

# Growthland

Recently renamed from Agri-Management Services

**37 Acres m/l  
Humboldt County, IA  
\$518,000 (\$14,000/acre)**

**Farm for Sale  
Biondahl Farm**

**Location:** Located a half mile east of Thor in Section 16 of Norway Township; bordered to the South by paved 250th St and to the North by Three River Bike Trail.

**Taxes:** \$1,172 annually

**Possession:** Open for the 2022 growing season.

**Acreage Breakdown:**

Gross Acres: 36.85 A m/l  
Taxable Acres: 34.41 A m/l  
Cropland Acres: 33.61 A m/l

**FSA Farm Base Acres:**

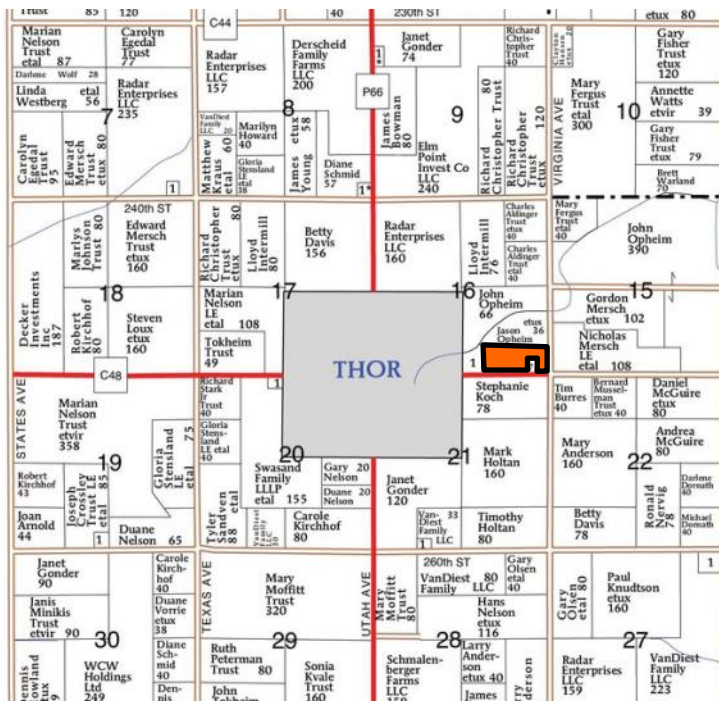
Corn Base Acres: 16.8  
Corn PLC Yield: 160  
Soybeans Base Acres: .16.8  
Soybeans PLC Yield: 54

**Soil Productivity:**

Cropland CSR2: 79.9

**Comments:** This productive, nearly all tillable parcel of land is located in southeastern Humboldt County, just east of Thor.

**School District:** Eagle Grove School District



**Contact Us:**

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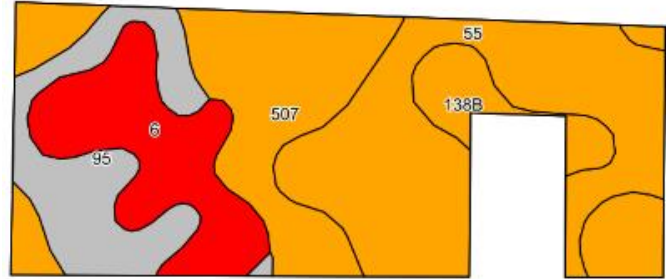
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Growthland or its staff. All acres are considered more or less.

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FSA Map

Cropland Soil Map - CSR2



Code	Soil Description	Acres	% of	CSR2	CSR2*
55	Nicollet clay loam, 1 to 3 percent slopes	11.11	33.9%	Orange	89
507	Canisteo clay loam, 0 to 2 percent slopes	9.27	28.3%	Orange	84
6	Okoboji silty clay loam, 0 to 1 percent slopes	5.61	17.1%	Red	59
95	Harps clay loam, 0 to 2 percent slopes	4.92	15.0%	Grey	72
138B	Clarion loam, 2 to 6 percent slopes	1.83	5.6%	Orange	89
<b>Weighted Average</b>					<b>79.9</b>



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## Photos



**Southwest Looking Northeast**



**West of Building Site Looking Northwest**



**Southeast Corner Looking North**



**Northeast Corner Looking West**