

FARM FOR SALE:

**119.0 ACRES, M/L
GREEN TWP.
FREMONT COUNTY, IOWA
SALLY ANN COOK REVOCABLE TRUST**

- Location & Roads:** Located 5.0 miles Southwest of Tabor, Iowa. Fronted to the east by 290th Ave.
- Legal Description:** NE1/4 of Section 26, T70N-R42W of the 5th P.M., Fremont County, Iowa. Excepting therefrom Parcel A located in part of SW1/4 NE1/4 & part of SE1/4 NE1/4 of Section 26 (Exact Legal to Come from Abstract)
- Building Improvements:** None
- Soils & Topography:** Predominate soils are Napier and Monona soil types. Property is primarily rolling cropland with well-established terraces. Estimated average CSR2 per current crop acre = 71.7. DCP FSA cropland acres of 98.96.
- FSA Information:** Farm # 4357 Tract # 3932. Estimated DCP crop acres of 98.96. The entire farm has 43.8 acre corn base with 142 PLC yield. 43.2 acre soybean base with 44 PLC yield.
- Tax Information:** Estimated \$3,940 per year. 118.9 taxable acres.
- Price & Terms:** \$890,000 or \$7,479 per acre Cash, based upon 119.0 acres, more or less, cash terms. Farm is open for the 2025 crop season.
- Comments:** **This is an opportunity to purchase a well-cared for rolling hill farm with well-established terraces. The property has some recreational potential as well. Call today to discuss!!**

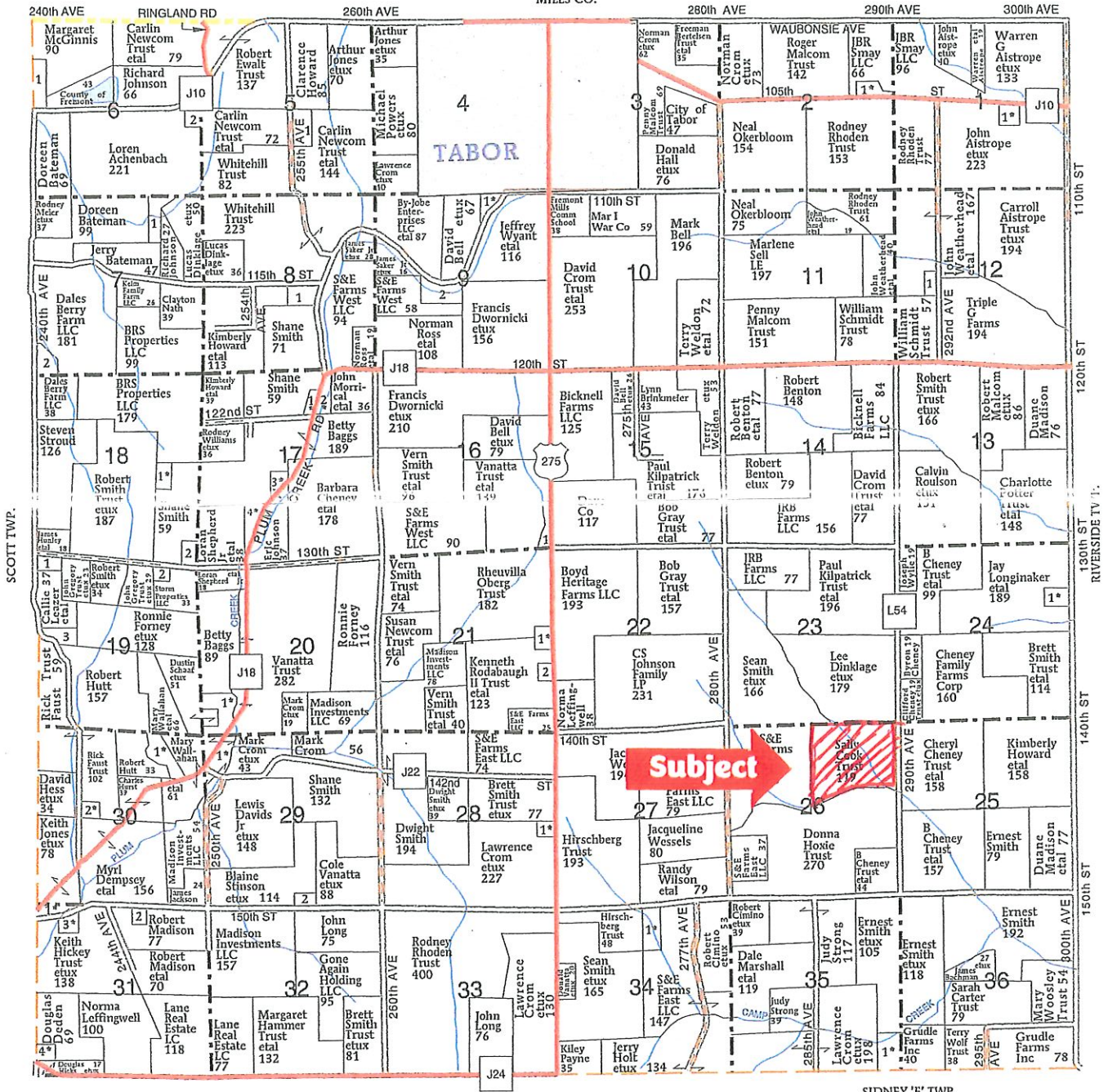
(Information herein is not warranted and is subject to change without notice. We assume no liability for errors).

T-70-N

FREMONT COUNTY, IOWA
GREEN PLAT
(Landowners)

R-42-W

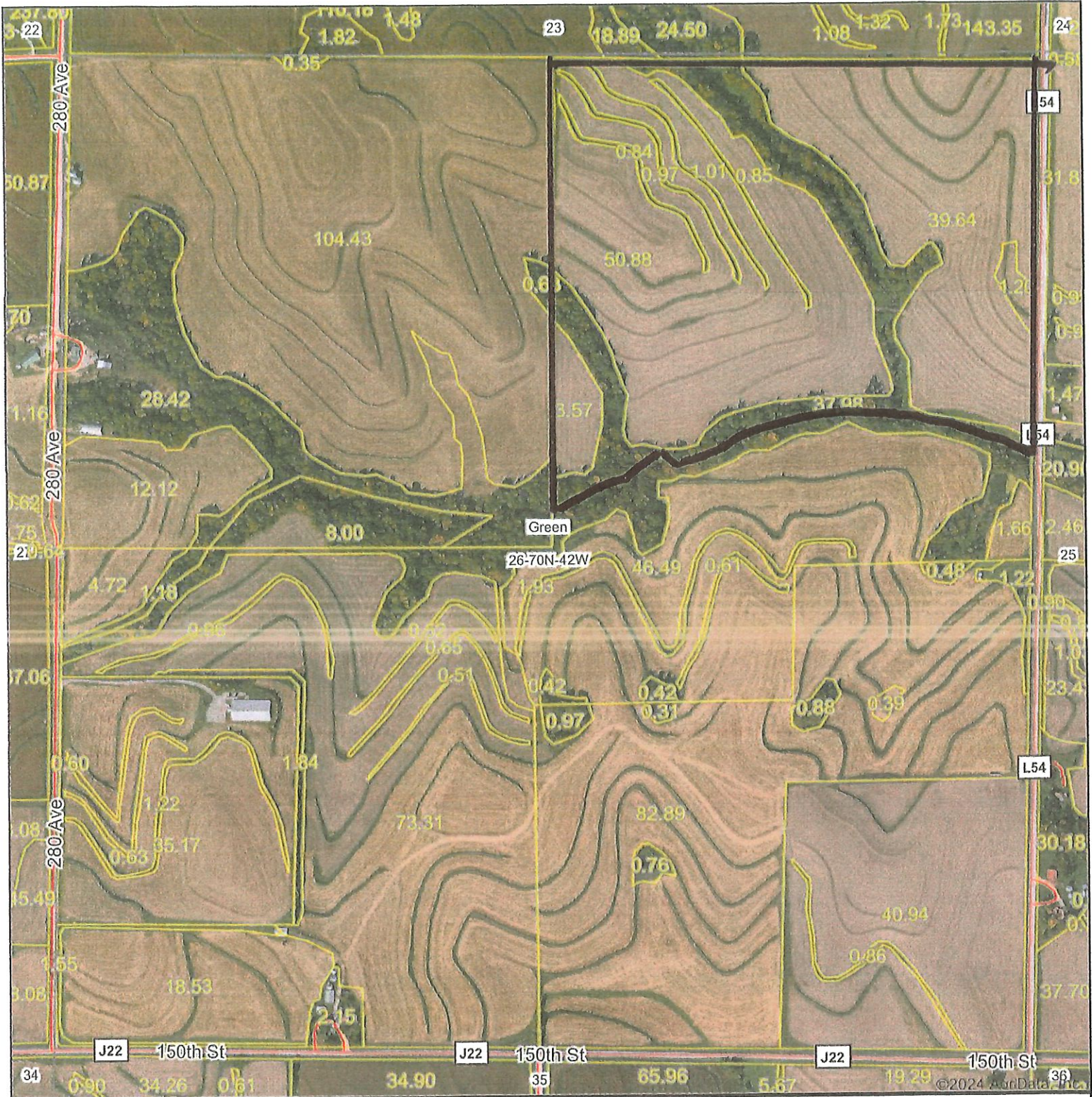
MILLS CO.



SIDNEY 'W' TWP.

SIDNEY 'E' TWP.

Aerial Map



Map Center: 40° 50' 11.72, -95° 38' 32.76



26-70N-42W
Fremont County
Iowa

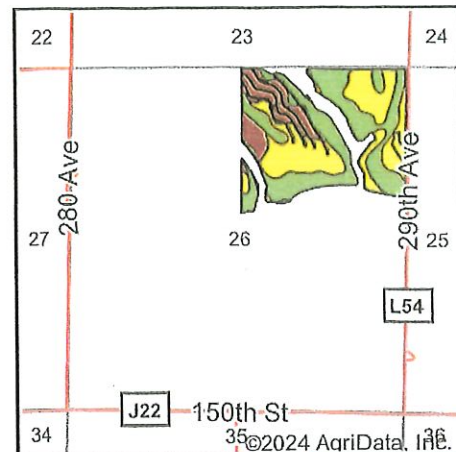


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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11/12/2024

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

Soils Map



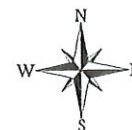
State: **Iowa**
 County: **Fremont**
 Location: **26-70N-42W**
 Township: **Green**
 Acres: **98.96**
 Date: **10/23/2024**

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Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: IA674, Soil Area Version: 00

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR		
12B	Napier silt loam, 2 to 5 percent slopes	38.72	39.1%			Ile	230.4	66.8	93	77		
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	34.75	35.1%			IIle	177.6	51.5	60	53		
10E2	Monona silt loam, 14 to 20 percent slopes, eroded	15.88	16.0%			IVe	153.6	44.5	45	43		
717C	Napier-Gullied land complex, 2 to 10 percent slopes	4.42	4.5%			IIle	88.0	25.5	55	5		
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	3.82	3.9%			IIle	211.2	61.2	87	68		
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	1.37	1.4%			IIle	211.2	61.2	86	63		
Weighted Average							2.77	*-	192.2	55.7	71.7	59.4

**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

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ████████████████████
 CRP Contract Number(s) : None
 Recon ID : 19-071-2009-55
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
118.66	98.96	98.96	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	98.96	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	43.80	0.00	142	0
Soybeans	43.20	0.00	44	0
TOTAL	87.00	0.00		

NOTES

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Tract Number : 3932
 Description : 26-70-42
 FSA Physical Location : IOWA/FREMONT
 ANSI Physical Location : IOWA/FREMONT
 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 : SALLY ANN COOK REV TRUST
 Other Producers : ████████████████████
 Recon ID : 19-071-2009-54

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
118.66	98.96	98.96	0.00	0.00	0.00	0.00	0.0



Abbreviated 156 Farm Record

Tract 3932 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	98.96	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	43.80	0.00	142
Soybeans	43.20	0.00	44
TOTAL	87.00	0.00	

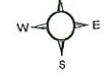
NOTES

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- 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: 98.96 acres

2024 Program Year
Map Created April 10, 2024

Farm 4357
Tract 3932

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