

Farm For Sale

78.31 Ac Farm Near Coburg in Montgomery Co. IA

TAXABLE ACRES: 78.31

LIST PRICE: \$9,750 per acre x 78.31 taxable acres m/l
or approx. \$763,525

LOCATION: Approx. 1.5 Miles West of Coburg Iowa
on the South Side of Co. Hwy 54.

DESCRIPTION: High Quality Well Terraced Tillable
Cropland on Paved Road with 77.6 CSR2!

BRIEF LEGAL DESCRIPTION: The NW1/4NE1/4 &
SW1/4NE1/4 of Section 34, Township 71N, Range 39W
All in Montgomery. Co. Iowa.

CROPLAND: 75.84 FSA Cropland Acres.

CSR2: 77.6 Per Surety Mapping Software.

SOILS: Soil Types Include Marshall, Exira, Ackmore
& Judson with Slopes Ranging from 2-14%.

FSA INFO: Farm #1379 Tract #339. 75.84 FSA Farmland
Acres. 75.84 FSA DCP Cropland Acres. Corn Base Acres
= 30.90 & Corn PLC Yield = 160. Oats Base Acres = .70
& Oat PLC Yield = 49.

IMPROVEMENTS: None.

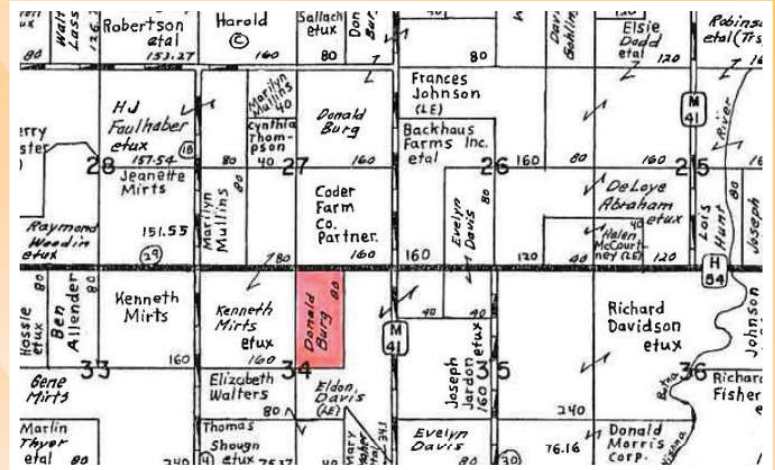
RE TAXES: \$2,792 Per Year.

SALE TERMS: 10% Earnest Deposit upon acceptance
of offer with the balance paid in cash at Closing.

POSSESSION: At closing subject to 2022 lease which
expires on February 28, 2023. Buyer will receive 100%
of 2022 Cash Rent. Lease terms available upon request.

CLOSING: 30 days from acceptance of offer.

SELLERS: Joshua W. Burg & Jacob A. Burg.



Midwest
Ag Services, Inc.

245 W. Broadway PO Box 845

Council Bluffs IA 51502

(712)-323-5353

Kelly Summy, Broker: 402-670-0878

Evan Summy, Assoc. Broker: 402-618-1326

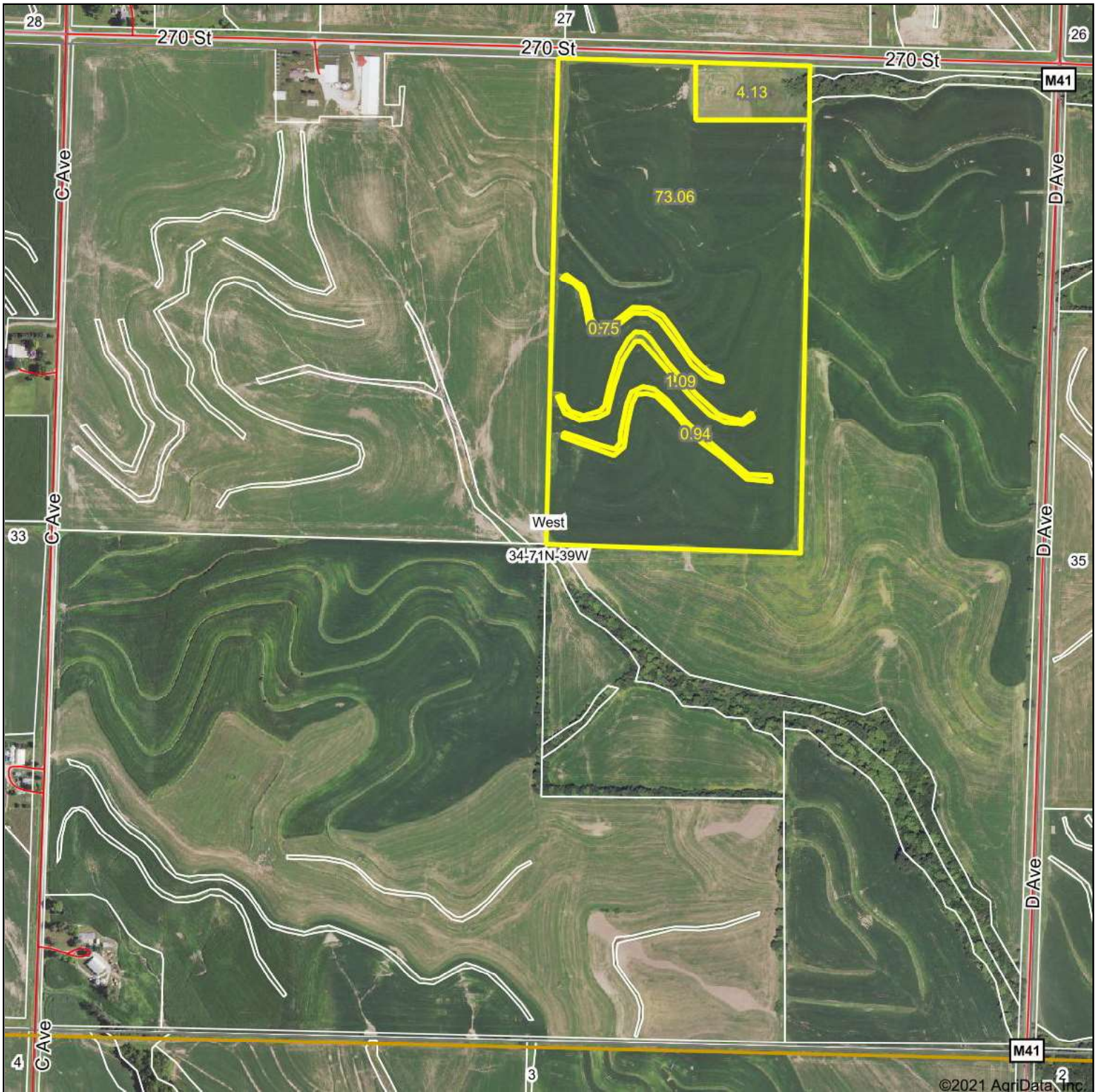
Nick Gray, Salesperson: 712-789-9932

Disclaimer: The information in this brochure was gathered from various
sources deemed reliable, but it can't be guaranteed by Midwest Ag Services, Inc.

All data should be verified for accuracy by interested parties.

For More Details Visit: www.MidwestAgServices.com

Aerial Map



Maps Provided By:



© AgriData, Inc. 2021

www.AgriDataInc.com

Map Center: 40° 54' 31.05, -95° 19' 4.5

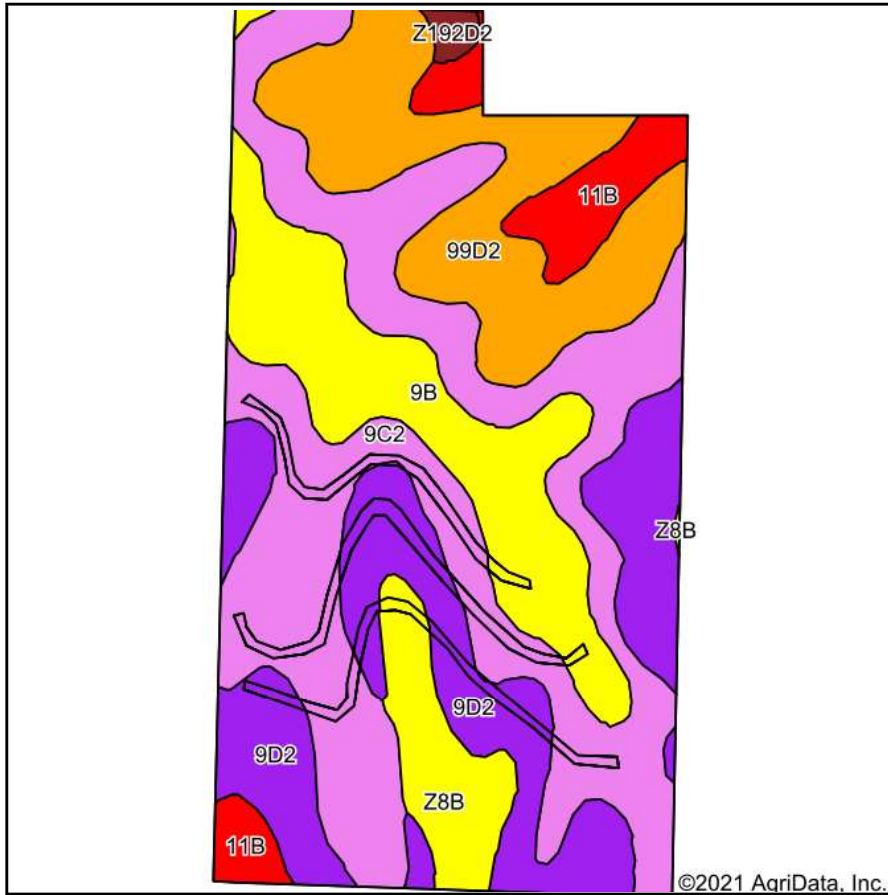
34-71N-39W
Montgomery County
Iowa

0ft 826ft 1653ft

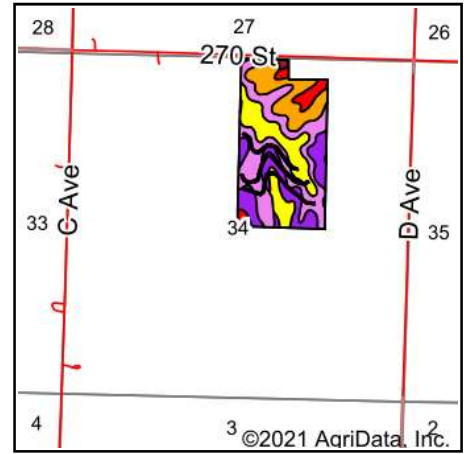


12/22/2021

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Montgomery**
 Location: **34-71N-39W**
 Township: **West**
 Acres: **75.84**
 Date: **12/22/2021**



Maps Provided By:



Area Symbol: IA137, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	26.90	35.5%		IIIe	87	68	70
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	15.67	20.7%		IIIe	61	58	65
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	12.65	16.7%		IIIe	59	55	67
9B	Marshall silty clay loam, 2 to 5 percent slopes	11.71	15.4%		Ile	95	85	77
11B	Ackmore-Colo-Judson complex, 2 to 5 percent slopes	4.31	5.7%		IIw	79	68	82
Z8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	4.16	5.5%		Ile	92		81
Z192D2	Adair clay loam, deep loess, 9 to 14 percent slopes, eroded	0.44	0.6%		IVe	14		45
Weighted Average					2.74	77.6	*-	*n 70.7

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*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.



Legend

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

Wetland Determination Identifiers

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

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).

USDA is an equal opportunity provider, employer, and lender.

2021 Program Year

Map Created March 17, 2021

Farm **1379**

Tract **339**

Tract Cropland Total: 75.84 acres

Tract Number : 339
Description : WEST 34
FSA Physical Location : IOWA/MONTGOMERY
ANSI Physical Location : IOWA/MONTGOMERY
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JACOB BURG, JOSHUA BURG
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
79.97	75.84	75.84	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	75.84	0.00	0.00	0.00	0.00	0.00

IOWA
 MONTGOMERY
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 13/9
Prepared : 11/29/21 9:44 AM
Crop Year : 2022

DCP Crop Data

Tract 339 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	0.70	0.00	49
Corn	30.90	0.00	160
TOTAL	31.60	0.00	

NOTES