

FARM FOR SALE:

**160.0 ACRES, M/L
Deer Creek TWP.
MILLS COUNTY, IOWA
Charles M Goodman Family Trust**

Location & Roads: Located 8 miles south of Hastings, Iowa. Fronted to the west by 370th St. and the south by Queen Ave.

Legal Description: W1/2 SW1/4 & S1/2 NW1/4 of Section 20, T71N-R40W of the 5th P.M., Mills County, Iowa. Complete Legal Description to come from Abstract.

Building Improvements: None

Soils & Topography: Predominate soils are Judson, Colo, Marshall, and Shelby complex soil types. The property transitions from bottom to rolling cropland on the east side of the property. The property is terraced on the east side. Estimated average CSR2 per current crop acre = 71.8.

FSA Information: Farm # 4070 Tract # 342. Estimated FSA Crop acres of 135.99. 67.0 Acre corn base with 122 PLC yield. 66.8 acre soybean base with 40 PLC yield.


Tax Information: Estimated \$4,726 per year. 156.0 taxable acres.

Price & Terms: \$6,350 per acre, based upon 160.0 acres, more or less, cash terms. Property is currently leased, tenant will be terminated according to Iowa Code prior to September 1, 2019.

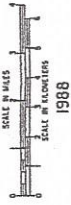
Comments: **An opportunity to purchase a high quality well cared for farm in an aggressive, tightly held area!!**

(Information herein is not warranted and is subject to change without notice. We assume no liability for errors).

HIGHWAY AND TRANSPORTATION MAP
MILLS COUNTY
 IOWA

Prepared by

Iowa Department of Transportation
 Project 592328-007
 In Cooperation With

United States
 Department of Transportation

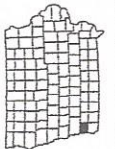
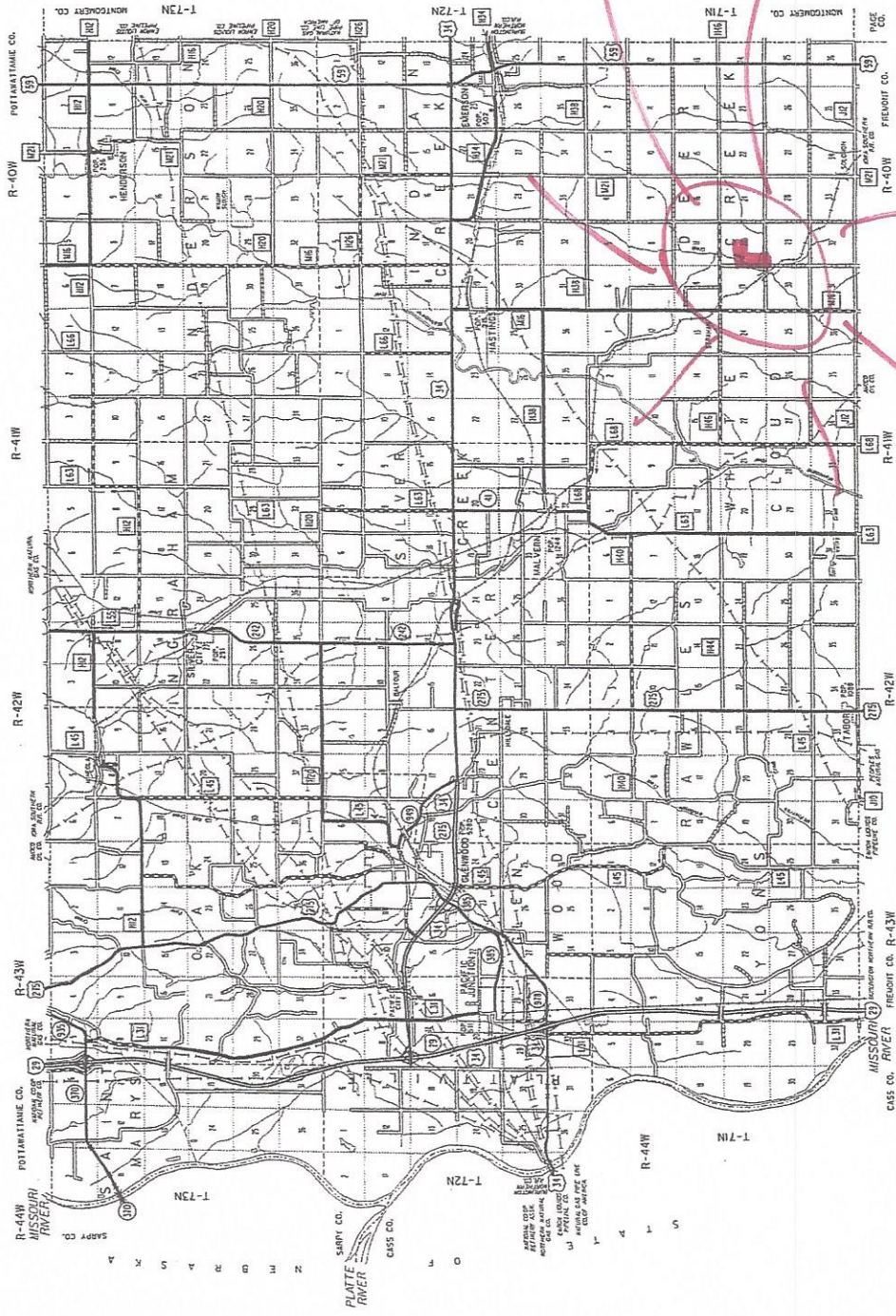


1988



LEGEND

- DIVISION HIGHWAY
- DIVISION ONE ROAD
- DIVISION TWO ROAD
- EARLY ROAD
- INTERSTATE HIGHWAY
- UNITED STATES HIGHWAY
- COUNTY HIGHWAY
- COUNTY HIGHWAY
- RAILROAD
- AIRLINE
- MINOR ROAD
- STATE HIGHWAY
- COUNTY BOUNDARY LINE
- SECTION LINE





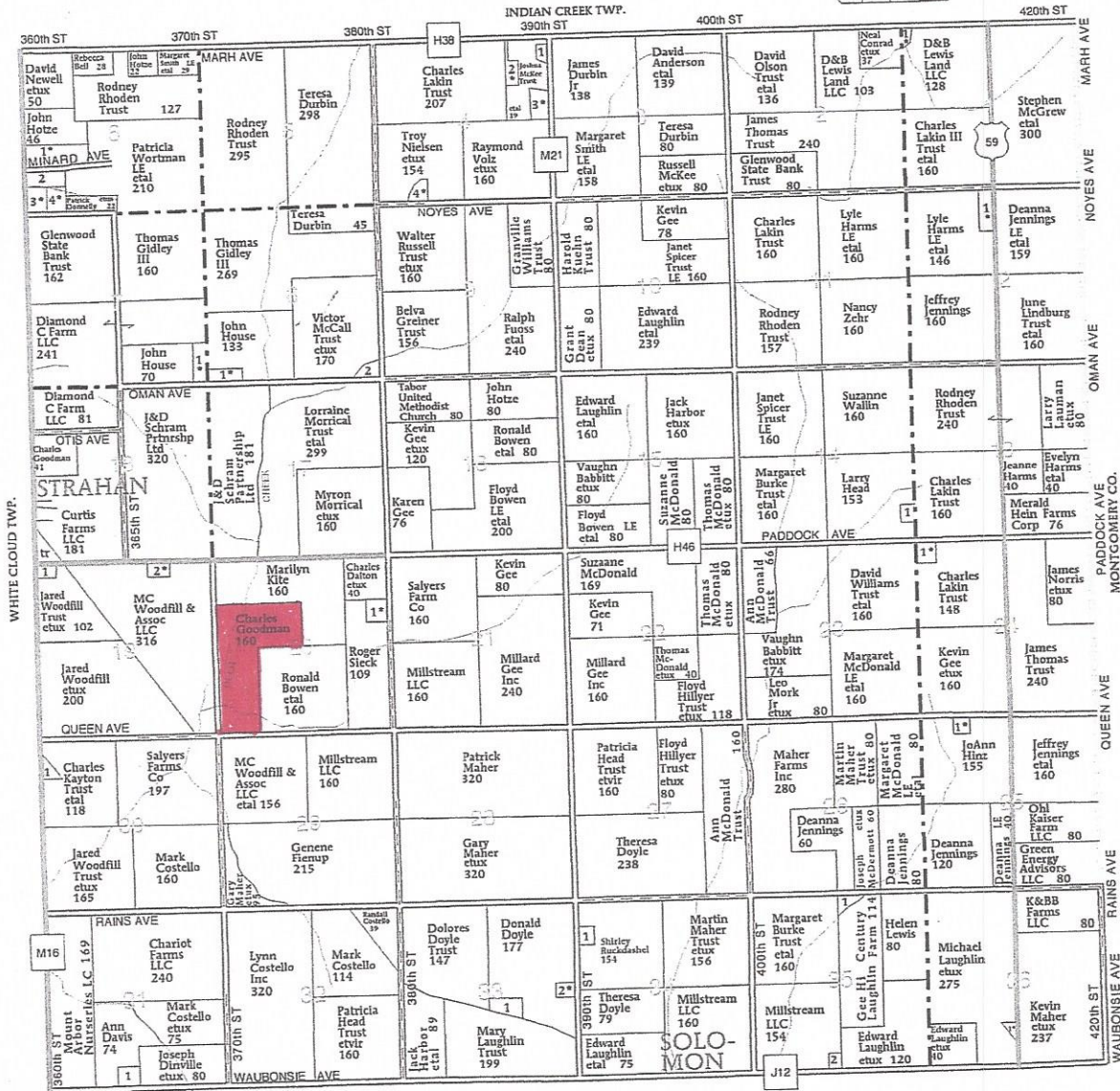
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T-71-N

DEER CREEK PLAT

R-40-W



FREMONT CO.

- DEER CREEK TOWNSHIP**
- SECTION 1**
1. Conrad, Neal etux 8
- SECTION 4**
1. MacVey, Karen 5
 2. Chilton, Cory etux 10
 3. Montgomery, Patrick etux 14
 4. Russell, Edward etux 6

- SECTION 6**
1. Plyler, Sandra etal 25
 2. GS Farms LLC 12
 3. Kling, Chae etux 10
 4. Robertson, Shawn etux 9
- SECTION 7**
1. Newman, Charles etux 10

- SECTION 8**
1. Jerratt, Jonnie etux 11
 2. Shakhirev, Stephanie 12
- SECTION 12**
1. Doyle, Patrick etux 14
- SECTION 14**
1. Williamson, Steven 7

- SECTION 19**
1. Woodfill Farms Inc 6
- SECTION 20**
1. Royston, Valerie etal 11
- SECTION 24**
1. Harbor, Jack etux 12
- SECTION 25**
1. Hinz, JoAnn etvir 5

- SECTION 30**
1. Kahl, Kathy 6
- SECTION 31**
1. Davis, Summer 10
- SECTION 33**
1. Iowa Southern Railroad Co 9
 2. Doyle, Donald etux 6

- SECTION 34**
1. Doyle, Donald 6
- SECTION 35**
1. McDonald Trust, Jerry 6
- SECTION 36**
2. Doyle, Joseph 6
 1. Doyle, Jerry etux 5



United States
Department of
Agriculture

Mills County, Iowa



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 135.99 acres

2019 Program Year

Map Created April 12, 2019

Farm 4070

Tract 342

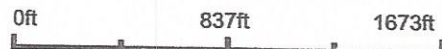
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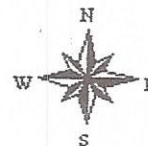
Aerial Map



map center: 40° 56' 15.86, -95° 28' 14.03



20-71N-40W
Mills County
Iowa

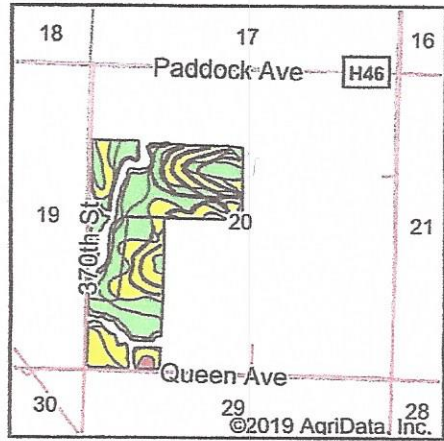
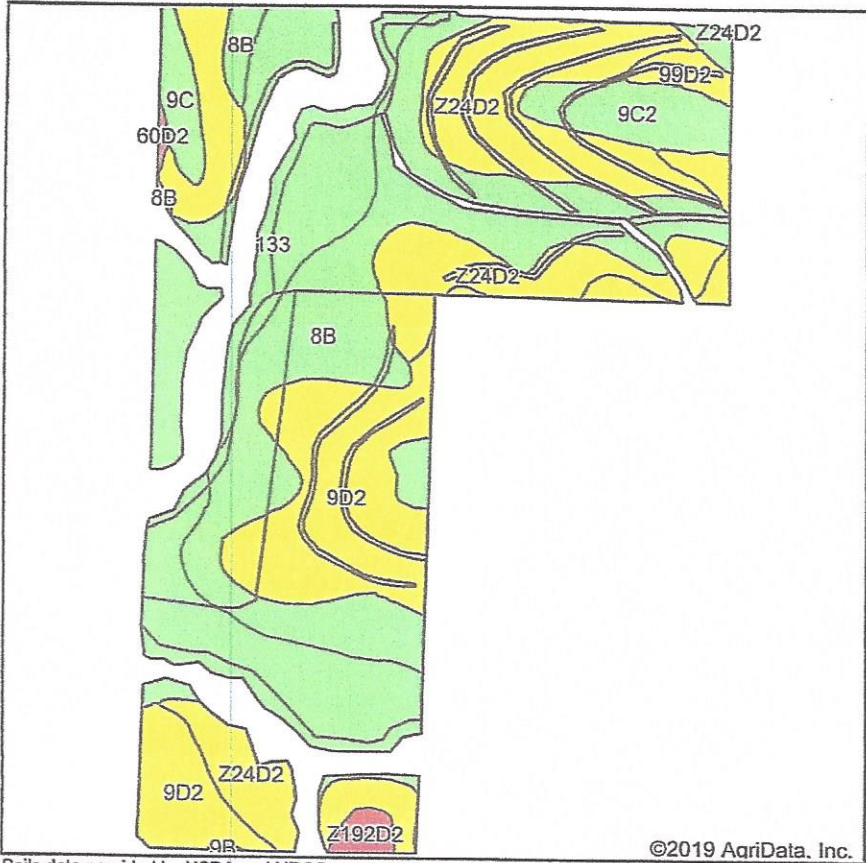


4/11/2019

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



State: Iowa
 County: Mills
 Location: 20-71N-40W
 Township: Deer Creek
 Acres: 135.05
 Date: 4/12/2019

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IA129, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	33.29	24.7%		Ile	230.4	66.8	92	84
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	30.59	22.7%		IIw	204.8	59.4	78	80
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	29.71	22.0%		IIIe	164.8	47.8	61	56
Z24D2	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	29.45	21.8%		IIIe	0	0	52	
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	6.48	4.8%		IIIe	211.2	61.2	87	66
9C	Marshall silty clay loam, 5 to 9 percent slopes	2.47	1.8%		IIIe	216	62.6	89	68
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	1.59	1.2%		IIIe	164.8	47.8	59	53
Z192D2	Adair clay loam, deep loess, 9 to 14 percent slopes, eroded	1.17	0.9%		IVe	0	0	14	
60D2	Malvern silty clay loam, 9 to 14 percent slopes, moderately eroded	0.21	0.2%		IVe	136	39.4	5	24
9B	Marshall silty clay loam, 2 to 5 percent slopes	0.09	0.1%		Ile	232	67.3	95	83
Weighted Average						155.8	45.2	71.8	*-

**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.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Iowa
Mills

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 4070
Prepared: 4/29/19 10:26 AM
Crop Year: 2019
Page: 1 of 2

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name [REDACTED] Farm Identifier [REDACTED] Recon Number 2011 19129 21

Farms Associated with Operator: [REDACTED]

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
356.24	336.81	336.81	0.0	0.0	0.0	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	336.81	0.0	0.0	0.0			

ARC-IC NONE	ARC/PLC ARC-CO CORN, SOYBN	PLC NONE	PLC-Default NONE
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Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	164.0		122	0.0
SOYBEANS	168.1		40	0.0
Total Base Acres:	332.1			

Tract Number: 342 Description K10 SEC 20 T71N R40W

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
153.59	135.99	135.99	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	135.99	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	67.0		122	0.0
SOYBEANS	66.8		40	0.0
Total Base Acres:	133.8			

Owners: GOODMAN, CHARLES

Other Producers: None