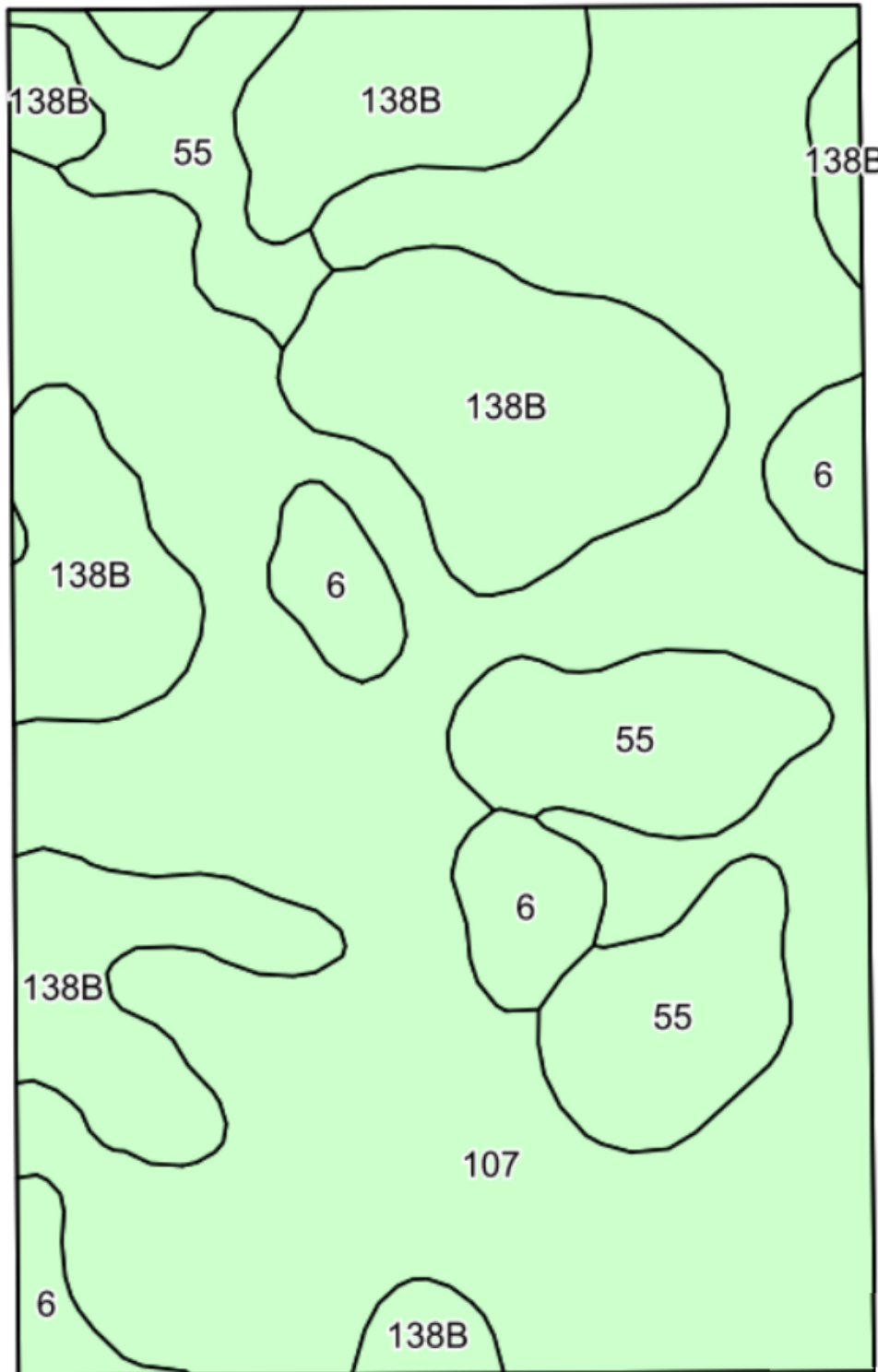
SOIL #	SOIL NAME	APPROX. ACRES	CSR2
107	Webster clay loam	53.78	86
138B	Clarion loam	23.29	89
55	Nicollet clay loam	11.57	89
6	Okoboji silty clay loam	5.57	59
WEIGHTED AVERAGE:			85.5

*\*Soils data provided by USDA and NRCS.*



# THE COUGAR FARM

## SOILS MAP



# THE COUGAR FARM

## APPENDIX

### THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP
4. TILE MAP

For more information, please visit [MGW.us.com](http://MGW.us.com)

or contact:

Mark Mommsen (815) 901-4269 | [Mark.Mommsen@mgw.us.com](mailto:Mark.Mommsen@mgw.us.com)



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REAL ESTATE SERVICES



**Legend**

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 94.21 acres

2023 Program Year  
Map Created April 24, 2023

**Farm 4498**  
**Tract 8363**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland Identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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IOWA  
HUMBOLDT  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 4498  
Prepared : 9/13/23 9:00 AM CST  
Crop Year : 2023

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : 19-091-2011-56  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
94.21	94.21	94.21	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	94.21	0.00		0.00	0.00	0.00	0.00	

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	70.12	0.00	176	
Soybeans	23.38	0.00	46	
<b>TOTAL</b>	<b>93.50</b>	<b>0.00</b>		

**NOTES**

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**Tract Number : 8363**

Description : B10 E½ NE¼ & E¼ W½ NE¼ SECTION 16 WEAVER  
 FSA Physical Location : IOWA/HUMBOLDT  
 ANSI Physical Location : IOWA/HUMBOLDT  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Tract does not contain a wetland  
 WL Violations : None  
 Owners :  
 Other Producers : None  
 Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
94.21	94.21	94.21	0.00	0.00	0.00	0.00	0.0

IOWA  
 HUMBOLDT  
 Form: FSA-156EZ



United States Department of Agriculture  
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4498  
 Prepared : 9/13/23 9:00 AM CST  
 Crop Year : 2023

Tract 8363 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	94.21	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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NOTES

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# TOPOGRAPHY MAP

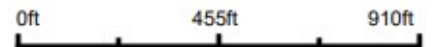


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Source: USGS 3 meter dem  
Interval(ft): 3.0  
Min: 1,155.5  
Max: 1,179.1  
Range: 23.6  
Average: 1,164.9  
Standard Deviation: 3.81 ft

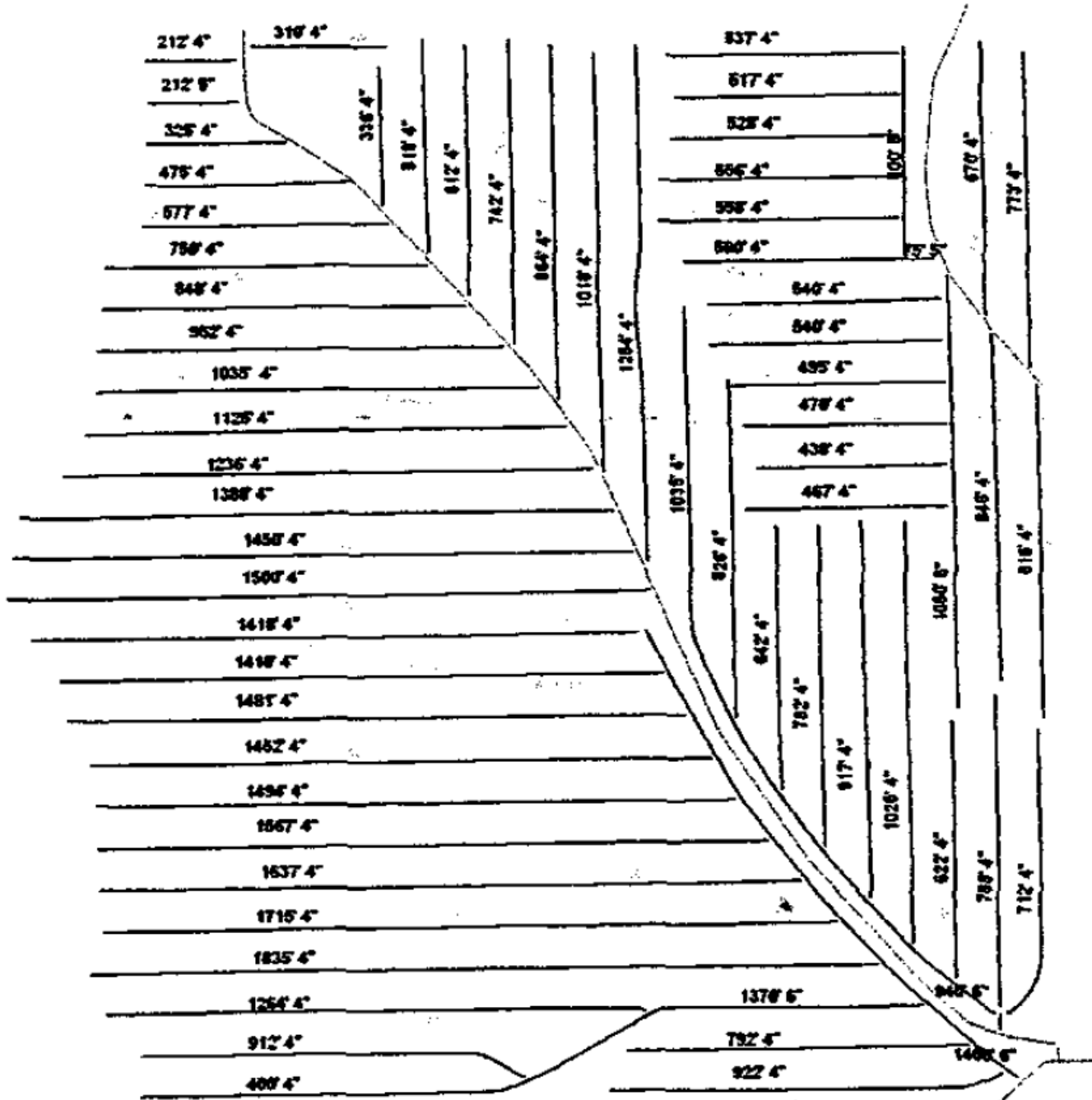


9/14/2023

16-91N-30W  
Humboldt County  
Iowa

Boundary Center: 42.699445, -94.387664

# TILE MAP





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