



134 Acres M/L, Kossuth County, IA

Section 30 Eagle Township

Listing Price: \$1,675,000



Kossuth County Farmland For Sale

Sellers: Marlin Fisher Farm Trust

- 134 Gross Acres M/L
- 131.46 Tillable Acres M/L
- CSR2: 71.70
- Available to farm 2023 crop year

Steve Hassebroek
641-562-2353

Toll Free: 888-740-4255
107 W Ramsey Street
Bancroft, IA 50517
www.centralstatesrealestate.com
Licensed in IA 

John Cowin
515-885-2649



Tract Information

Legal Description: SW FRL1/4 Section 30
T100N-R30W of the 5th P.M. Kossuth County
Iowa except parcel described by Metes and
Bounds description

FSA Information:

	Base	Yield
Corn	119.55 acres	172 bushels (PLC)

Acres:

134 Gross Acres M/L
119.55 FSA Tillable Acres M/L
11.91 CRP acres - Expires 9/30/26
\$4,245 annual payment; \$356.45 per
acre

CSR2: 71.70

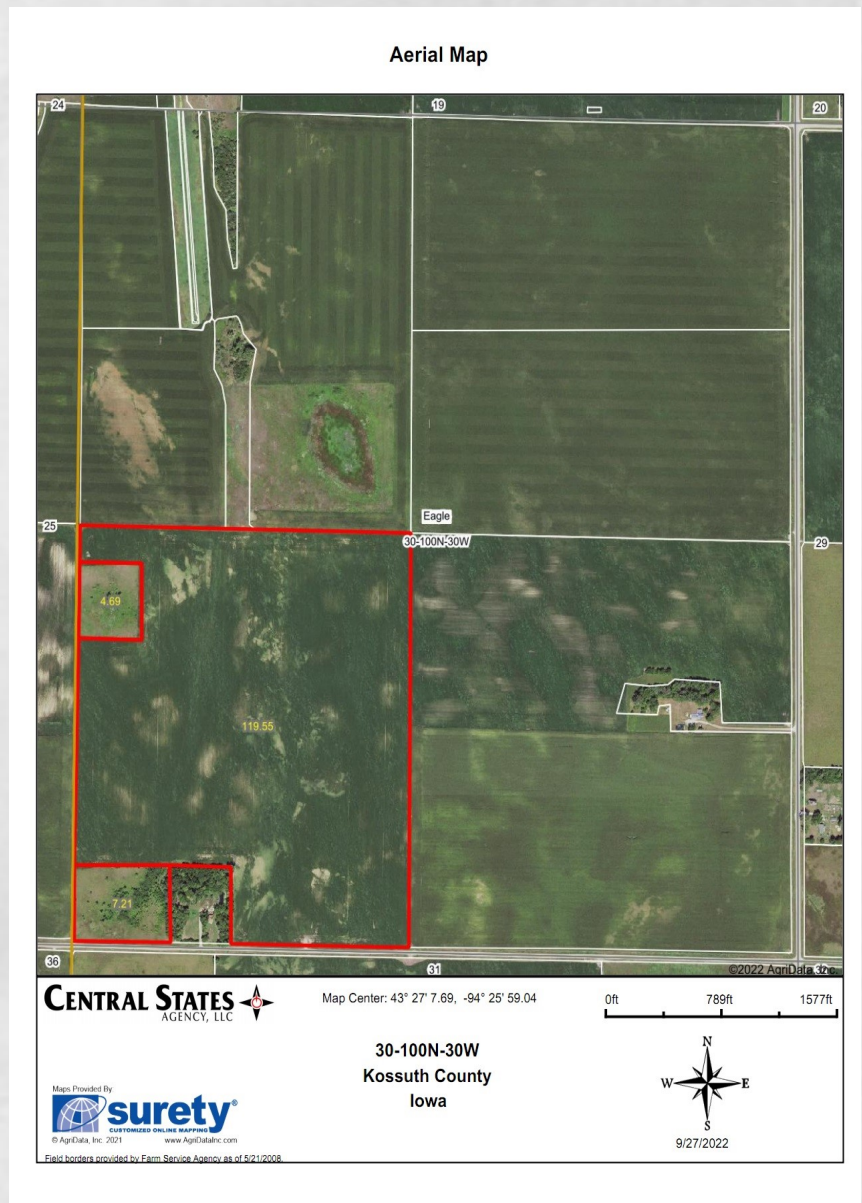
No wetland determination

Major Soil Types: Okoboji, Clarion,
Canisteo

Available to farm 2023 crop year.

Real Estate Taxes: \$3064;
Taxes prorated to possession.

Note: Property information provided was obtained from sources deemed reliable, but the Auctioneer, Broker and/or Seller makes no guarantee as to its accuracy. All prospective buyers are urged to fully inspect the property, its conditions and to rely on their own conclusions. All sketches, dimensions and acreage figures in this information are approximate or "more or less". Any announcements made the day of the sale shall supersede any previous information or oral statements.



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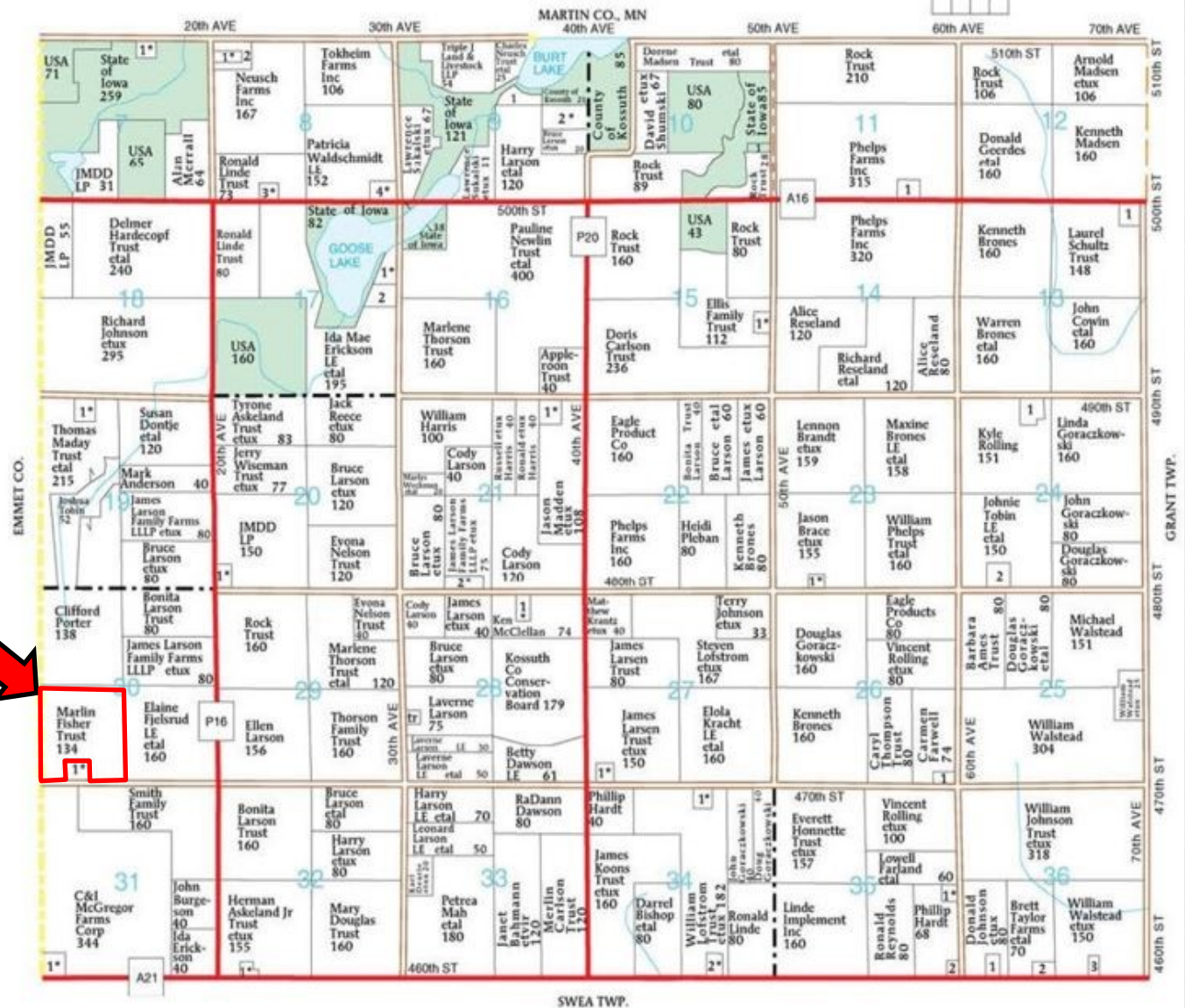
Plat Map

134 Acres M/L, Kossuth County, IA

T-100-N

EAGLE PLAT

R-30-W



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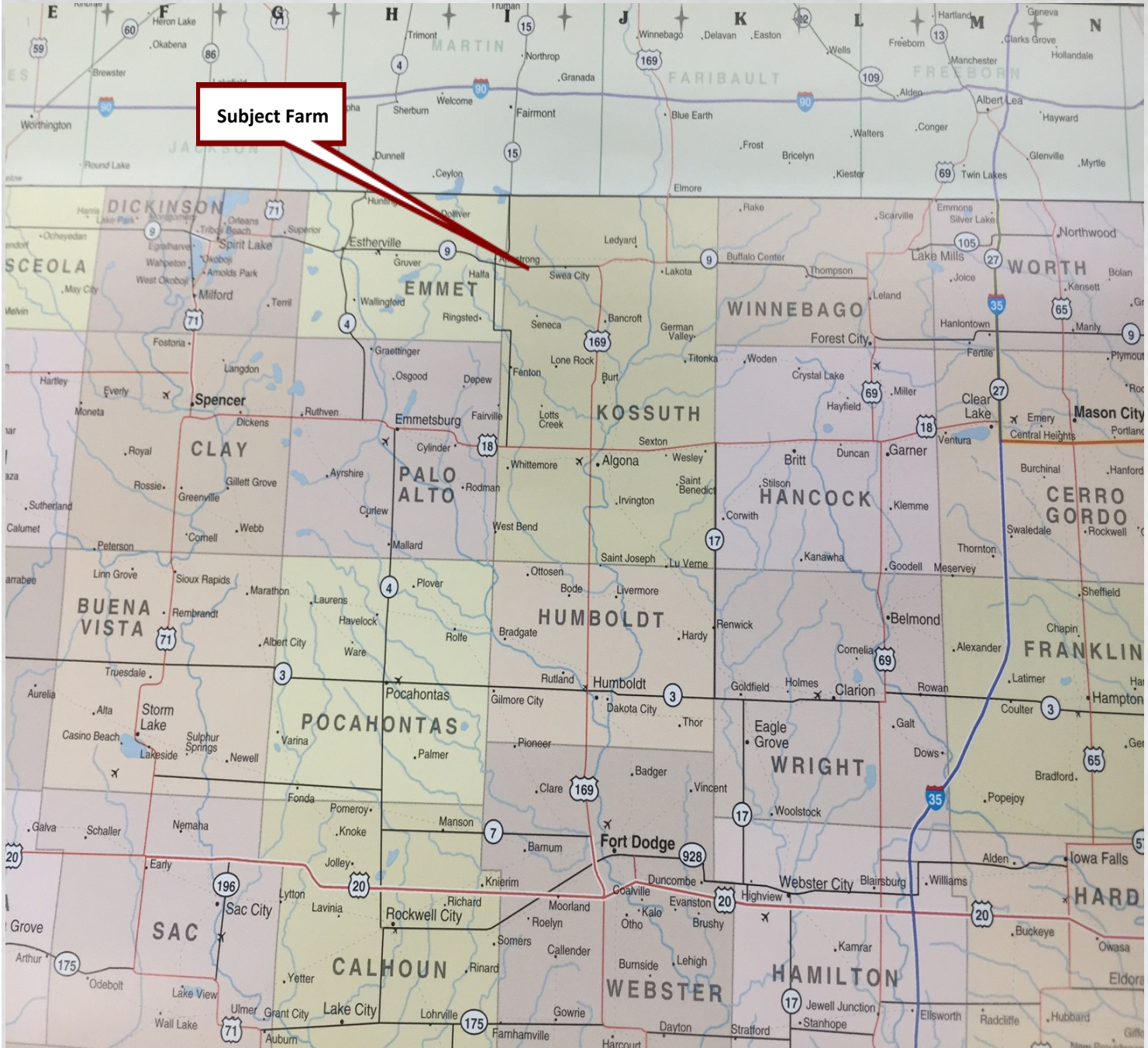
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Location Map

134 Acres M/L, Kossuth County, IA



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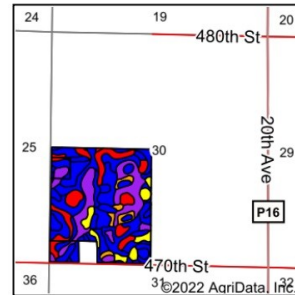
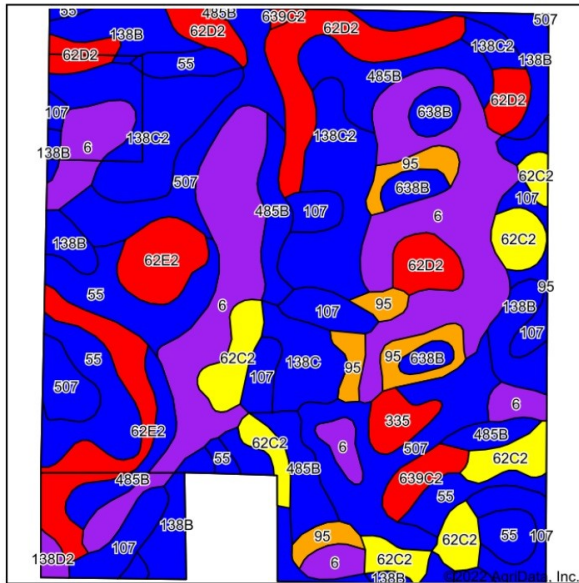
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Soil Map

134 Acres M/L, Kossuth County, IA

Soils Map



State: Iowa
County: Kossuth
Location: 30-100N-30W
Township: Eagle
Acres: 131.45
Date: 9/27/2022

CENTRAL STATES
AGENCY, LLC

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA109, Soil Area Version: 28									
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
6	Okoboji silty clay loam, 0 to 1 percent slopes	25.77	19.6%		Illw	59	54	74	
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	13.22	10.1%		Ille	83	62	73	
507	Canisteo clay loam, 0 to 2 percent slopes	12.82	9.8%		Ilw	84	75	81	
55	Nicollet clay loam, 1 to 3 percent slopes	12.73	9.7%		Iw	89	85	82	
138B	Clarion loam, 2 to 6 percent slopes	10.34	7.9%		Ile	89	77	84	
485B	Spillville loam, 2 to 5 percent slopes	9.99	7.6%		Ile	88	77	87	
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	9.55	7.3%		Ive	41	39	66	
107	Webster clay loam, 0 to 2 percent slopes	9.05	6.9%		Ilw	86	80	82	
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	7.84	6.0%		Ille	64	49	69	
62E2	Storden loam, 10 to 22 percent slopes, moderately eroded	7.18	5.5%		Ive	32	30	59	
95	Harpis clay loam, 0 to 2 percent slopes	4.33	3.3%		Ilw	72	60	82	
138C	Clarion loam, 6 to 10 percent slopes	2.73	2.1%		Ille	84	63	81	
638B	Clarion-Swanlake complex, 2 to 6 percent slopes	2.39	1.8%		Ile	85	71	84	
639C2	Storden-Salida complex, 5 to 9 percent slopes, moderately erode	1.64	1.2%		Ille	49	35	48	
335	Harcot loam, 0 to 2 percent slopes	1.41	1.1%		Ilw	39	52	57	
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	0.46	0.3%		Ille	51	52	57	
Weighted Average					2.55	71.7	62.9	*n 76	

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

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class, Residual Condition Aggregation Method

Soils data provided by USDA and NRCS.

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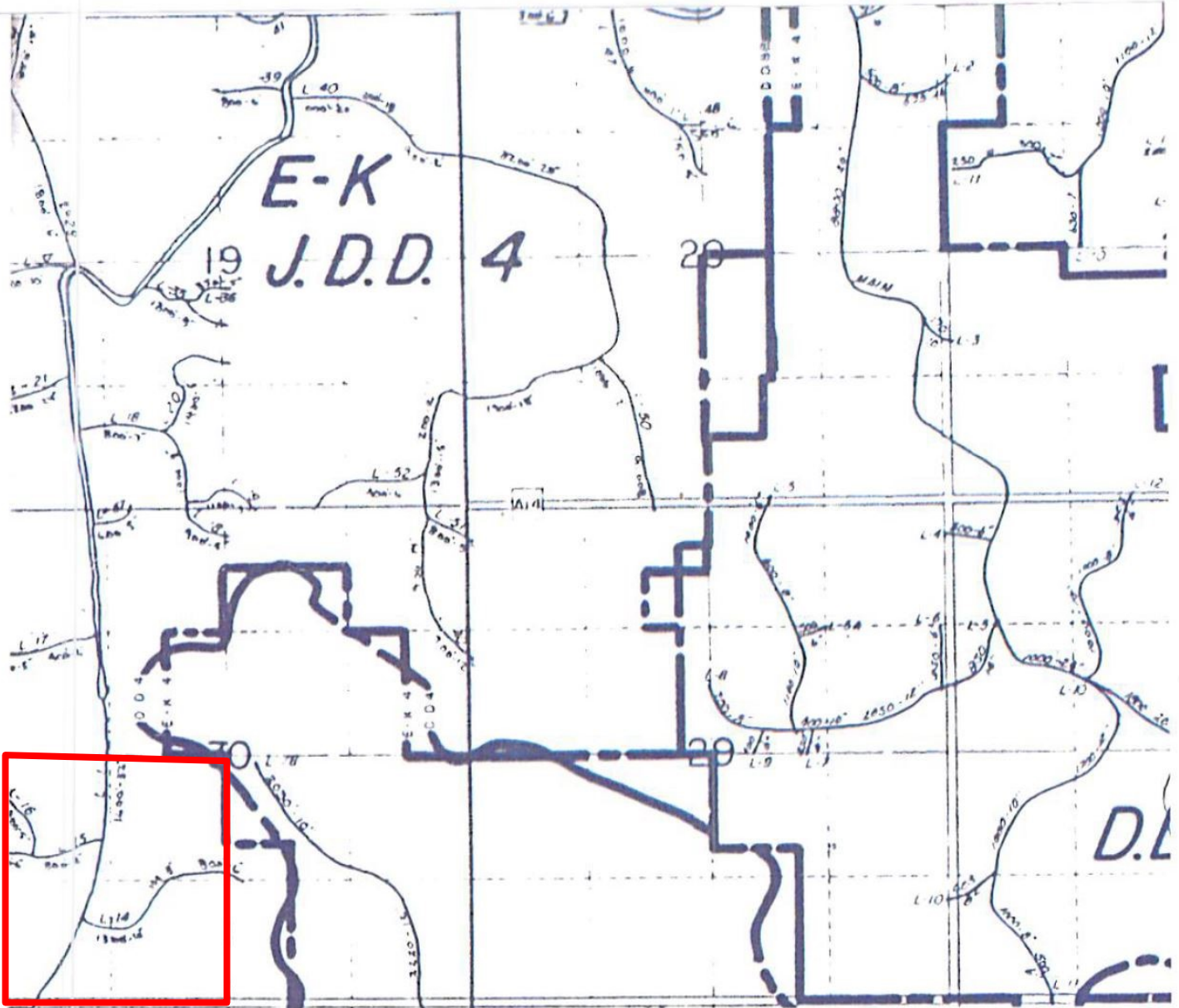
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County Tile Map

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CRP Contract

11.95 Acres, Kossuth County, IA

Page 1 of 2

CRP-1 (07-06-20)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 19 109		2. SIGN-UP NUMBER 48	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11492		4. ACRES FOR ENROLLMENT 11.91	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) KOSSUTH COUNTY FARM SERVICE AGENCY 605 EAST STATE ST., STE 1 ALGONA, IA 50511-2899				6. TRACT NUMBER 47		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2016 TO: (MM-DD-YYYY) 09-30-2026	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (515) 295-3541				8. SIGNUP TYPE: FWP			
<i>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</i>							
9A. Rental Rate Per Acre \$ 356.45		10. Identification of CRP Land (See Page 2 for additional space)					
9B. Annual Contract Payment \$ 4,245.00		A. Tract No.		B. Field No.		C. Practice No.	
9C. First Year Payment \$		47		2		CP28	
(Item 9C is applicable only when the first year payment is prorated.)		47		3		CP27	
		47		4		CP27	
						\$ 734.00	
						\$ 76.00	
						\$ 47.00	
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) HARLIN FISHER FARM TRUST HARLIN FISHER 603 N. WINTER ST. N.W. MINNEAPOLIS, MN 55444-3393		(2) SHARE 100.00 %		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE					B. DATE (MM-DD-YYYY)

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

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Easement

2004 MAR 15 AM 10:53
KAREN M. BENSCHOTER
RECORDER
KOSKUTH COUNTY, IOWA
0885

Chad Knutson, Iowa Lakes Electric Cooperative, 702 S. 1st St., Estherville, IA 51334, 712-362-2694

RIGHT-OF-WAY EASEMENT - Trust Form

03420

KNOW ALL MEN BY THESE PRESENTS: That **Marlin Fisher**, Trustee of the **Roy N. Fisher and Alice M. Fisher Trust**, hereby acknowledged, does hereby grant to Iowa Lakes Electric Cooperative, Estherville, Iowa, hereinafter called the Cooperative, and to its successors and assigns forever, an easement to enter upon the lands of the undersigned situated in the County of **Kossuth**, State of Iowa, and more particularly described as follows:

T-100N, R-30W, Eagle Twp., south side of SW 1/4 of sec. 30, with the exception of the 5 acre parcel on the south side of the center of the SW 1/4 (presently owned by Mark Grabinoski). To install three-phase underground distribution line along north side of 470th St. Cable to be installed at minimum 48" depth on private Right of Way (R.O.W.) as close to R.O.W. boundary as possible. All poles and above ground enclosures to be located on county R.O.W.

to construct, reconstruct, operate and maintain on, under and across the above described tract and in or upon all streets, roads, or highways abutting thereto, and electrical distribution system, either overhead or underground lines, for the distribution of electrical energy, including all wires, cable, manholes, transformers, pads, guywires, equipment, accessories and appurtenances reasonably necessary in connection therewith and to license, permit or otherwise agree to the joint use of said system by any other person, firm or corporation.

The undersigned covenants that he is the owner of the above described lands and agrees that all facilities erected hereunder shall remain the property of the Cooperative and that the Cooperative shall have the right to inspect, rebuild, remove, repair, improve, alter, or substitute said facilities, and that the facilities shall remain the property of the Cooperative and may be removed by the Cooperative at any time at its option.

The Cooperative shall have the right to cut, trim and control the growth of trees or shrubbery to provide adequate clearance for the operation and maintenance of said line and the grantors hereof covenant that they will not erect any structure closer to said facilities than is allowed and approved under the National Electrical Safety Code in effect at the time. Owner agrees to point out to construction crews any tile lines which may be traversed by underground lines or affected by pole holes or guywires. Cooperative shall be liable for damages to growing crops, fences and tile caused by it in the construction, operation, maintenance or removal of said electric lines.

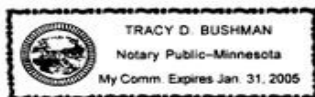
The Grantor acknowledges that he has received notice of his right to cancel this Easement in accordance with Section 478.33 of the Iowa Code, 1999, and have received a copy of such statute.

Dated this 15 day of October, 2002.

Marlin R Fisher
Trustee

STATE OF MINNESOTA
COUNTY OF Stearns SS:

On this 15 day of October, 2002, before me, the undersigned, a Notary Public in and for the State of Minnesota, personally appeared Marlin R Fisher to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person, as fiduciary, executed the same as their voluntary act and deed of the person and of the fiduciary



Tracy D Bushman
Notary Public-State of Minnesota

(Section 558.39, Code of Iowa)

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