

FARM FOR SALE:

**131.74 ACRES, M/L
GREEN TWP.
FREMONT COUNTY, IOWA
HAMMER FAMILY TRUST / HAMMER / KIMES / VAN DYKE FARM**

Location & Roads: Located 3.5 miles East of Thurman, Iowa. Fronted to the south by 160th St.

Legal Description: E1/2 SW1/4; SW1/4 SE1/4; W 15 acres NW1/4 SE1/4 of Section 32, T70N-R42W of the 5th P.M., Fremont County, Iowa. (Exact Legal to Come from Abstract)

Building Improvements: None

Soils & Topography: Predominate soils are Marshall, Monona, and Napier soil types. Property is primarily rolling cropland. Cropland is terraced. Estimated average CSR2 per current crop acre = 80.4. DCP FSA cropland acres of 100.2.

FSA Information: Farm # 271 Tract # 369. Estimated DCP crop acres of 100.2. The entire farm has 51.1 acre corn base with 1152 PLC yield. 44.6 acre soybean base with 42 PLC yield.

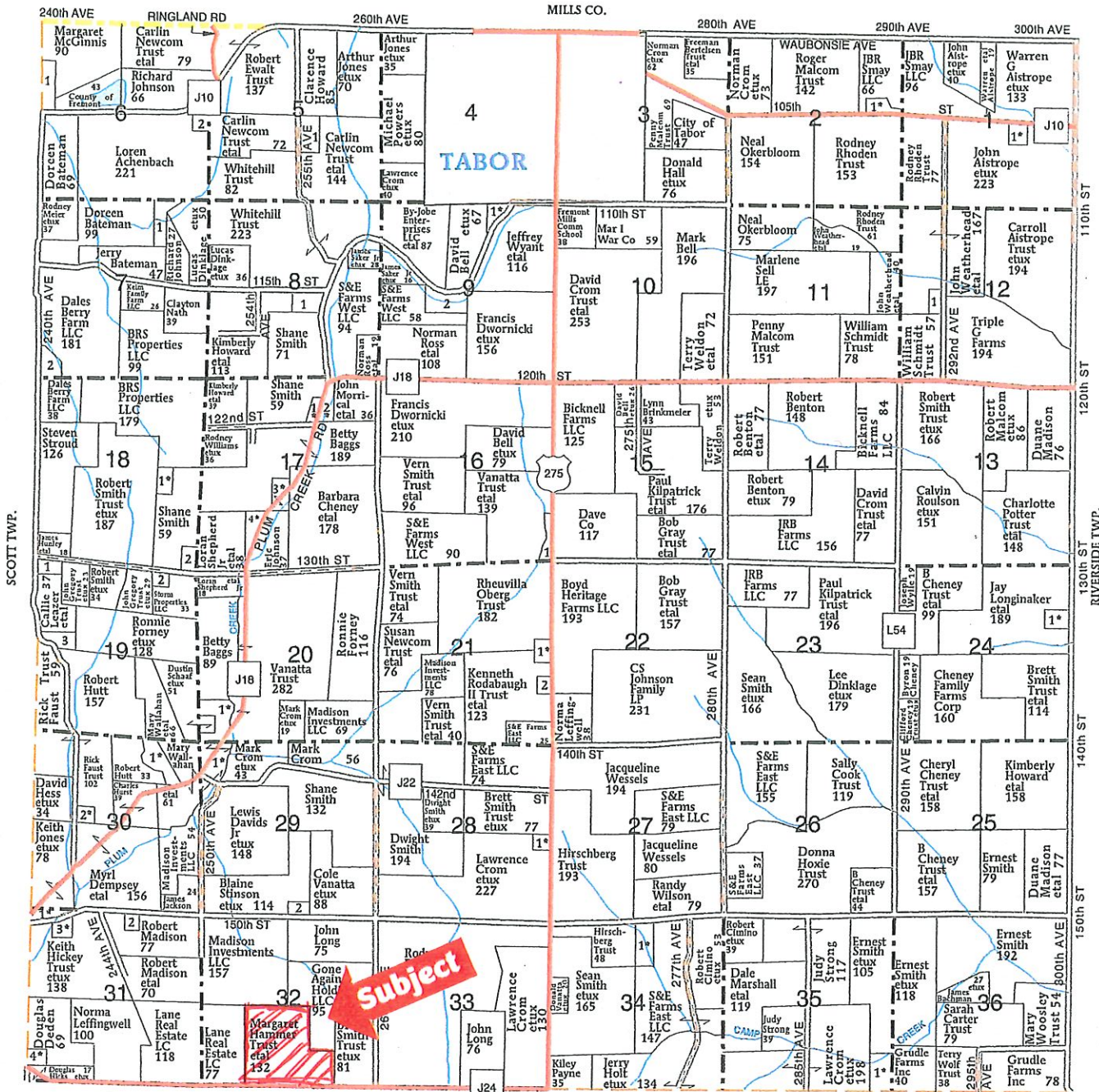
Tax Information: Estimated \$4,926 per year. 131.74 taxable acres.

Price & Terms: \$9,200 per acre Cash, based upon 131.74 acres, more or less, cash terms.

Farm is leased for the 2025 crop season. Lease terms are available upon request.

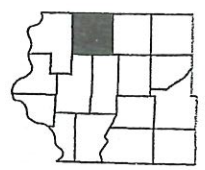
Comments: **This is an opportunity to purchase a high quality gently rolling hill farm with well-established terraces. The property has a timber area on the north side of the property that has great recreation opportunity! Call today to discuss!!**

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

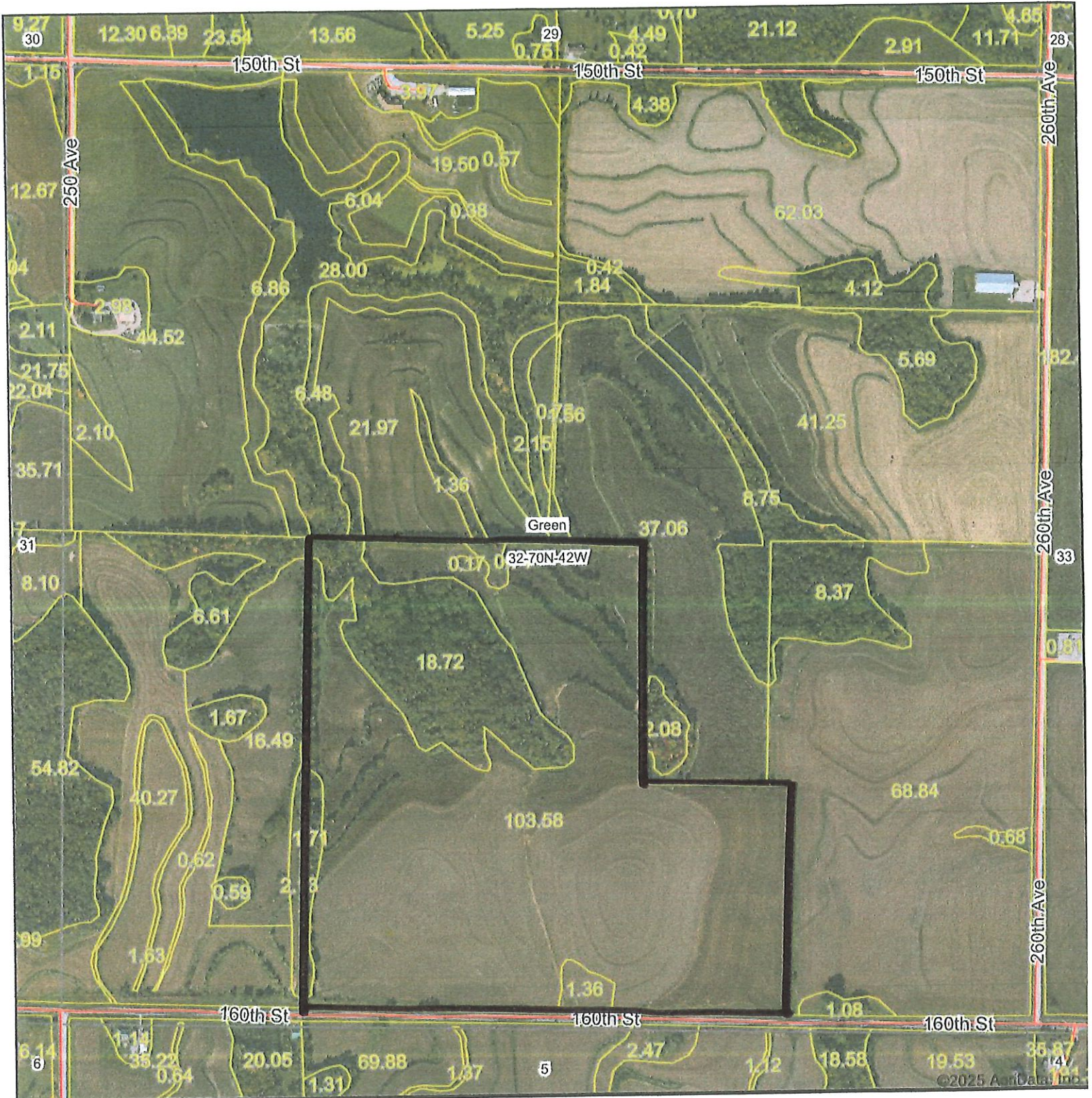


SIDNEY 'W' TWP.

SIDNEY 'E' TWP.



Aerial Map



Map Center: 40° 49' 17.7, -95° 41' 58.01



32-70N-42W
Fremont County
Iowa



Maps Provided By:

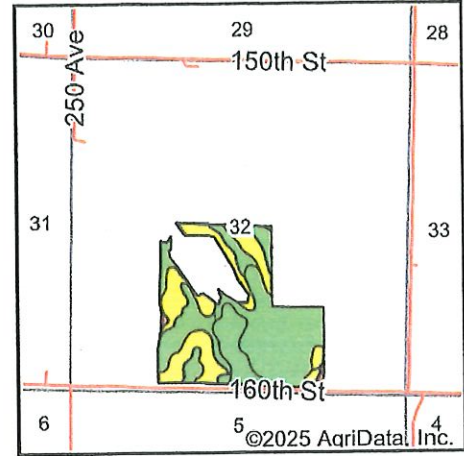
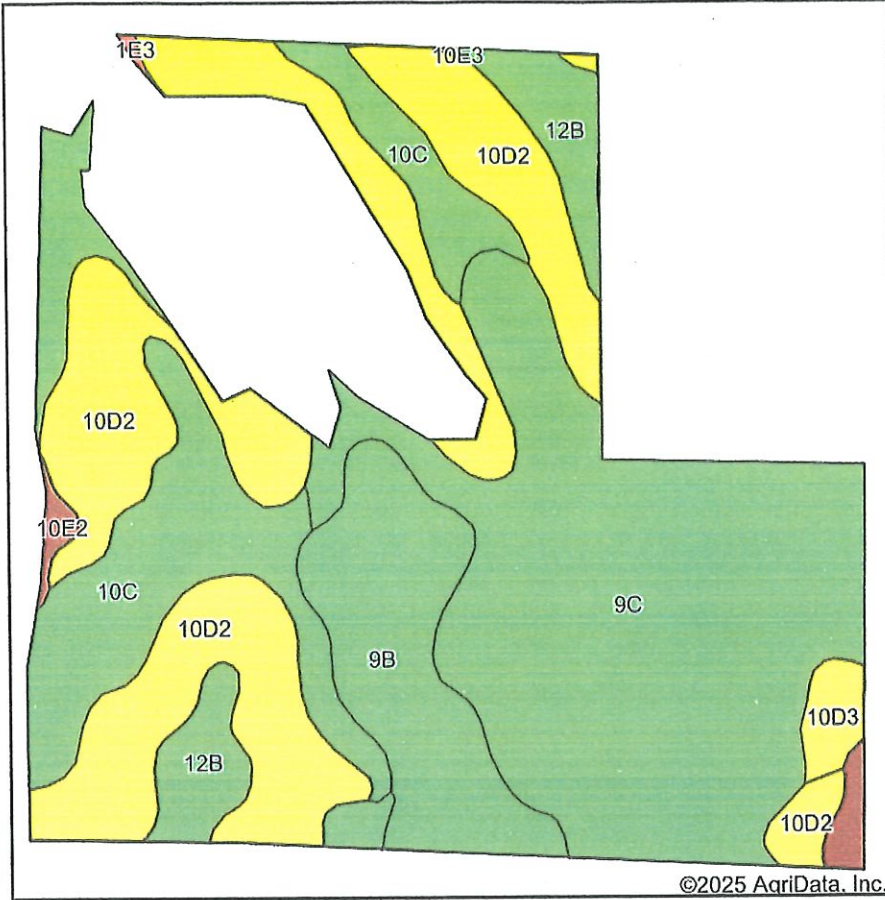


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1/28/2025

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

Soils Map



State: **Iowa**
 County: **Fremont**
 Location: **32-70N-42W**
 Township: **Green**
 Acres: **100.2**
 Date: **1/28/2025**

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Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA071, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	
9C	Marshall silty clay loam, 5 to 9 percent slopes	35.93	35.9%		IIIe	216.0	62.6	89	70	
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	29.14	29.1%		IIIe	177.6	51.5	60	53	
10C	Monona silt loam, 5 to 9 percent slopes	13.81	13.8%		IIIe	216.0	62.6	89	65	
9B	Marshall silty clay loam, 2 to 5 percent slopes	10.94	10.9%		Ile	232.0	67.3	95	85	
12B	Napier silt loam, 2 to 5 percent slopes	7.75	7.7%		Ile	230.4	66.8	93	77	
10D3	Monona silt loam, 9 to 14 percent slopes, severely eroded	1.32	1.3%		IIIe	171.2	49.6	53	50	
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	0.74	0.7%		IIIe	126.4	36.7	32	45	
10E2	Monona silt loam, 14 to 20 percent slopes, eroded	0.47	0.5%		IVe	153.6	44.5	45	43	
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	0.10	0.1%		IVe	97.6	28.3	18	30	
Weighted Average						2.82	206	59.7	80.4	65.9

**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



- 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: 100.20 acres

2024 Program Year

Map Created April 10, 2024

Farm 271

Tract 369

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Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ██████████
 CRP Contract Number(s) : None
 Recon ID : None
 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
126.26	100.20	100.20	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	100.20	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	51.10	0.00	152	0
Soybeans	44.60	0.00	42	0
TOTAL	95.70	0.00		

NOTES

Tract Number : 369

Description : Sec 32-70-42
 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 : TERRI VAN DYKE, JOHN HAMMER, MARLYS KIMES, MARGARET HAMMER FAMILY TRUST
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
126.26	100.20	100.20	0.00	0.00	0.00	0.00	0.0



Abbreviated 156 Farm Record

Tract 369 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	100.20	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	51.10	0.00	152
Soybeans	44.60	0.00	42
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NOTES

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