

**FARM FOR SALE:**            **197.0 ACRES, MORE OR LESS**  
  **“LINDSAY PROPERTY”**  
  **FALLS TOWNSHIP**  
  **CERRO GORDO COUNTY, IOWA**

**Location & Roads:**            Located 1.5 miles north of Mason City, IA or 4 miles south of  
  Plymouth on Thrush Ave/S56.  
  Bordered to the south by 290<sup>th</sup> Street

**Legal:**                            SW ¼ of Section 29-T97N-R19W of the 5<sup>th</sup> P.M. Cerro Gordo  
  County Iowa EXCEPT a tract of land described as follows:  
  The southerly 340 feet of the westerly 385 feet as measured  
  along and parallel with the southerly and westerly lines,  
  respectively, of said southwest quarter containing 3.00  
  acres. And W ¼ of the SE ¼ of Section 29-T97N-R19W of  
  the 5<sup>th</sup> P.M. Cerro Gordo County Iowa.  
  (Exact legal to come from abstract)

**Building Improvements:**    None

**Soils & Topography:**        Kenyon, Donnan, Schley and Clyde soils. Estimated  
  average tillable CSR2= 74.5 (Surety-AgriData)  
  Terraced and well maintained.

**FSA Information:**            FSA Farm #8087 Tract #895  
  FSA Tillable Cropland Acres = 189.38  
  FSA Farmland Acres = 193.09

  Corn: Base Acres = 94.69 PLC Yield 146  
  Soybeans: Base Acres = 94.69 PLC Yield = 44  
  Enrolled in ARC-CO

**Tax Information:**            \$4,500 per year. 191.61 net taxable acres.

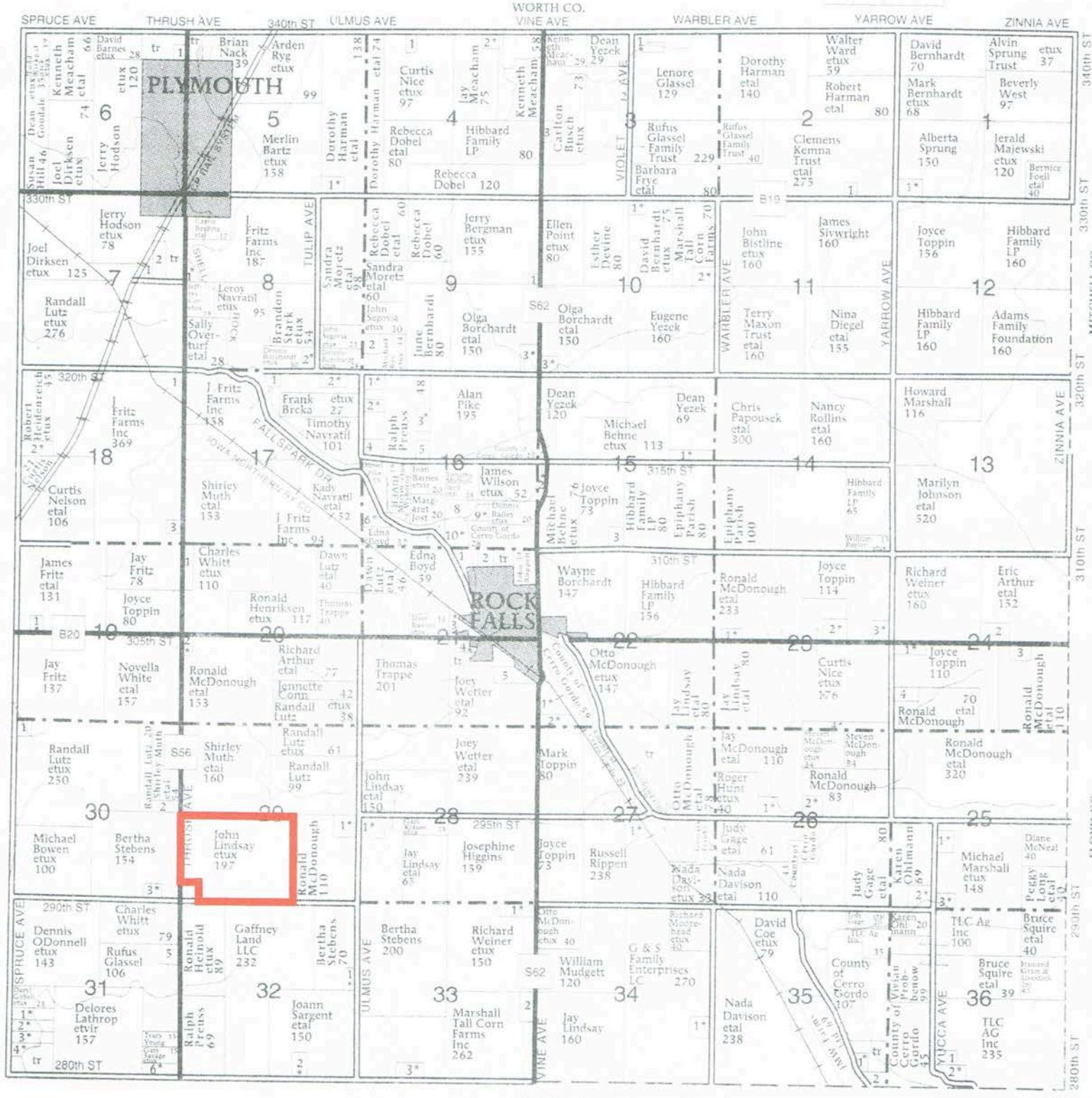
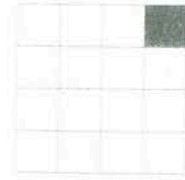
**Price & Terms:**            \$7,500 per acre, based upon 197.0 acres, more or less  
  = \$1,477,500.00  
  Cash terms. Available for 2020 crop year.

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

# Cerro Gordo County Falls Township

T-97-N

R-19-W



PORTLAND TWP.

LIME CREEK TWP.

MITCHELL CO.  
340th ST  
330th ST  
320th ST  
310th ST  
300th ST  
290th ST  
FLOYD CO.





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

**Wetland Determination Identifiers**

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

Tract Cropland Total: 189.38 acres

2019 Program Year  
Map Created March 07, 2019

**Farm 8087**  
**Tract 895**

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



# Aerial Map



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Map Center: 43° 11' 27.41, -93° 6' 47.28



**29-97N-19W**  
**Cerro Gordo County**  
**Iowa**



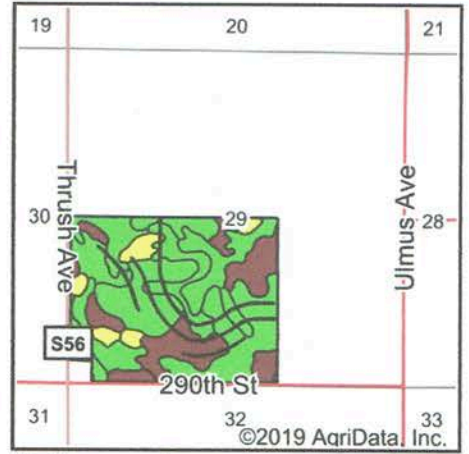
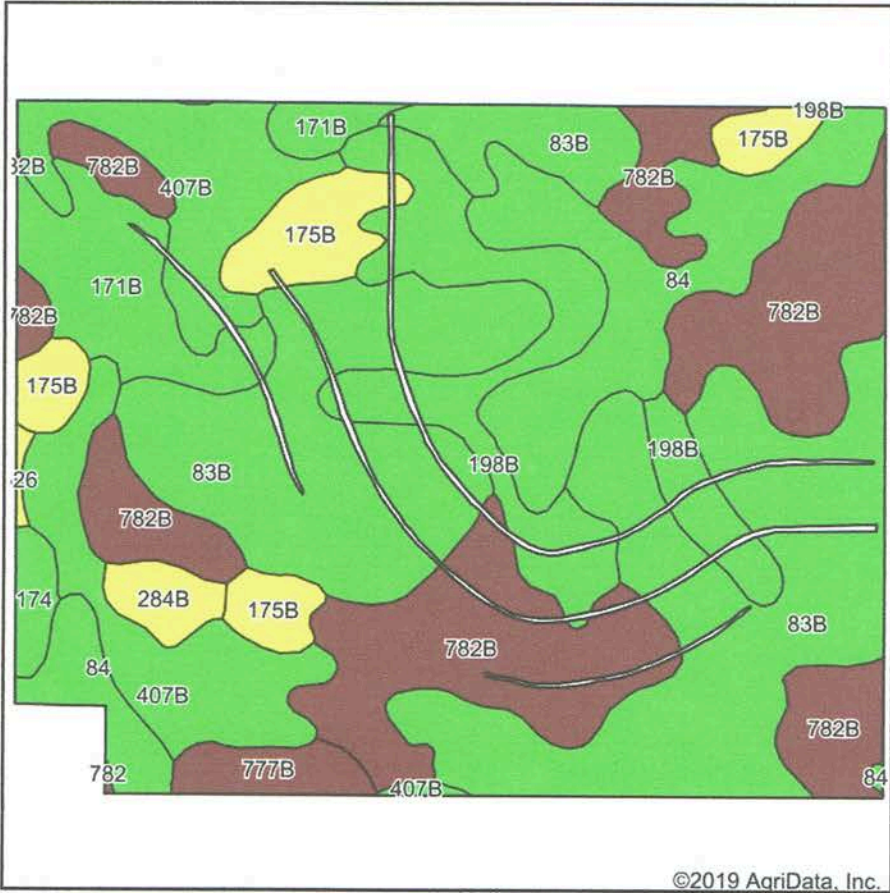
7/15/2019

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



# Soils Map



State: **Iowa**  
 County: **Cerro Gordo**  
 Location: **29-97N-19W**  
 Township: **Falls**  
 Acres: **189.38**  
 Date: **7/15/2019**

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Soils data provided by USDA and NRCS.

Area Symbol: IA033, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR
83B	Kenyon loam, 2 to 5 percent slopes	61.55	32.5%		Ile	225.6	65.4	90	83
782B	Donnan loam, 2 to 5 percent slopes	41.65	22.0%		Ile	80	23.2	43	50
407B	Schley loam, 1 to 4 percent slopes	20.84	11.0%		Ilw	196.8	57.1	81	73
84	Clyde silty clay loam, 0 to 3 percent slopes	20.08	10.6%		Ilw	224	65	88	78
198B	Floyd loam, 1 to 4 percent slopes	16.83	8.9%		Ilw	222.4	64.5	89	78
171B	Bassett loam, 2 to 5 percent slopes	10.84	5.7%		Ile	212.8	61.7	85	78
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	10.21	5.4%		Ille	80	23.2	50	55
777B	Wapsie loam, 2 to 5 percent slopes	3.01	1.6%		Ile	80	23.2	47	53
284B	Flagler sandy loam, 2 to 5 percent slopes	2.36	1.2%		Ille	80	23.2	51	37
174	Bolan loam, 0 to 2 percent slopes	1.71	0.9%		Ils	176	51	70	75
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	0.30	0.2%		Ils	80	23.2	53	66
<b>Weighted Average</b>						<b>176.6</b>	<b>51.2</b>	<b>74.5</b>	<b>70.7</b>

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

\*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.

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :  
 Farms Associated with Operator :  
 CRP Contract Number(s) : None  
 Recon ID : 19-033-2016-27

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
193.09	189.38	189.38	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	189.38	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	CTAP Yield	PLC Yield	HIP
Corn	94.69	0.00	0	146	
Soybeans	94.69	0.00	0	44	
<b>TOTAL</b>	<b>189.38</b>	<b>0.00</b>			

NOTES

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Tract Number : 895  
 Description : SW4 & W2W2SE4 29-97-19 FALLS  
 FSA Physical Location : IOWA/CERRO GORDO  
 ANSI Physical Location : IOWA/CERRO GORDO  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Tract does not contain a wetland  
 WL Violations : None  
 Owners : MR CURTIS J LINDSAY  
 Other Producers : None  
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
193.09	189.38	189.38	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	189.38	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	94.69	0.00	0	146
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