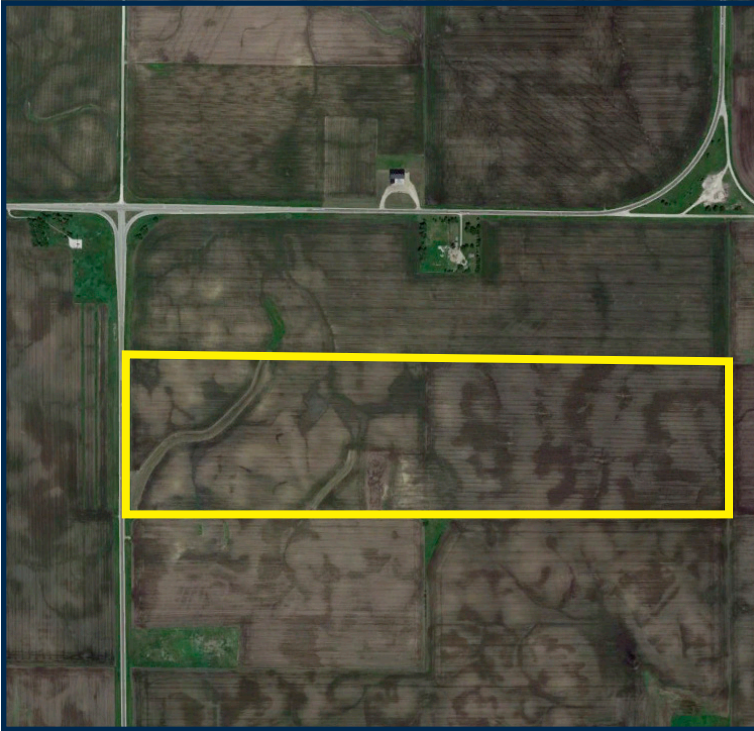


# FARMLAND FOR SALE

## Wright County, Iowa



**161± ACRES**

**Asking Price: \$2,080,000 - \$12,887/Acre**

### Property Description

A productive Wright Co. farm that is nearly all tillable with a CSR2 of 83.5.

### Acreage

161.4 Acres

3.6 Acres in CRP for waterways

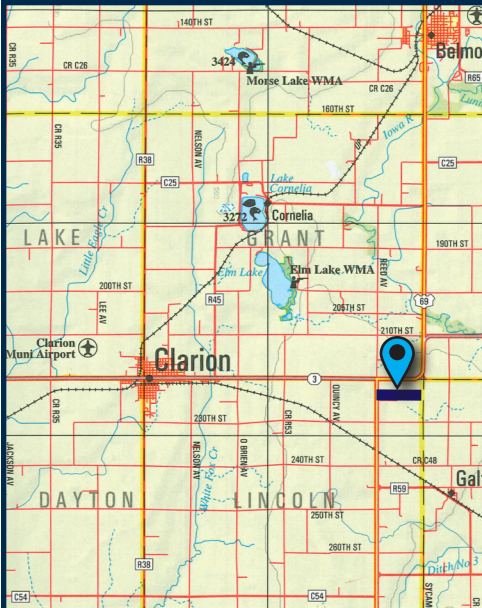
**2022 Taxes: \$5,246**

### Location

Sections 1, Lincoln Township, Wright County (T91N-R24W)

[www.MurrayWiseAssociates.com](http://www.MurrayWiseAssociates.com)

*\*Farm is leased for 2023, call for lease information.*



**John Kirkpatrick**

Lic. # B22570000

Office: (515) 532-2878

Email: john@mwallc.com



214 North Main Street, P.O.  
Clarion, IA 50525

(515) 532-2878  
MurrayWiseAssociates.com

**AGENCY:** Murray Wise Associates is the exclusive agent of the seller.

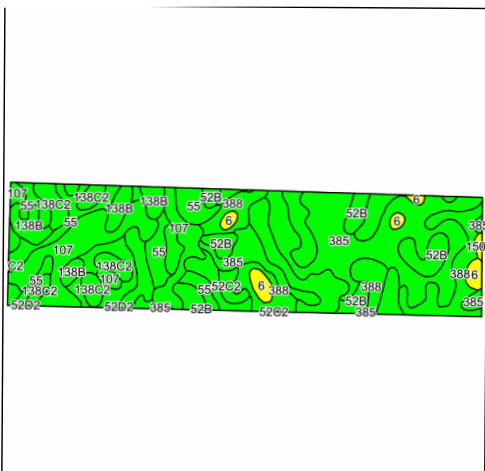
**DISCLAIMER AND ABSENCE OF WARRANTIES:** The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or the brokerage company. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs.

# FARMLAND FOR SALE

## Wright County, Iowa

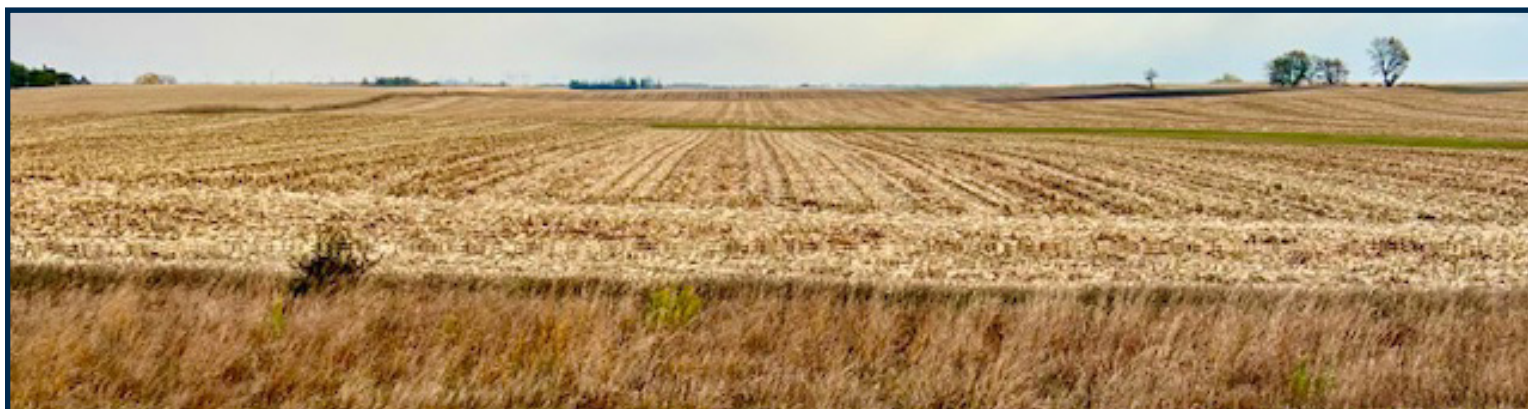


### Soil Map



Area Symbol: IA197, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
385	Guckeen clay loam, 1 to 3 percent slopes	38.46	24.4%		llw	76		74	74	57	63
388	Kossuth silty clay loam, 0 to 2 percent slopes	25.90	16.4%		llw	86	77	89	77	60	89
55	Nicollet clay loam, 1 to 3 percent slopes	21.07	13.4%		lw	89	88	82	81	64	82
107	Webster clay loam, 0 to 2 percent slopes	20.63	13.1%		llw	86	83	83	78	60	82
52B	Bode clay loam, 2 to 6 percent slopes	14.93	9.5%		lle	91	78	82	80	60	82
138B	Clarion loam, 2 to 6 percent slopes	13.24	8.4%		lle	89	80	84	80	63	84
52C2	Bode clay loam, 6 to 10 percent slopes, moderately eroded	11.12	7.0%		llle	82	62	73	73	54	72
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	7.93	5.0%		llle	83	63	73	71	54	73
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.05	2.6%		lllw	59	57	76	74	64	74
1507	Brownnton silty clay loam, 0 to 2 percent slopes	0.45	0.3%		llw	62	72	65	64	44	65
<b>Weighted Average</b>					<b>2.01</b>	<b>83.5</b>	<b>*-</b>	<b>*n 80.2</b>	<b>*n 76.8</b>	<b>*n 59.4</b>	<b>*n 77.3</b>



214 North Main Street, P.O.  
Clarion, IA 50525  
(515) 532-2878  
MurrayWiseAssociates.com

**AGENCY:** Murray Wise Associates is the exclusive agent of the seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or the brokerage company. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs.