



Farmland Sales • Management • Appraisal

FARM FOR SALE:

**221.95 ACRES, M/L
WAVELAND TWP
POTTAWATTAMIE COUNTY, IOWA
HARDER FAMILY LIMITED PARTNERSHIP**

- Location & Roads:** Located 4.5 Miles south and west of Griswold, Iowa. Bordered to the west by Gravel road 525th St.
- Legal Description:** Located in parts of Section 23, and Section 24, all in T74N-R38W of the 5th P.M., Pottawattamie County, Iowa. Full Legal Description found in Information. (Exact Legal to Come from Abstract)
- Building Improvements:** None
- Soils & Topography:** Predominate soils are Kennebec, Zook, and Judson soil types. Farm is primarily Bench soils which transitions into first bottom on the Southeast side of the property. Estimated cropland acres of 196.9. Estimated CSR2 on the cropland acres = 80.7
- FSA Information:** Farm # 3550 Tract # 9066 & 9064. Estimated DCP crop acres of 196.9. The entire farm has 117.9 acre corn base with an estimated 147 PLC yield. 79.0 acre soybean base with 44 PLC yield. Property contains 5.73 acres that is currently enrolled in CRP. Annual payment is \$1,157 or \$202.00 per acre. Expiration on the contract is September 30, 2035.
- Tax Information:** Estimated \$8,716 per year. 221.95 taxable acres.
- Price & Terms:** \$12,300 per acre Cash, based upon 221.95 acres, more or less, cash terms.
- Comments:** **Opportunity to purchase a well-cared for bottomland farm that is highly tillable. Farm has easement access to the southeast side. Farm is subject to Wind Tower Easement, copy of easement is available on request. Open for 2026 crop year. Call today to discuss!!**

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

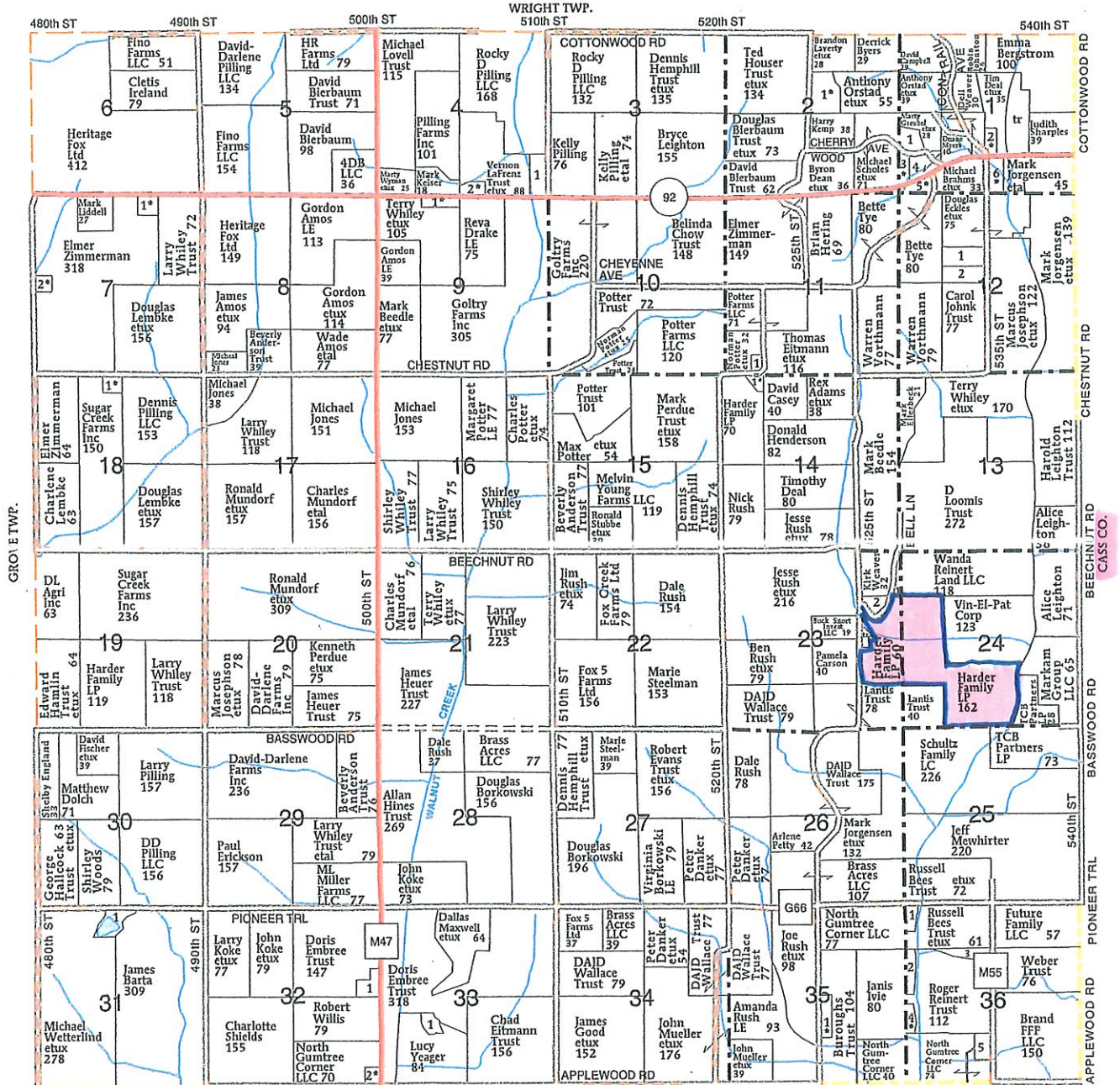
POTTAWATTAMIE COUNTY, IOWA

T-74-N

WAVELAND PLAT

R-38-W

(Landowners)



MONTGOMERY CO.

Aerial Map



Map Center: 41° 11' 34.54, -95° 10' 12.43

0ft 836ft 1671ft

24-74N-38W
Pottawattamie County
Iowa



Maps Provided By:



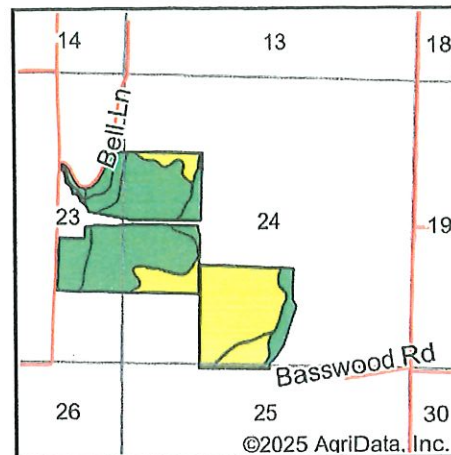
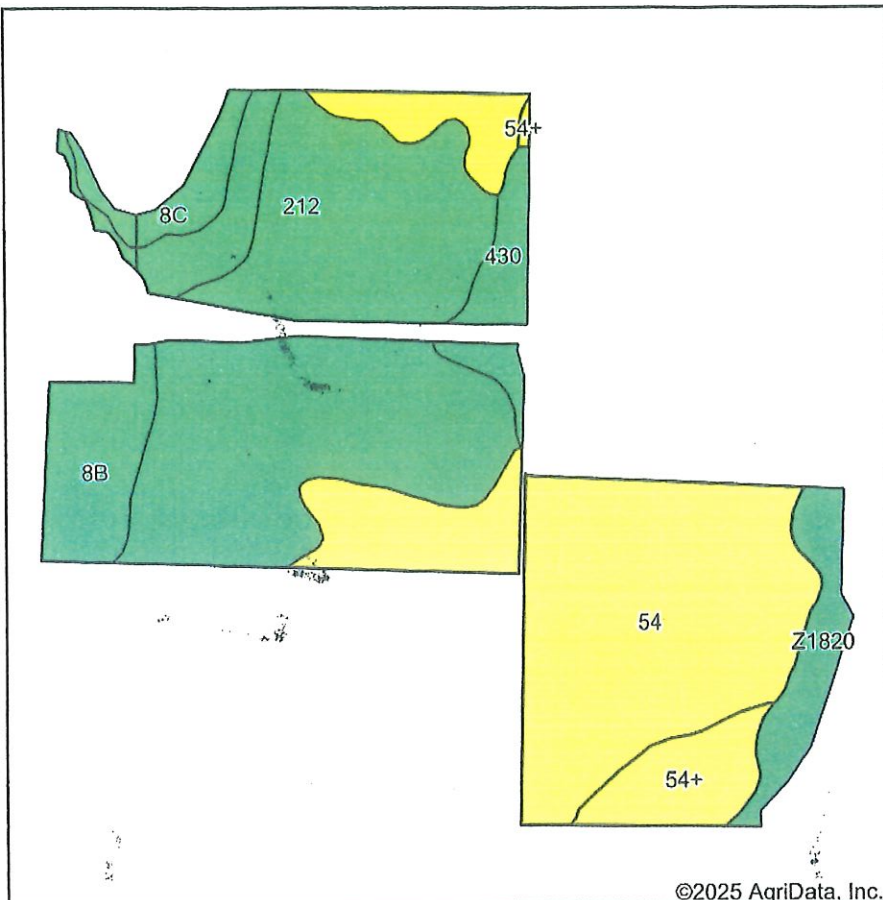
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11/17/2025

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

Soils Map



State: **Iowa**
 County: **Pottawattamie**
 Location: **24-74N-38W**
 Township: **Waveland**
 Acres: **196.9**
 Date: **11/17/2025**

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA155, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	76.00	38.6%		Iw	228.8	66.4	91
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	69.90	35.5%		IIw	177.6	51.5	67
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	19.83	10.1%		Ile	230.4	66.8	92
54+	Zook silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	9.64	4.9%		IIw	177.6	51.5	69
Z1820	Dockery-Quiver silt loams, deep loess, 0 to 2 percent slopes, occasionally flooded	9.18	4.7%		IIw			87
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	6.78	3.4%		IIw	203.2	58.9	77
8C	Judson silty clay loam, deep loess, 5 to 9 percent slopes	5.57	2.8%		IIle	214.4	62.2	87
Weighted Average					1.64	196.3	56.9	80.7

**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



United States
Department of
Agriculture

Pottawattamie County, Iowa



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 127.08 acres

2025 Program Year

Map Created May 06, 2025

Farm 3550

Tract 9064

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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: 75.55 acres

2025 Program Year

Map Created May 06, 2025

Farm 3550

Tract 9066

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IOWA
EAST POTTAWATTAMIE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3550

Prepared : 11/4/25 10:04 AM CST

Crop Year : 2026

NOTES

Tract Number : 9064

Description : SENE S/RD NESE 23 & SWNW & NWSW 24 74 38 Waveland
FSA Physical Location : IOWA/EAST POTTAWATTAMIE
ANSI Physical Location : IOWA/POTTAWATTAMIE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : HARDER FAMILY LIMITED PARTNERSHIP
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
139.78	127.08	127.08	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	127.08	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	79.39	0.00	147
Soybeans	47.69	0.00	44
TOTAL	127.08	0.00	

NOTES

IOWA
EAST POTTAWATTAMIE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3550
Prepared : 11/4/25 10:04 AM CST
Crop Year : 2026

Tract Number : 9066
Description : SE SW & SW SE WEST OF RIVER 24 74 38 Waveland
FSA Physical Location : IOWA/EAST POTTAWATTAMIE
ANSI Physical Location : IOWA/POTTAWATTAMIE
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 : HARDER FAMILY LIMITED PARTNERSHIP
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
99.48	75.55	75.55	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	69.82	0.00	5.73	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	38.51	3.16	147
Soybeans	31.31	2.57	44
TOTAL	69.82	5.73	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

CRP-1
(07-06-20)

U.S. DEPARTMENT OF AGRICULTURE
Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code)

E. POTTAWATTAMIE COUNTY FARM SERVICE AGENCY
14 MAIN ST
OAKLAND, IA 51560-0000

5B. COUNTY FSA OFFICE PHONE NUMBER
(Include Area Code): (712) 482-6486

1. ST. & CO. COL ADMIN. LOCATION
19 155

2. SIGN-UP
NUMBER
53

3. CONTRACT NUMBER

11378

4. ACRES FOR
ENROLLMENT
5.73

6. TRACT NUMBER

9066

7. CONTRACT PERIOD

FROM: (MM-DD-YYYY)

10/01/2020

TO: (MM-DD-YYYY)

9/30/2035

8. SIGNUP TYPE:

Joint 7-22-2020

Continuous

Initial & date

T.W. 7-26-20

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 receipt of a copy of the Appendix/Appendices for the applicable contract period. 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 PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre \$ 202.00

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

9B. Annual Contract Payment \$ 1,157.00

9C. First Year Payment \$ Initial & date T.W. 7-22-2020

(Item 9C is applicable only when the first year payment is prorated.)

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

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)

HARDER FAMILY LIMITED PARTNERSHIP
c/o JIM HARDER
7935 AMELIA DR
EATON, NE 68516-3854

(2) SHARE

75.00 %

(3) SIGNATURE (By)

James Harder

(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY

General Partner

(5) DATE (MM-DD-YYYY)

07-22-2020

B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)

WHILEY GRASS FARMS INC
50259 BEECHNUT RD
GRISWOLD, IA 51535-4201

(2) SHARE

25.00 %

(3) SIGNATURE (By)

Ty Whiley

(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY

Tenant

(5) DATE (MM-DD-YYYY)

7-26-20

C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)

(2) SHARE

%

(3) SIGNATURE (By)

(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY

(5) DATE (MM-DD-YYYY)

12. CCC USE ONLY A. SIGNATURE OF CCC REPRESENTATIVE

Kenneth J. Lushou

B. DATE (MM-DD-YYYY)

9/22/2020

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 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.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. 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.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). 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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RECEIVED

JUL 29 2020

EAST POTT. COUNTY FSA
OAKLAND IOWA 51560



Legend

Field Boundary

Wetland Determination

Wetland Determination Identifiers

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

FARM# 3550
TRACT# 9066
SEC. 24 Waveland

24-74-38 SW SE

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Legal Description

Addendum

1. ~~W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 14, Township 74, Range 38 EXCEPT that part described as follows:~~
~~Beginning at the Northeast corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 14, Township 74, Range 38, Pottawattamie County, Iowa; thence S 90° 00' W along the section line 511.55 feet;~~
~~thence S 89° 55' E 734.65 feet; thence N 90° 00' E 334.70 feet to the east line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, Township 74, Range 38; thence N 0° 01' W along said east line 713.10 feet to the point of beginning.~~

PARCEL C OF THE SE $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 23-74-38. Described as follows:

Commencing at the northeast corner of Section 23, Township 74, Range 38, Pottawattamie County, Iowa; thence S 0° 27' E along the section line 1333.04 feet to the northeast corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23, Township 74, Range 38, the point of beginning, thence continuing S 0° 27' E 1333.04 feet to the southeast corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$; thence S 89° 51' W along the south line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$, 726.24 feet to the southeast corner of Parcel A of said SE $\frac{1}{4}$ NE $\frac{1}{4}$; thence N 44° 25' W along the northeasterly line of said Parcel A, 849.34 feet to the north corner of said Parcel A; thence along the center of the county road; N 1° 10' E 494.17 feet; thence S 78° 08' E 87.52 feet; thence southeasterly along a 153.81 foot radius curve, concave southwesterly 143.80 feet (long chord S 51° 21' E 138.62 feet); thence S 24° 34' E 130.52 feet; thence S 27° 56' E 106.95 feet; thence S 31° 32' E 74.70 feet; thence S 46° 01' E 57.79 feet; thence S 63° 01' E 53.90 feet; thence S 88° 21' E 61.35 feet; thence N 74° 53' E 58.13 feet; thence N 60° 38' E 55.35 feet; thence N 50° 49' E 52.41 feet; thence N 41° 34' E 96.19 feet; thence N 32° 08' E 104.88 feet; thence N 27° 47' E 132.53 feet; thence N 24° 40' E 158.89 feet; thence N 22° 22' E 95.82 feet; thence N 19° 30' E 100.93 feet to the north line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$; thence N 89° 57' E along said north line 348.94 feet to the point of beginning. The above described parcel includes county road right of way.

The NE $\frac{1}{4}$ SE $\frac{1}{4}$ except Parcel A in Section 23, Township 74, Range 38 in Pottawattamie County, Iowa. Parcel A is described on survey recorded in Book 101 Page 50966 in the Recorder's Office, Pottawattamie County, Iowa.
The SW $\frac{1}{4}$ NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 24, Township 74, Range 38, Pottawattamie County, Iowa.

The NE $\frac{1}{4}$ SW $\frac{1}{4}$, except the North 800 feet thereof; the NW $\frac{1}{4}$ SE $\frac{1}{4}$ except the North 800 feet thereof and except 6 acres lying East of the Nishnabotna River; the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and parcel A of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 24, Township 74, Range 38 described as follows:
Commencing at the southeast corner of Section 24, Township 74, Range 38, Pottawattamie County, Iowa; thence S 89° 32' W along the section line 1932.80 feet to a point approximately in the center of the East Nishnabotna River, the point of beginning; thence continuing S 89° 32' W 706.60 feet to the southwest corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 24, Township 74, Range 38 thence N 0° 24' W along the west line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$, 1322.50 feet to the northwest corner of said SW $\frac{1}{4}$ SE $\frac{1}{4}$; thence N 89° 32' E along the North line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$, 732.07 to the approximate center of the East Nishnabotna River; thence along said approximate center S 25° 11' W 157.50 feet; thence S 9° 06' W 408.12 feet; thence S 6° 17' E 480.37 feet; thence S 11° 48' E 306.56 feet to the point of beginning, together with Grantor's rights, title and interest in and to certain easement described as beginning at the NE Corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 25, Township 74, Range 38, Pottawattamie County, Iowa; thence south a distance of 300 feet; thence Northwesterly a distance of 625 feet to the SE Corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 24, together with Grantor's rights title and interest in and to a certain easement 50 feet wide off the north side of the East Quarter of the Southeast Quarter of Section 23 for ingress and egress, an easement 50 feet wide off the north side of the Northwest Quarter of the Southwest Quarter of Section 24 for ingress & egress, and an easement 50 feet wide off the west side of the north 800 feet of the Northeast Quarter of the Southwest Quarter of Section 24 for ingress and egress.

W side W 800' W E $\frac{1}{4}$
SW $\frac{1}{4}$

NE $\frac{1}{4}$ SE $\frac{1}{4}$
NW $\frac{1}{4}$ SW $\frac{1}{4}$