



The Sandage Companies

is proud to present

150 M/L Acres of Prime Iowa Farmland



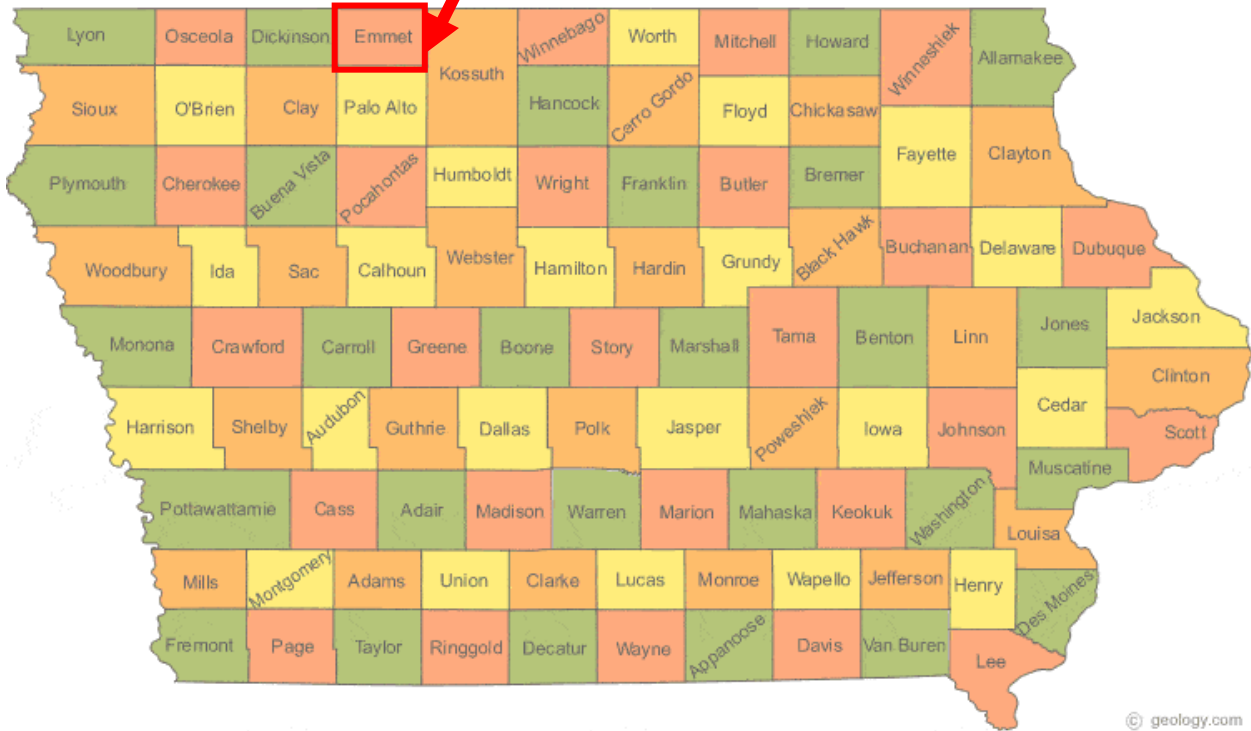
The Sandage Companies

PO Box 7566

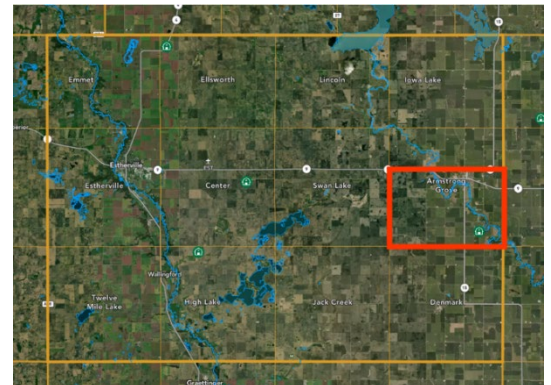
Des Moines, IA 50323

Phone: 515-233-1300 | Fax: 360-365-1700

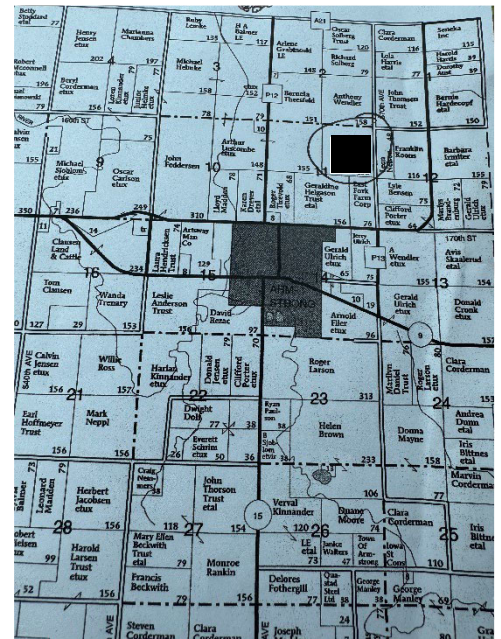
Welcome to Emmet County, Iowa.



- Excellent growing conditions for corn and soybeans.
- This parcel being offered is in a highly productive area with good drainage, good roads, and progressive farmers.
- Possession is available.
- Property is in Armstrong Grove Township.
- One mile off a hard surface road.
- Three miles to local elevator in Armstrong.



Total Deeded Acres	150.01 M/L
Total Tillable Acres	150.01 M/L
Percent Tillable (per FSA)	100%
Average CSR	81.2
Taxes per Acre	\$28.58
Asking Price	\$1,890,126
	(\$12,600/acre)



Aerial Map



Boundary Center: 43° 24' 38.44, -94° 28' 3.51

0ft 825ft 1650ft

11-99N-31W
Emmet County
Iowa



Maps Provided By:



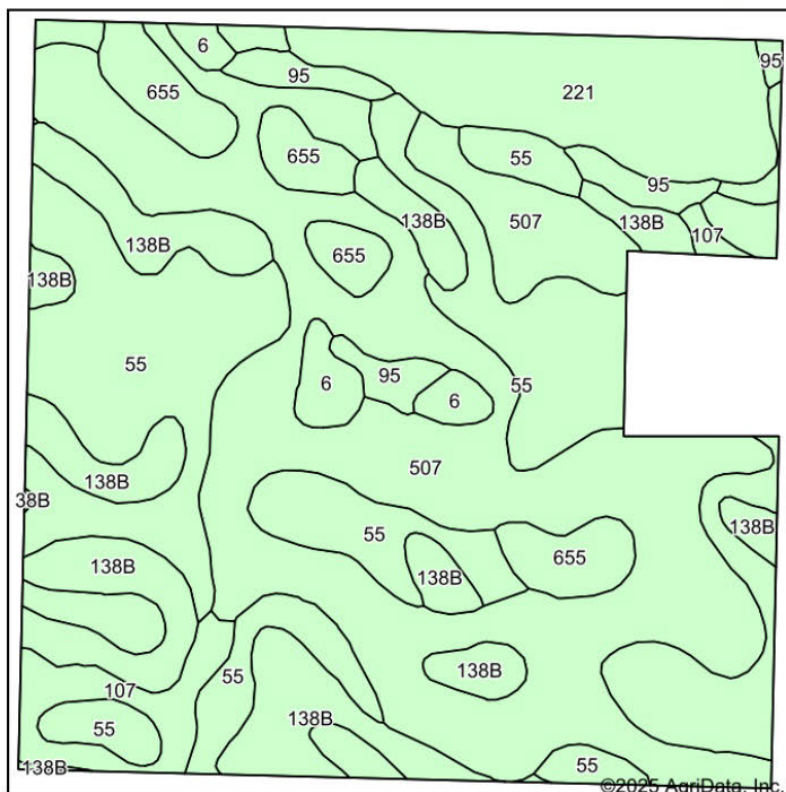
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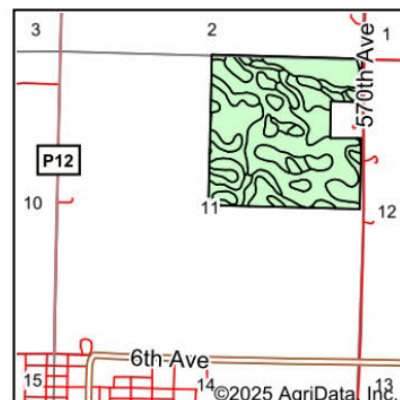
Field borders provided by Farm Service Agency as of 5/21/2008.

3/28/2025

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Emmet**
 Location: **11-99N-31W**
 Township: **Armstrong Grove**
 Acres: **150.01**
 Date: **3/28/2025**

Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA063, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	52.31	34.8%	IIw	84	73
55	Nicollet clay loam, 1 to 3 percent slopes	44.58	29.7%	Iw	89	82
138B	Clarion loam, 2 to 6 percent slopes	20.94	14.0%	Ile	89	74
221	Klossner muck, 0 to 1 percent slopes	13.34	8.9%	IIIw	32	45
655	Crippin loam, 1 to 3 percent slopes	7.83	5.2%	Ie	91	77
107	Webster clay loam, 0 to 2 percent slopes	4.34	2.9%	IIw	86	77
95	Harps clay loam, 0 to 2 percent slopes	3.84	2.6%	IIw	72	57
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.83	1.9%	IIIw	59	53
Weighted Average				1.76	81.2	72.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

IOWA

EMMET

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2790

Prepared : 4/8/25 8:55 AM CST

Crop Year : 2025

Operator Name : RONALD LOWELL SCHMIDT

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
151.11	151.11	151.11	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	151.11	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	101.55	0.00	163	
Soybeans	49.56	0.00	54	

TOTAL 151.11 0.00

NOTES

Tract Number : 1350

Description : NE1/4 11 99 31 AG

FSA Physical Location : IOWA/EMMET

ANSI Physical Location : IOWA/EMMET

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : D ROBERT DOWNING REVOCABLE TRUST ROBERT DOWNING, ARDENE-DOWNING REVOCABLE TRUST K DOWNING

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
151.11	151.11	151.11	0.00	0.00	0.00	0.00	0.0

IOWA
EMMET
Form: FSA-156EZ



FARM : 2790
Prepared : 4/8/25 8:55 AM CST
Crop Year : 2025

Tract 1350 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	151.11	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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TOTAL	151.11	0.00	

NOTES

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To schedule a showing or for more information,
please contact John Frahm at 515-450-8712 or frahm1@cltel.net



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