Smith Land Service Co.

Farmland Sales • Management • Appraisal

FARM FOR SALE:

147.2 ACRES, M/L
WHITE CLOUD TWP
MILLS COUNTY, IOWA
Edward and Karen Yount Farm

Location & Roads:	Located 4 miles south of Strahan or 5 miles north of Imogene, Iowa. Fronted to the south by J12 (Waubonsie Ave).
Legal Description:	W1/4 SW1/4 & NE1/4 SW1/4 except tract in SE corner & SE1/4 SW1/4 W of ditch and NW1/4 SE1/4 W of Ditch, all in Section 36, T71N-R35W of the 5th P.M., Mills County, Iowa. Complete Legal Description to come from Abstract.
Building Improvements:	None
Soils & Topography:	Predominate soils are Judson, Exira, and Marshall complex soil types. The property contains a high percentage of bottom which transitions to rolling cropland. Estimated average CSR2 per current crop acre = 74.5.
FSA Information:	Farm # 3542 Tract # 8058. Estimated FSA Crop acres of 115.41. The entire farm has 64.8 Acre corn base with 149 PLC yield. 50.60 acre soybean base with 41 PLC yield. Property contains 6.1 acres that is currently enrolled in CRP. CRP contract expires September 2020 and has an annual payment of $1,638.00.
Tax Information:	Estimated $4,404 per year. 147.23 taxable acres.
Price & Terms:	$5,875 per acre, based upon 147.2 acres, more or less, cash terms. Property is available for the 2020 crop year.
Comments:	**An opportunity to purchase a high quality well cared for farm in an aggressive, tightly held area!!**

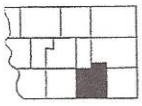
(Information herein is not warranted and is subject to change without notice. We assume no liability for errors).

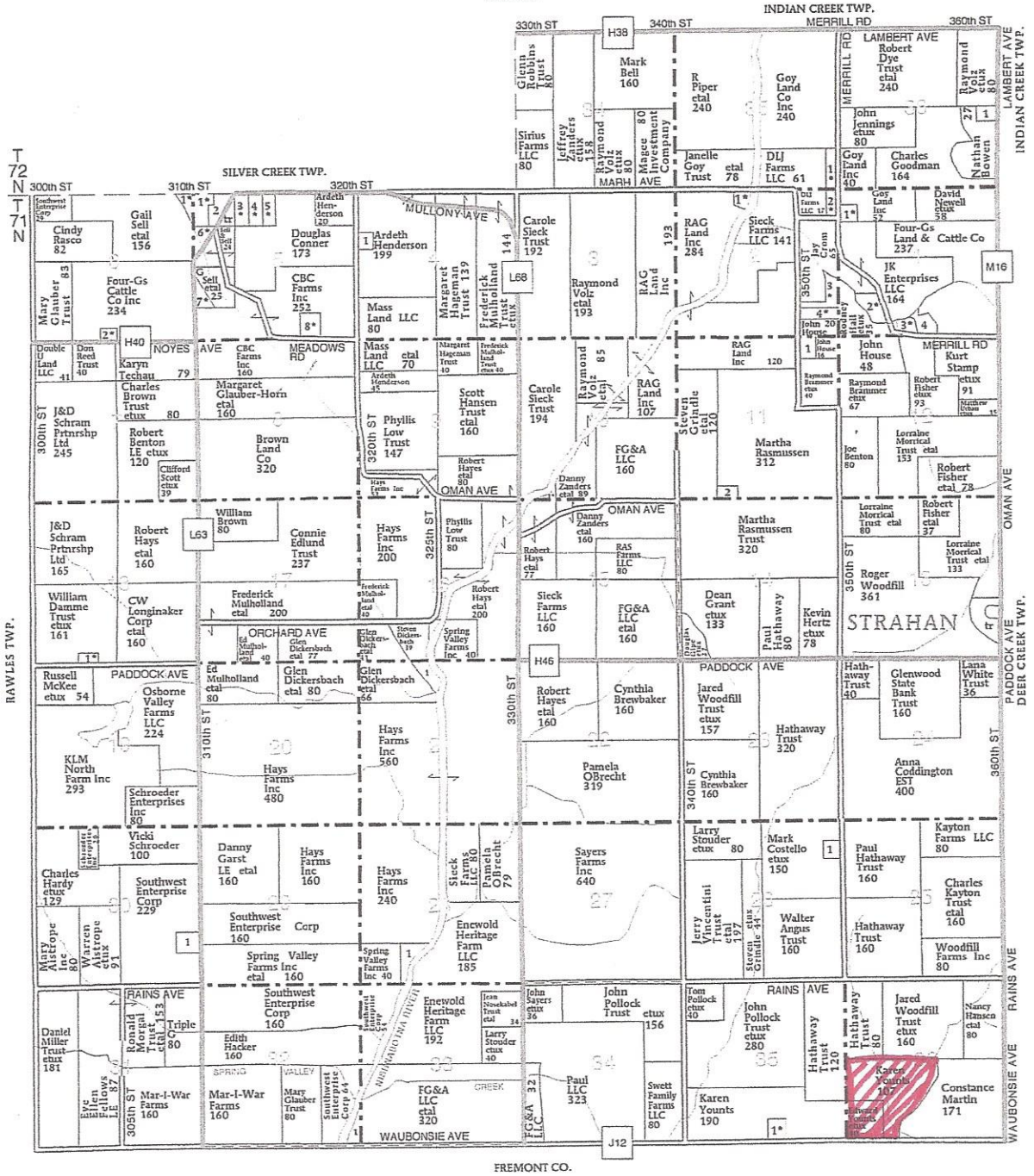
10 West 6th Street • Atlantic, Iowa 50022 • (712) 243-4444 • Email - smithag@metc.net
www.smithlandservice.com

FARM SAFETY... STARTS ON THE FARM

*Keep young children away from farm equipment at all times.
*Never leave young children in any unsupervised equipment.
*Never leave farm equipment running while making repairs.
*Avoid wearing loose fitting clothing near farm equipment.
*Be alert at all times.
*Avoid operating any equipment when overly tired.
*Take breaks, stop and walk.

T-71-72-N WHITE CLOUD PLAT (Landowners) R-41-W





FREMONT CO.

WHITE CLOUD TOWNSHIP

SECTION 1
1. Flud, Scott etal 6
2. Howell, Tim etux 7
3. Loehr, Donald etux 16
4. Edwards, Carrie 11

SECTION 2
1. Sayers, John etux 10
2. Jennings, John etux 12
3. Hall, Rodney etux 21
4. Wray, Erik etal 10

SECTION 4
1. Thomas, Elvera 10

SECTION 5
1. Sell, G etal 9
2. Jopp, Ivan 8
3. Fay, Franklin etux 10
4. Dinklage, Lee etux 10
5. Conner, Victoria etal 8
6. Sell, Jeffrey etal 16
7. Grindle, Steven etux 15
8. Peterson Jr, Howard etux 8

SECTION 6
1. Sell, GE etal 6
2. Croghan, Paul etux 6

SECTION 10
1. Hays, Robert etal 9

SECTION 11
1. Gonzalez-Hernandez, David 13
2. Rasmussen Trust, Martha 6

SECTION 18
1. Houlton, Timothy etux 5

SECTION 21
1. Dickersbach, Steve 14

SECTION 26
1. Angus Trust, Walter 10

SECTION 28
1. Southwest Enterprise Corp 15

SECTION 30
1. Hartshorn, April 11

SECTION 32
1. Hacker Trust, Paul 16

SECTION 35N
1. Jennings, John etux 15

SECTION 35S
1. Bishop, Timothy etux 10

SECTION 36N
1. Iowa Power & Light Co 9

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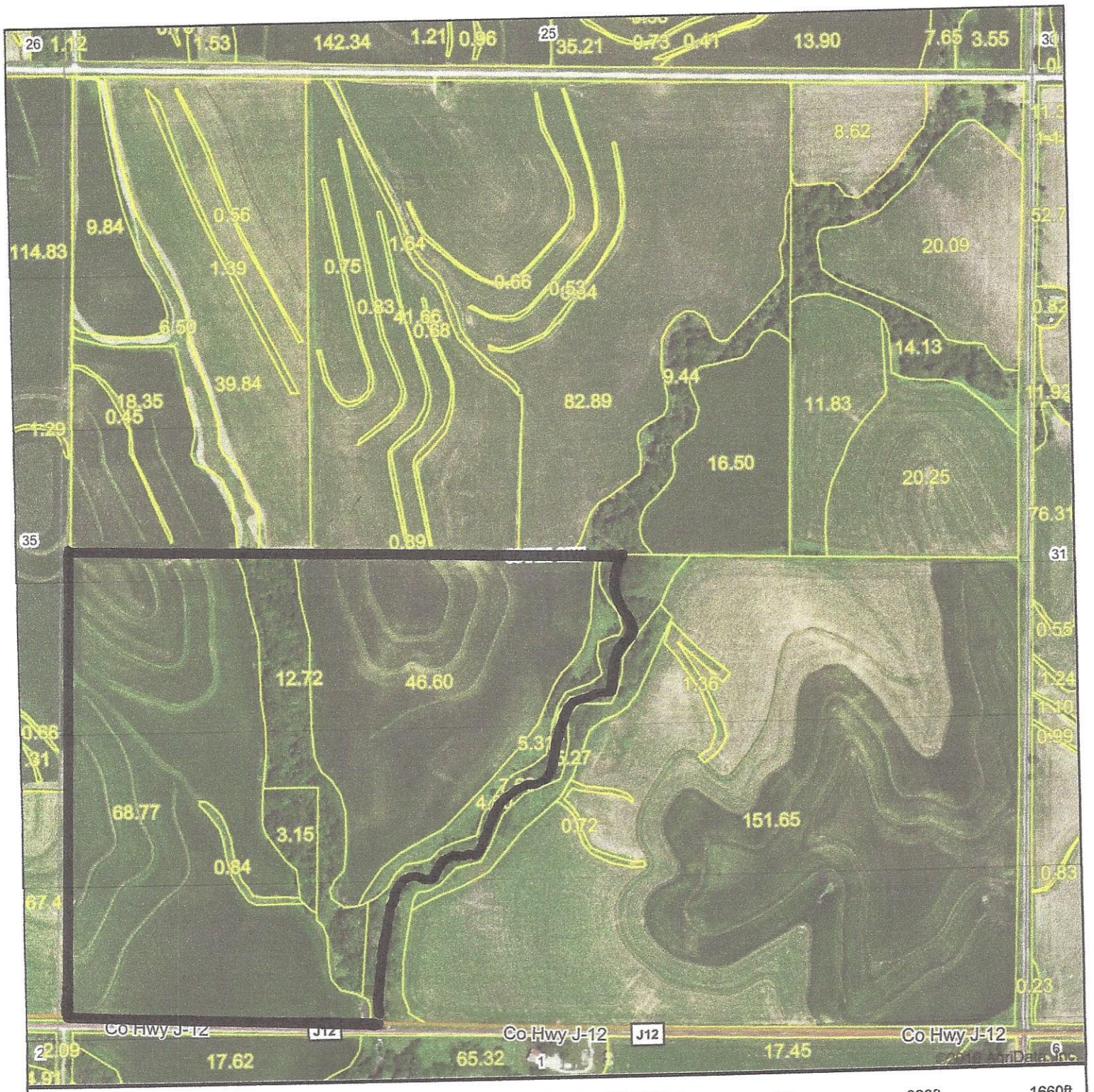
MILLS CO., IA

Aerial Map



Map Center: 40° 54' 32.18, -95° 30' 31.8

0ft 830ft 1660ft

36-71N-41W
Mills County
Iowa

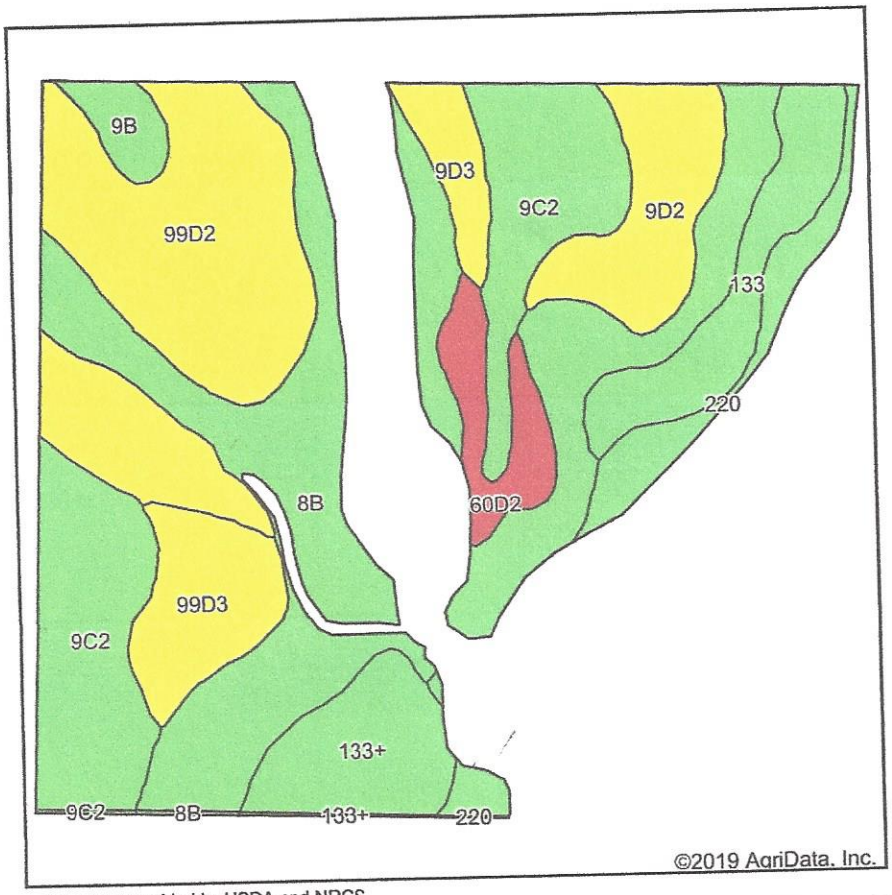
N
W E
S

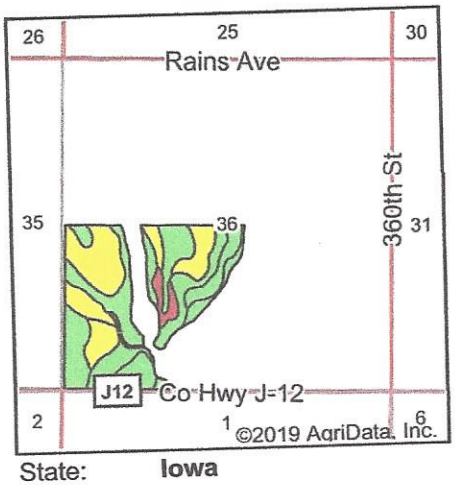
11/18/2019

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2019
www.AgriDataInc.com

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

Soils Map





State: **Iowa**
County: **Mills**
Location: **36-71N-41W**
Township: **White Cloud**
Acres: **115.37**
Date: **11/18/2019**

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

Area Symbol: IA071, Soil Area Version: 26
Area Symbol: IA129, Soil Area Version: 30

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	32.46	28.1%		IIe	230.4	66.8	92	84
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	22.70	19.7%		IIIe	164.8	47.8	59	53
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	18.91	16.4%		IIIe	211.2	61.2	87	66
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	7.47	6.5%		IIIe	164.8	47.8	61	56
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	7.06	6.1%		IIw	204.8	59.4	78	80
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	6.67	5.8%		IIw	204.8	59.4	78	80
99D3	Exira silty clay loam, 9 to 14 percent slopes, severely eroded	6.30	5.5%		IVe	171.2	49.6	52	50
220	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	4.68	4.1%		IIw	211.2	61.2	82	85
60D2	Malvern silty clay loam, 9 to 14 percent slopes, moderately eroded	4.08	3.5%		IVe	136	39.4	5	24
9D3	Marshall silty clay loam, 9 to 14 percent slopes, severely eroded	2.80	2.4%		IVe	171.2	49.6	54	53
9B	Marshall silty clay loam, 2 to 5 percent slopes	1.90	1.6%		IIe	232	67.3	95	83
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	0.14	0.1%		IIw	204.8	59.4	78	85
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	0.10	0.1%		IIe	230.4	66.8	92	84
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	0.10	0.1%		IIIe	211.2	61.2	87	68
					Weighted Average	**198.2**	**57.5**	**74.5**	**67.9**

**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.

USDA United States Department of Agriculture

Mills County, Iowa

Legend

Non-Cropland | CRP | Iowa PLSS

Cropland | Tract Boundary | Iowa Roads

Wetland Determination Identifiers

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

2019 Program Year

Map Created May 07, 2019

Farm **3542**

Tract **8058**

Tract Cropland Total: 121.53 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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

This form is available electronically.

CRP-1 (10-22-15) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

1. ST. & CO CODE & ADMIN. LOCATION	2. SIGN-UP NUMBER
19 129	38
3. CONTRACT NUMBER: 795B	4. ACRES FOR ENROLLMENT: 6.12
5. FARM NUMBER: 3542	6. TRACT NUMBER(S): 8058

7A. COUNTY OFFICE ADDRESS (Include Zip Code)
MILLS COUNTY FARM SERVICE AGENCY
PO BOX 607
MALVERN, IA 51551-0607

FEB 20 2018

7B. TELEPHONE NUMBER (Include Area Code): (712) 624-8668

8. OFFER (Select one)
GENERAL [ ]
ENVIRONMENTAL PRIORITY [✓]

9. CONTRACT PERIOD
FROM: (MM-DD-YYYY) 10-01-2010
TO: (MM-DD-YYYY) 09-30-2029

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 that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. ***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 PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.***

10A. Rental Rate Per Acre $267.60

10B. Annual Contract Payment $1,638

10C. First Year Payment $

(Item 10C applicable only to continuous signup when the first year payment is prorated.)

11. Identification of CRP Land *(See Page 2 for additional space)*

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
8058	4	CP8A	0.81	$ 0
8058	8	CP21	5.31	$ 0

12. PARTICIPANTS *(If more than three individuals are signing, see Page 3.)*

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code)	(2) SHARE	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
KAREN YOUNTS 18874 WENDOVER AVE GRANGER, IA 50109-5510	0.00%	Karen Younts	2-16-2018
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code)	(2) SHARE	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
EDWARD A YOUNTS 18874 WENDOVER AVE GRANGER, IA 50109-5510	100.00 %	Edward A Younts	2-16-2018
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
	%		

13. CCC USE ONLY

A. SIGNATURE OF CCC REPRESENTATIVE: Cheryl Stephens, Acting CED

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 7 CFR Part 1410, 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.), and the Agricultural Act of 2014 (Pub. L. 113-79). 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.*

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F. Administration). 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.***

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at ***http://www.ascr.usda.gov/complaint_filing_cust.html****, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at* ***program.intake@usda.gov****. USDA is an equal opportunity provider and employer.*

[ ] Original – County Office Copy [ ] Owner's Copy [ ] Operator's Copy

2018

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
142.20	121.53	121.53	0.00	0.00	6.12	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	115.41	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	**ARC County - Default**	**Price Loss Coverage - Default**
None	None	CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	64.80	0.00	149	
Soybeans	50.60	0.00	41	
TOTAL	**115.40**	**0.00**		

NOTES

Tract Number : 8058

Description : J11 SEC 36 T71N R41W
FSA Physical Location : IOWA/MILLS
ANSI Physical Location : IOWA/MILLS
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 : KAREN YOUNTS, EDWARD A YOUNTS
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
142.20	121.53	121.53	0.00	0.00	6.12	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	115.41	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Tract 8058 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	64.80	0.00	149
Soybeans	50.60	0.00	41
TOTAL	115.40	0.00	