

IOWA FARM FOR SALE

80 +/- ACRES YORK TWP POTT. CO

DESCRIPTION: Highly Tillable Terraced Upland Farm with Excellent Location

LIST PRICE: \$12,000 per Acre X 80 +/- Acres or \$960,000.

LOCATION: Approx. 6 Miles East of Underwood & 5 Miles South of Minden IA.

DRIVING DIRECTIONS: From the Underwood IA Interstate Exit, Drive East on Magnolia Rd. (Hwy G-30) for approx. 6 Miles. Turn north on 330th St. for ¼ of a Mile. The Farm is Located on the West side of 330th St.

BRIEF LEGAL DESCRIPTION: The N1/2NE1/4 of Section 16, Twp 76N, Range 41W of the 5th PM All in Pott Co. Iowa.

CROPLAND: 77.56 FSA Cropland Acres.

CSR2: 50.2 Per Surety Mapping Software.

FSA INFO: Farm #5183 Tract #222.
77.56 FSA Farmland Acres.

Corn Base Acres = 38.5 & Corn PLC Yield = 121.
Bean Base Acres = 28 & Bean PLC Yield = 31.

IMPROVEMENTS: None.

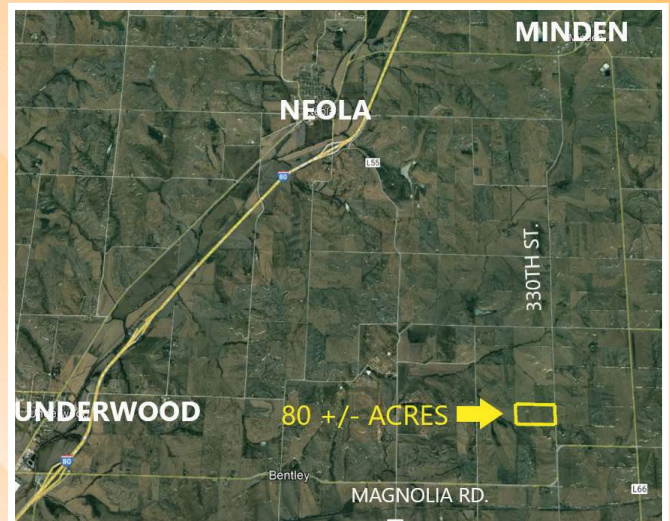
2021-22 RE TAXES: \$1,912 Per Year.

POSSESSION: At Closing Subject to 2023 Cash Rent Lease that Expires on February 29, 2024 & Wind Farm/Option and Easement Agreement with EON Climate & Renewables. Copy of the Easement Agreement is Available upon Request.

SALE TERMS: 10% Earnest upon Acceptance of Offer. Balance Due at Closing.

CLOSING: 30-45 days after acceptance of offer.

SELLERS: James Storjohann Life Estate
Michael Storjohann Remainder



DRIVING DIRECTIONS

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Midwest
Ag Services, Inc.

245 W. Broadway PO Box 845
Council Bluffs IA 51502
(712)-323-5353

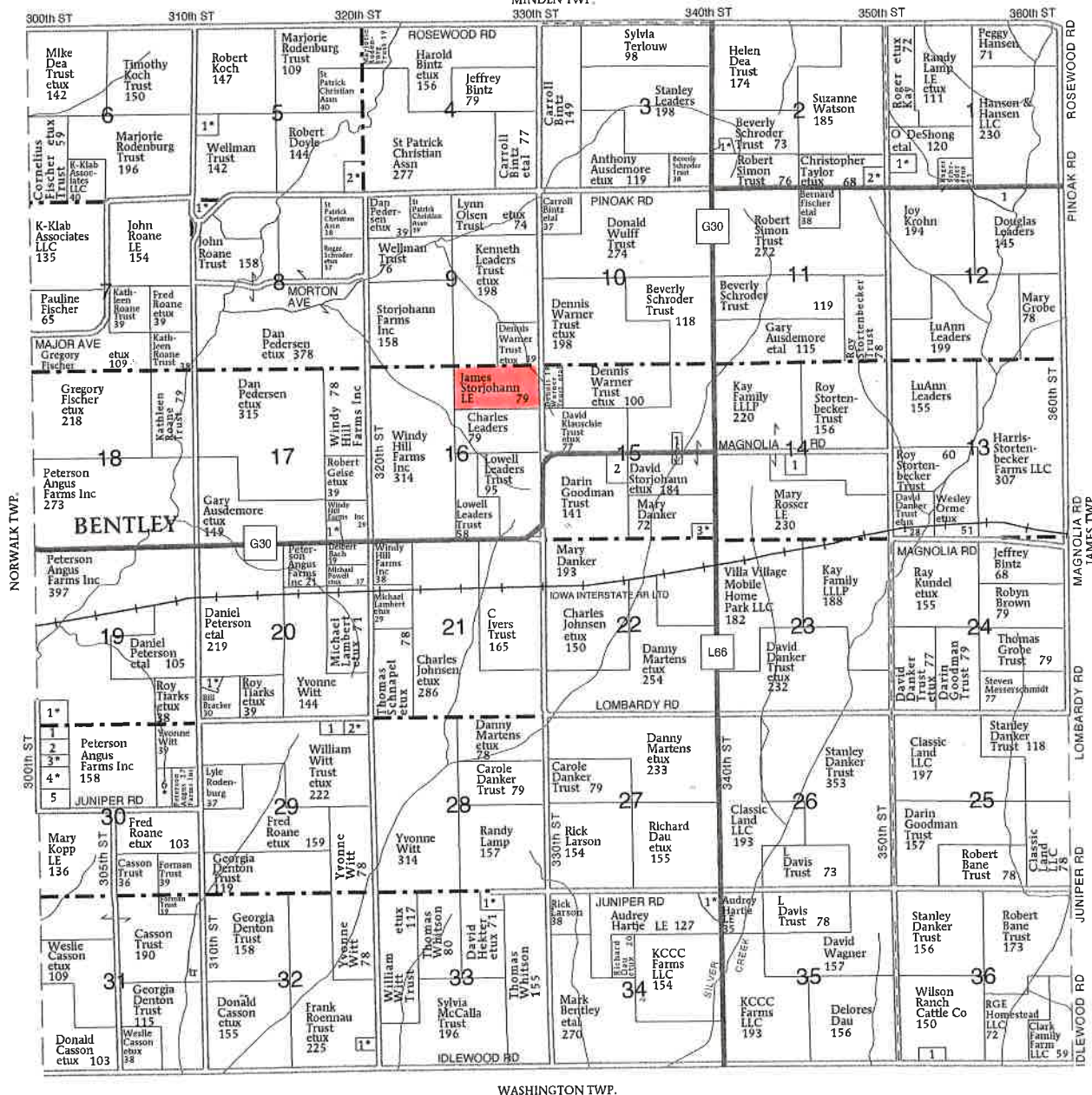
Kelly Summy, Broker: 402-670-0878
Evan Summy, Assoc. Broker: 402-618-1326
Nick Gray, Salesperson: 712-789-9932

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

(Landowners)

MINDEN TWP.



WASHINGTON TWP.

YORK TOWNSHIP

SECTION 1

1. McMaken, Michael et al 13

SECTION 2

1. Pigman, Richard et ux 6

SECTION 5

1. Wellman, David et al 9
2. Leaders, Tim et al 15

SECTION 8

1. Wellman Trust 7

SECTION 12

1. Hansen, Amy 10

SECTION 14

1. Budge, Peter 6

SECTION 15

1. Storjohann Farms Inc 9
2. Siderewicz, Michael 13
3. Danker, Terry et ux 6

SECTION 17

1. McKee, Brent et al 9

SECTION 19

1. Mefferd, Michael et al 14

SECTION 20

1. Jahn, David et ux 7

SECTION 29

1. Roane, Frank 5
2. Witt Trust, William et ux 6

SECTION 30

1. Baumfalk, Doris 10
2. Geren Jr, Patrick 10
3. Mundt, David et ux 8
4. Klaudt, Billy et ux 14
5. Hawthorne, Pamela 13
6. Stokes, Carol et ux 11

SECTION 32

1. Ross, Gregory et ux 6

SECTION 33

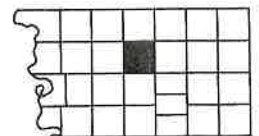
1. Holste, Clifford et ux 9

SECTION 34

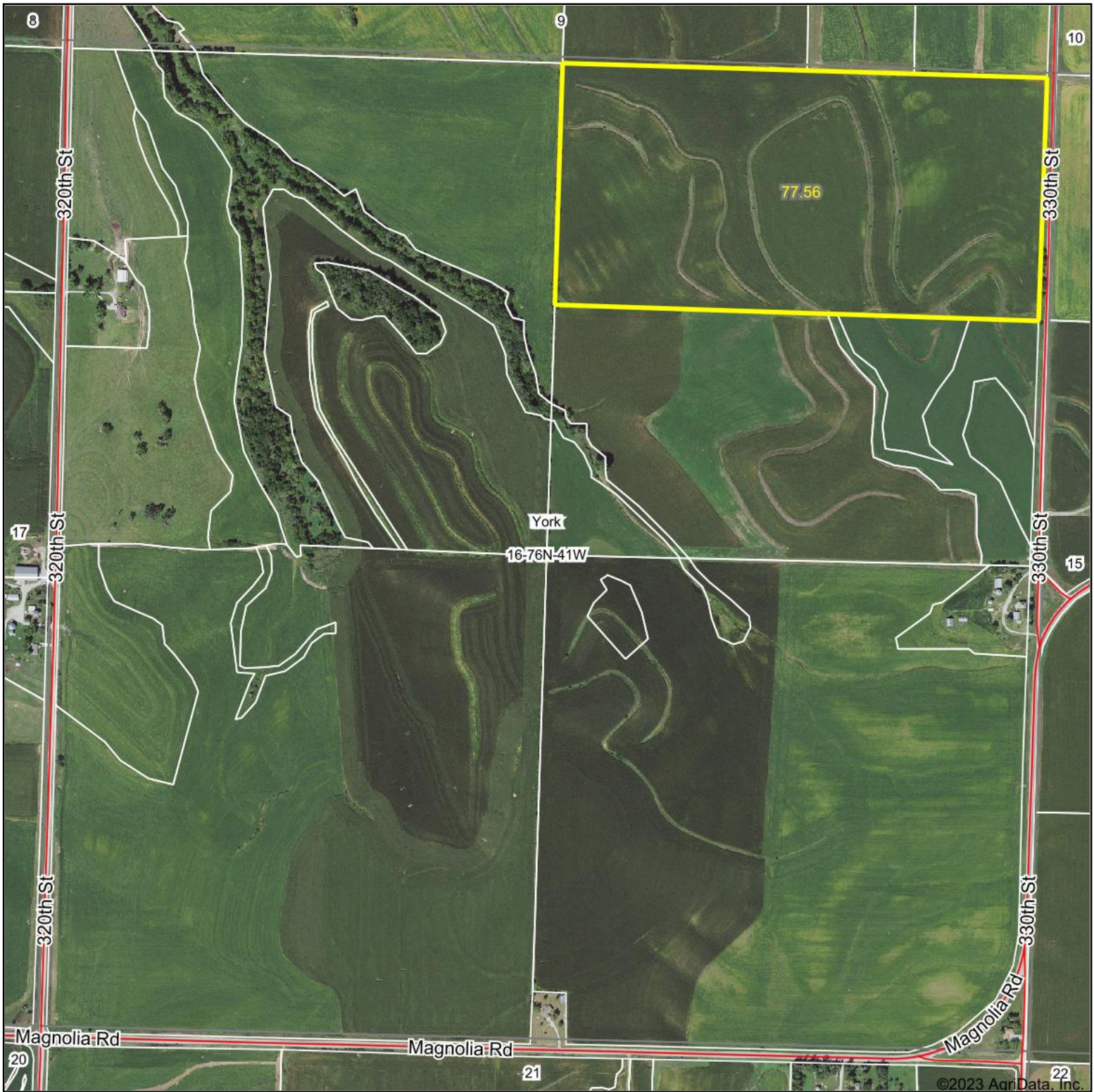
1. Dau, David et ux 12

SECTION 36

1. Schoening Trust, Kenneth 6



Aerial Map



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Map Center: 41° 23' 0.73, -95° 33' 55.38

0ft 833ft 1666ft

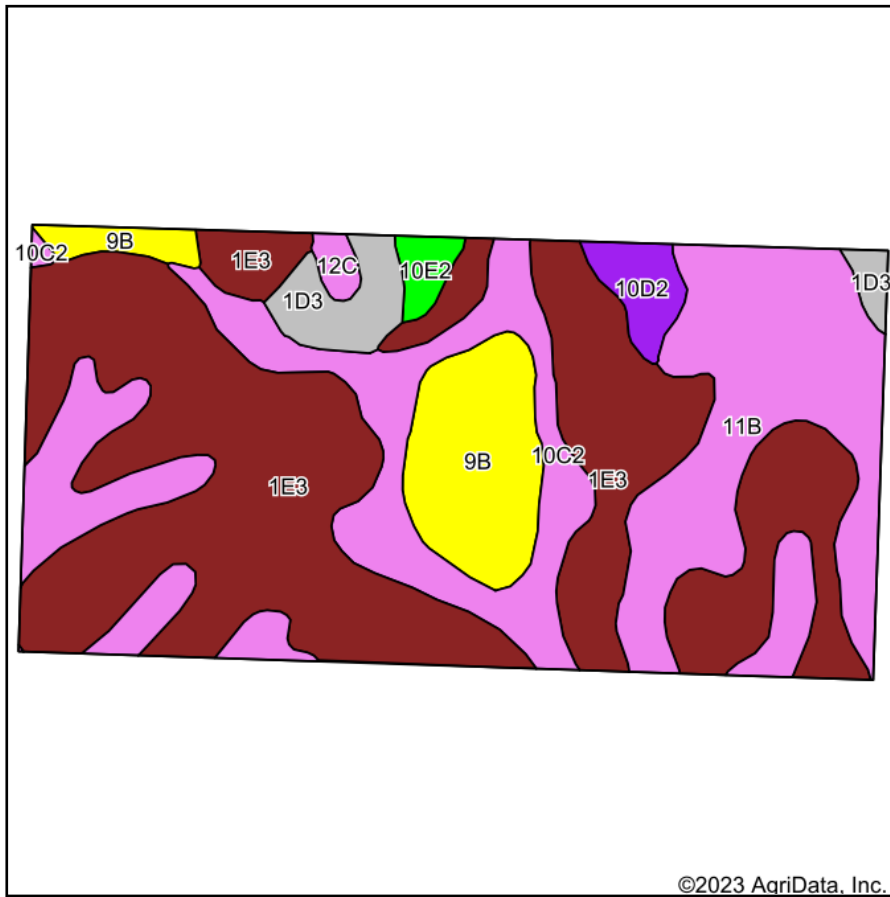
16-76N-41W
Pottawattamie County
Iowa



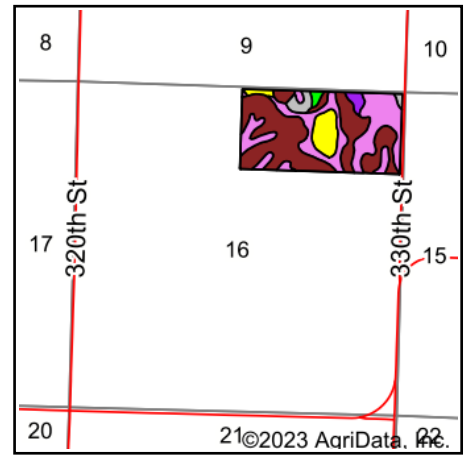
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Pottawattamie**
 Location: **16-76N-41W**
 Township: **York**
 Acres: **77.56**
 Date: **3/25/2023**



Maps Provided By:



Area Symbol: IA155, Soil Area Version: 28								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	37.24	48.0%		IVe	18	30	54
11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	17.65	22.8%		IIw	81	63	79
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	10.29	13.3%		IIIe	86	63	76
9B	Marshall silty clay loam, 2 to 5 percent slopes	6.89	8.9%		Ile	95	83	76
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	2.66	3.4%		IIIe	32	40	59
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	1.52	2.0%		IIIe	60	53	70
10E2	Monona silt loam, 14 to 20 percent slopes, eroded	0.80	1.0%		IVe	45	43	63
12C	Napier silt loam, 5 to 9 percent slopes	0.51	0.7%		IIIe	89	62	87
Weighted Average					3.17	50.2	47.7	*n 65.4

**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 Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Abbreviated 156 Farm Record

Operator Name

CRP Contract Number(s) : None

Recon ID : 19-156-2014-71

Transferred From : None

ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
77.56	77.56	77.56	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	77.56	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	38.50	0.00	121	0
Soybeans	28.00	0.00	31	0
TOTAL	66.50	0.00		

NOTES

Tract Number : 222

Description : O6 Sec 16 York 76/41

FSA Physical Location : IOWA/WEST POTTAWATTAMIE

ANSI Physical Location : IOWA/POTTAWATTAMIE

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 : JAMES R STORJOHANN

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.56	77.56	77.56	0.00	0.00	0.00	0.00	0.0



Abbreviated 156 Farm Record

Tract 222 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	77.56	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	38.50	0.00	121
Soybeans	28.00	0.00	31
TOTAL	66.50	0.00	

NOTES

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United States
Department of
Agriculture

West Pottawattamie Program Area, Iowa



Legend

Non-Cropland CRP Iowa PLSS
Wetland Determination Identifiers Tract Boundary Iowa Roads

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

Tract Cropland Total: 77.56 acres

2022 Program Year

Map Created April 21, 2022

Farm **5183**

Tract **222**

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