

# Ryerson Realty LLC

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**Farm owner:** Don & Debra Stevenson

**Legal Description:** W ½ of frac. NW ¼ of S 1 and E ½ of Frac. NE ¼ of S2 T 91N R 27 W of the 5<sup>th</sup> PM Humboldt County, IA

**Acres:** 50.32 Surveyed acres

Tillable acres: 49.26 USDA

**Tenant:** Adam Harvey

**Location from nearest town:** Approximately 3 ½ west miles West of Goldfield on Hwy 3 on south side of the Hwy.

**CRP-**3.01 Acres \$551.00 EXP 9/20/29

**Soil types:** See soil map 81.4 CSR2 Rating

**Taxes:** \$ 1930.00

**Other information:**

**Price:** \$ \$695,000.00

**Terms:** Cash – Close Date Negotiable

The following information, although believed to be accurate, is not guaranteed to be so.



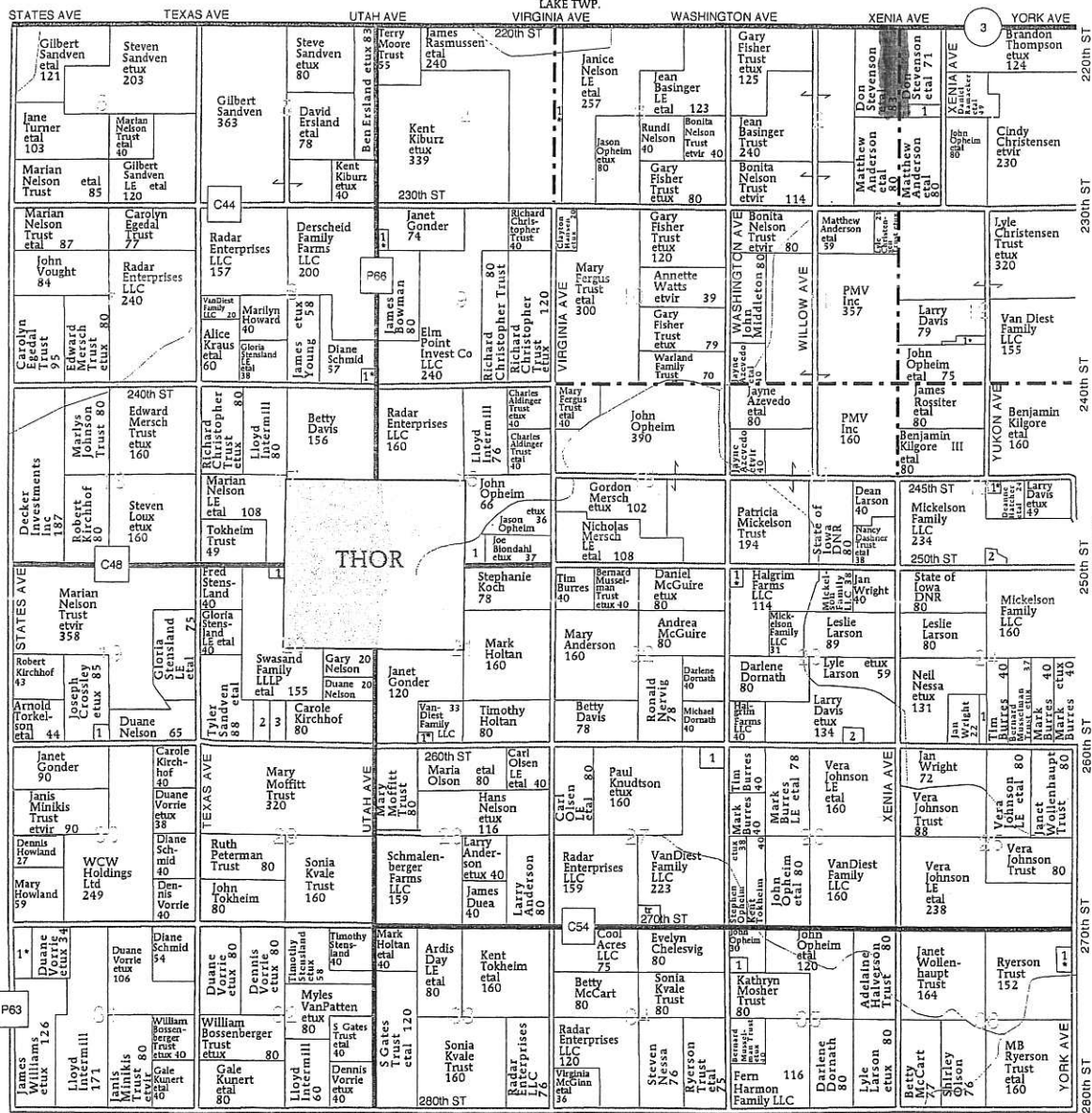
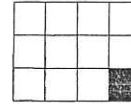
*We Don't Want To Confuse You...*  
 So if you're having trouble reading our maps check our page on  
 "HOW TO READ YOUR PLAT & DIRECTORY"  
 Which is located near the front of the book.  
**WE WANT YOU TO TAKE FULL ADVANTAGE OF OUR SERVICE!**

**PLAT & DIRECTORY  
 SINCE 1981**

T-91-N

**NORWAY PLAT**  
 (Landowners)

R-27-W



WEBSTER CO.

**NORWAY TOWNSHIP**

**SECTION 1**

- 1. Morgan, Diana 11
- SECTION 3**
- 1. Rasmussen, James etal 21

**SECTION 8**

- 1. Erickson, Gary etux 5
- SECTION 9**
- 1. Whitmer, Henry etux 6
- SECTION 10**
- 1. Ophelm, John 10
- SECTION 12**
- 1. Davis, Paul etux 6

**SECTION 13**

- 1. Davis, Larry etux 6
  - 2. Marcks, Carol 6
- SECTION 16**
- 1. Gatewood, Marcus 14
- SECTION 19**
- 1. Sohm, Bryce 7

**SECTION 20**

- 1. Busick, Christopher 5
  - 2. Stensland, Gloria 15
  - 3. VanDiest Family LLC 15
- SECTION 21**
- 1. Wachowiak, Richard etux 7

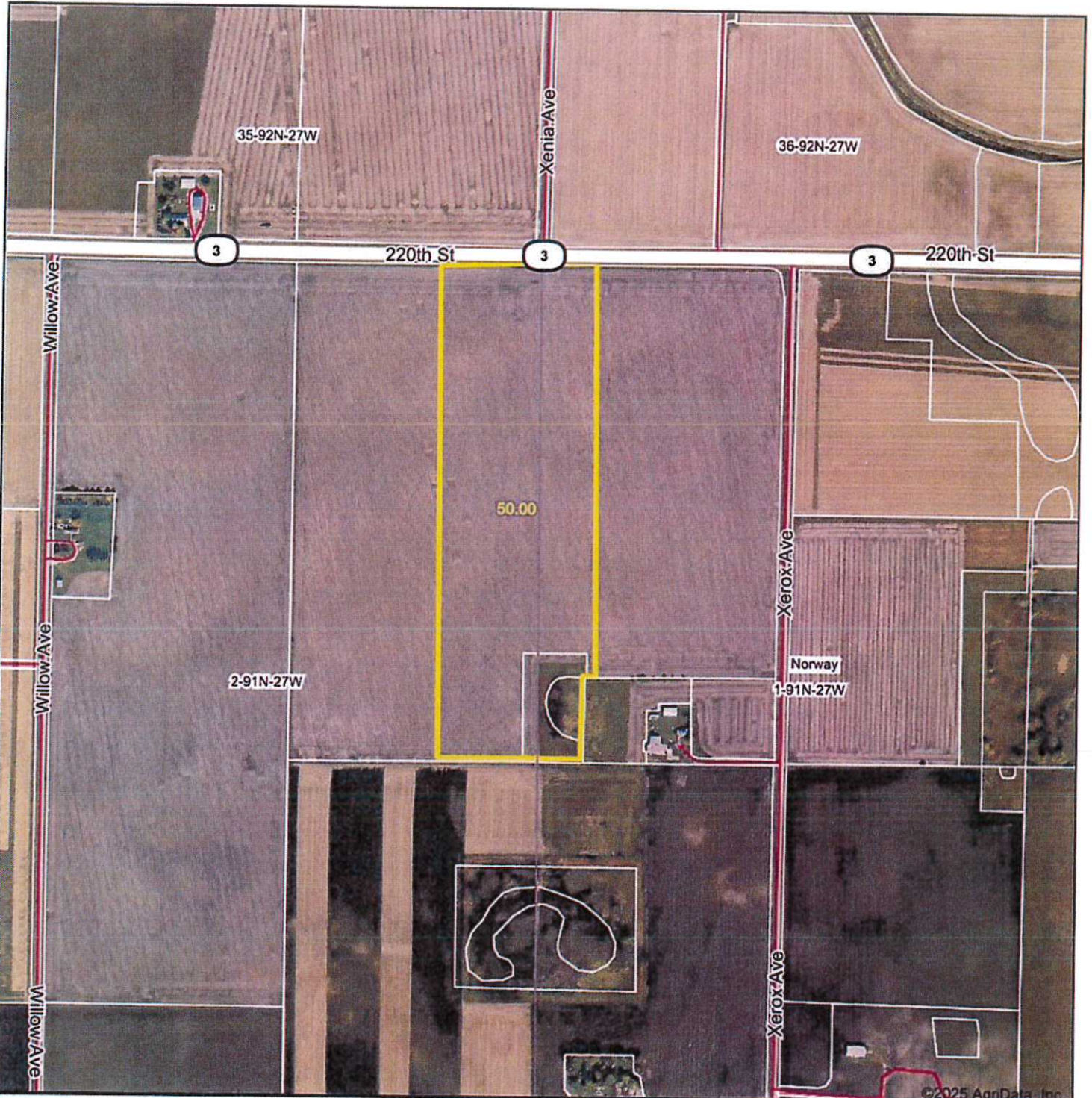
**SECTION 23**

- 1. Keller, Eric etux 5
  - 2. Skiff, Joel 7
- SECTION 24**
- 1. Nessa, Steven 6
- SECTION 27**
- 1. Burres, Mark 10

**SECTION 31**

- 1. Vorrie, Dennis etux 15
- SECTION 35**
- 1. Berning, Steven 10
- SECTION 36**
- 1. Johnson, Dennis etux 7

# Aerial Map



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Gold-Eagle Cooperative

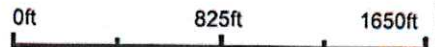


Maps Provided By:



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Boundary Center: 42° 43' 40.43, -93° 59' 29.31

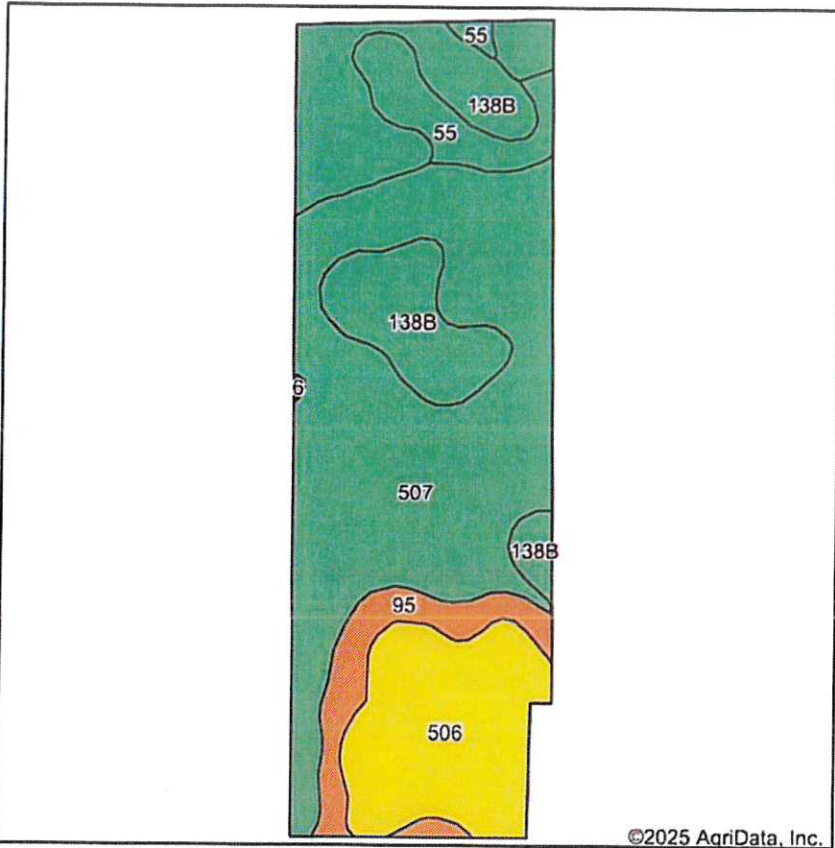


**2-91N-27W**  
**Humboldt County**  
**Iowa**

1/9/2025

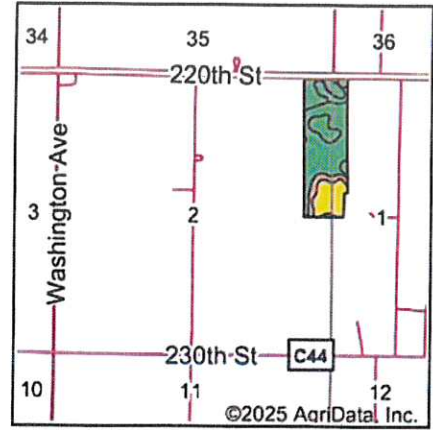
Field borders provided by Farm Service Agency as of 5/21/2008

# Soils Map



©2025 AgriData, Inc.

Soils data provided by USDA and NRCS.



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State: Iowa  
 County: Humboldt  
 Location: 2-91N-27W  
 Township: Norway  
 Acres: 50  
 Date: 1/9/2025



Maps Provided By:



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Area Symbol: IA091, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
507	Canisteo clay loam, 0 to 2 percent slopes	24.11	48.2%		IIw	84	78	
138B	Clarion loam, 2 to 6 percent slopes	10.66	21.3%		Ile	89	80	
506	Wacousta silty clay loam, depressional, 0 to 1 percent slopes	8.76	17.5%		IIIw	69	74	
95	Harps clay loam, 0 to 2 percent slopes	3.43	6.9%		IIw	72	62	
55	Nicollet clay loam, 1 to 3 percent slopes	3.04	6.1%		Iw	89	88	
<b>Weighted Average</b>						<b>2.11</b>	<b>81.9</b>	<b>77.2</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method