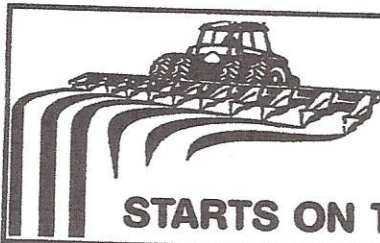


**FARM FOR SALE:**

**171.5 ACRES, M/L  
WHITE CLOUD TWP.  
MILLS COUNTY, IOWA  
Constance Martin Farm**

- Location & Roads:** Located 4 miles south of Strahan or 5 Miles north of Imogene, Iowa. Bordered to the South by Waubonsie Ave and to the east by 370<sup>th</sup> St.
- Legal Description:** NW1/4 SE1/4 E of Ditch & SE1/4 SW1/4 E of Ditch & Tract in SE corner NE1/4 SW1/4 & SW1/4 SE1/4 & E1/2 SE1/4, all in Section 36, T71N-R41W of the 5<sup>th</sup> P.M., Mills County, Iowa. Complete Legal Description to come from Abstract.
- Building Improvements:** None
- Soils & Topography:** Predominate soils are Marshall, Judson, and Exira 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 = 74.1.
- FSA Information:** Farm # 3543 Tract # 8057. Estimated FSA Crop acres of 151.62. 83.9 Acre corn base with 141 PLC yield. 67.7 acre soybean base with 41 PLC yield. The property contains 7.4 acres of CRP which expire September 30, 2020 and the annual payment is \$1,954.
- Tax Information:** Estimated \$5,180 per year. 171.5 taxable acres.
- Price & Terms:** \$6,600 per acre, based upon 171.5 acres, more or less, cash terms. Property is available for the 2020 crop season.
- Comments:** **An opportunity to purchase a high quality well cared for farm in an aggressive, tightly held area!!**



# FARM SAFETY...

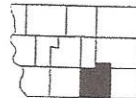
## STARTS ON THE FARM

- \*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.

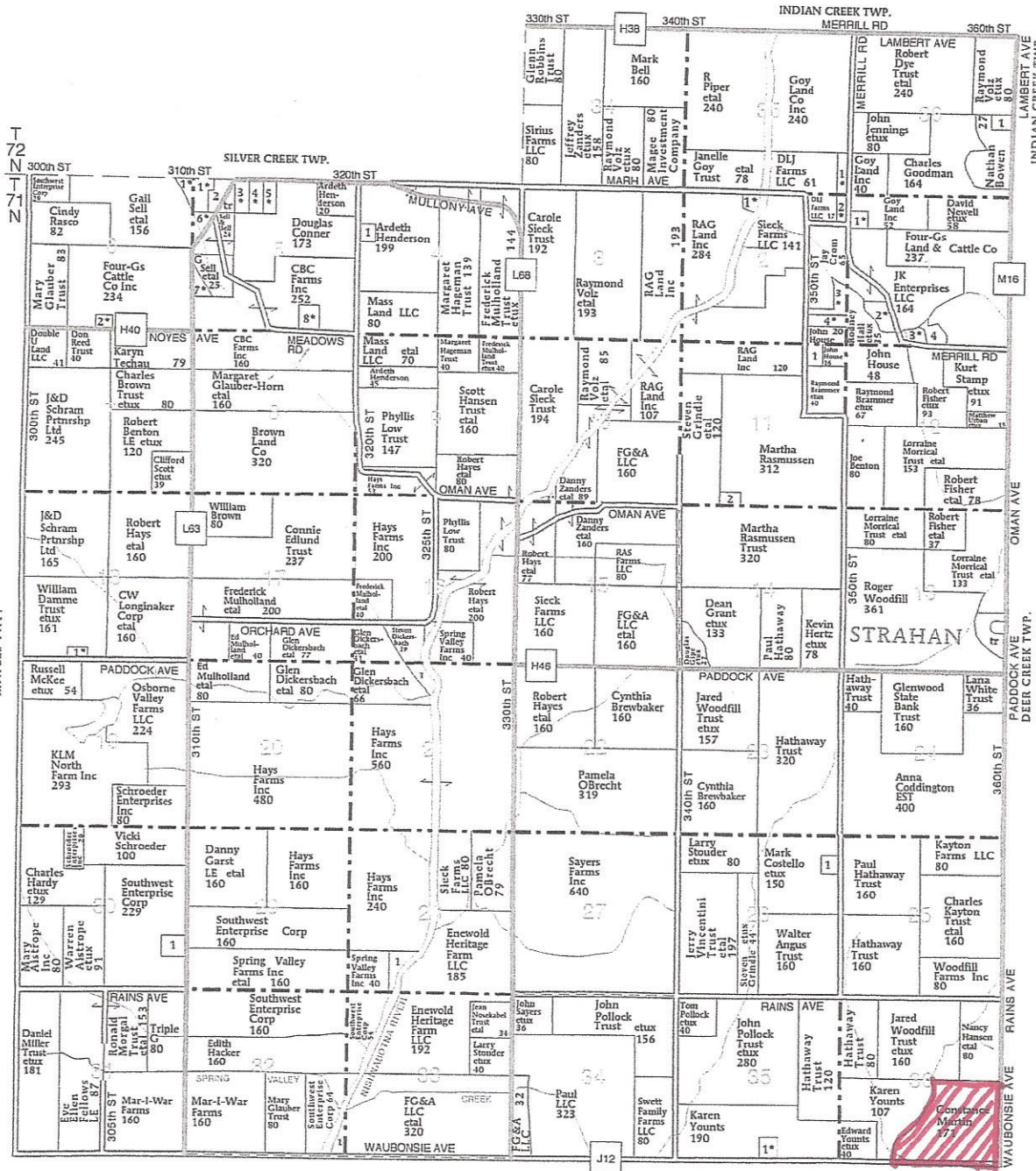
T-71-72-N

### 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

##### SECTION 10

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. Houltou, Timothy etux 5

##### SECTION 21

1. Dickersbach, Steve 14

##### SECTION 26

1. Angus Trust, Walter 10
2. Rasmussen Trust, Martha 6

##### SECTION 30

1. Southwest Enterprise Corp 15

##### SECTION 32

1. Hartshorn, April 11
2. Hacker Trust, Paul 16

##### SECTION 35N

1. Jennings, John etux 15

##### SECTION 35S

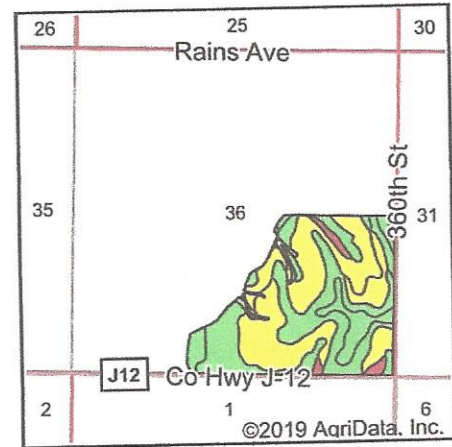
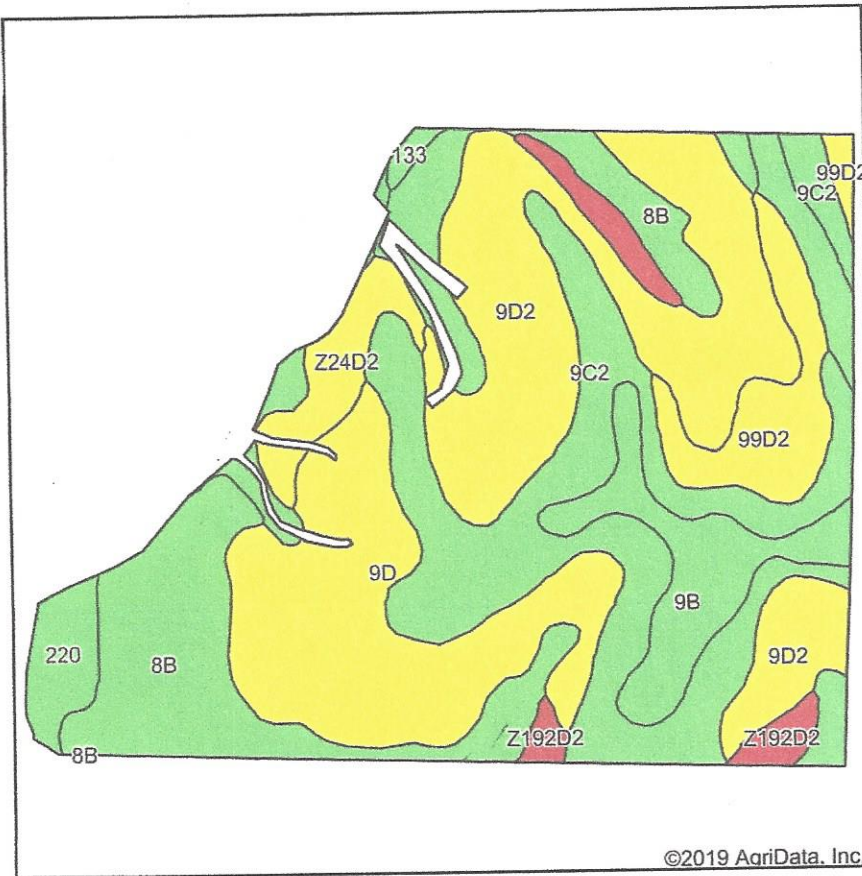
1. Bishop, Timothy etux 10

##### SECTION 36N

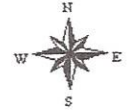
1. Iowa Power & Light Co 9



# Soils Map



State: **Iowa**  
 County: **Mills**  
 Location: **36-71N-41W**  
 Township: **White Cloud**  
 Acres: **151.65**  
 Date: **11/18/2019**



Soils data provided by USDA and NRCS.

©2019 AgriData, Inc.

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
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	32.69	21.6%		IIIe	164.8	47.8	61	56
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	31.43	20.7%		IIIe	211.2	61.2	87	66
9D	Marshall silty clay loam, 9 to 14 percent slopes	25.26	16.7%		IIIe	177.6	51.5	64	58
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	24.86	16.4%		IIe	230.4	66.8	92	84
9B	Marshall silty clay loam, 2 to 5 percent slopes	12.72	8.4%		IIIe	232	67.3	95	83
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	8.68	5.7%		IIIe	164.8	47.8	59	53
220	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	5.33	3.5%		IIw	211.2	61.2	82	85
Z24D2	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	4.89	3.2%		IIIe	0	0	52	
Z192D2	Adair clay loam, deep loess, 9 to 14 percent slopes, eroded	4.05	2.7%		IVe	0	0	14	
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	1.20	0.8%		IIw	216	62.6	80	70
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	0.54	0.4%		IIw	204.8	59.4	78	80
<b>Weighted Average</b>						<b>185.4</b>	<b>53.8</b>	<b>74.1</b>	<b>*-</b>

\*\*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.



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

- Wetland Determination Identifiers**
- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation Compliance Provisions

Tract Cropland Total: 159.01 acres

2019 Program Year  
Map Created May 07, 2019

**Farm 3543**  
**Tract 8057**

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.

<b>CRP-1</b> (03-26-04) <b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation <b>CONSERVATION RESERVE PROGRAM CONTRACT</b> <small>NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.</small>	1. ST. & CO. CODE & ADMIN. LOCATION 19129	2. SIGN-UP NUMBER 38
	3. CONTRACT NUMBER <b>793</b>	4. ACRES FOR ENROLLMENT 7.4
7. COUNTY OFFICE ADDRESS (Include Zip Code): MILLS COUNTY FARM SERVICE AGENCY 204 W 5TH MALVERN, IA 51551	5. FARM NUMBER 0003543	6. TRACT NUMBER(S) 0008057
TELEPHONE NUMBER (Include Area Code): (712)624-8668	8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	FROM: (MM-DD-YYYY) <b>08-19-2010</b> (MM-DD-YYYY) <b>09-30-2010</b>

**RECEIVED**  
**AUG 19 2010**

THIS CONTRACT is entered into between the Commodity Credit Corporation as "CCC" and the undersigned owners, operators, or tenants (who may be 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 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 or CRP-2C, if applicable; and, if applicable, CRP-15.**

10A. Rental Rate Per Acre \$264.12	11. Identification of CRP Land				
B. Annual Contract Payment \$1954 <i>SAV 08-19-2010</i>	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment	0008057	0005	CP8A	1.4 ✓	\$0.00
(Item 10C applicable only to continuous signup when the first year payment is prorated.)	0008057	0006	CP8A	0.7 ✓	\$0.00
	0008057	0007	CP21	5.3	\$0.00

<b>12. PARTICIPANTS</b>					
A(1). PARTICIPANTS NAME AND ADDRESS (Zip Code): EDWARD A YOUNTS 18874 WENDOVER AVE GRANGER, IA 50109-5510	(2) SHARE 50.00 %	(3) SOCIAL SECURITY NUMBER: [REDACTED]	(4) SIGNATURE <i>Edward Younts</i>	(MM-DD-YYYY) 08-19-2010	(If more than three individuals are signing, continue on attachment.)
B(1). PARTICIPANTS NAME AND ADDRESS (Zip Code): CONNIE MARTIN 18874 WENDOVER AVE GRANGER, IA 50109-5510	(2) SHARE 50.00 %	(3) SOCIAL SECURITY NUMBER: [REDACTED]	(4) SIGNATURE <i>Connie Martin POA</i>	(MM-DD-YYYY) 08-19-2010	(If more than three individuals are signing, continue on attachment.)
C(1). PARTICIPANTS NAME AND ADDRESS (Zip Code): N/A	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: [REDACTED]	(4) SIGNATURE	(MM-DD-YYYY)	(If more than three individuals are signing, continue on attachment.)
<b>13. CCC USE ONLY - Payments according to the shares are approved</b>					
A. SIGNATURE OF CCC REPRESENTATIVE			(MM-DD-YYYY)		
<i>Nyona Lee, Acting CFP</i>			9-8-10		

**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program contract, to assist in determining eligibility and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law Enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided.

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Original - County Office Copy     
  Owner's Copy     
  Operator's Copy

Abbreviated 156 Farm Record

DCP Crop Data

Tract 6859 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	70.90	0.00	141
Soybeans	77.70	0.00	41
<b>TOTAL</b>	<b>148.60</b>	<b>0.00</b>	

NOTES

Tract Number : 8057  
 Description : J11 SEC 36  
 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 : CONNIE MARTIN  
 Other Producers : EDWARD A YOUNTS  
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
166.71	159.02	159.02	0.00	0.00	7.40	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	151.62	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	83.90	0.00	141
Soybeans	67.70	0.00	41
<b>TOTAL</b>	<b>151.60</b>	<b>0.00</b>	

NOTES

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