



**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 525<sup>th</sup> St.

**Legal Description:**

Located in parts of Section 23, and Section 24, all in T74N-R38W of the 5<sup>th</sup> 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!!

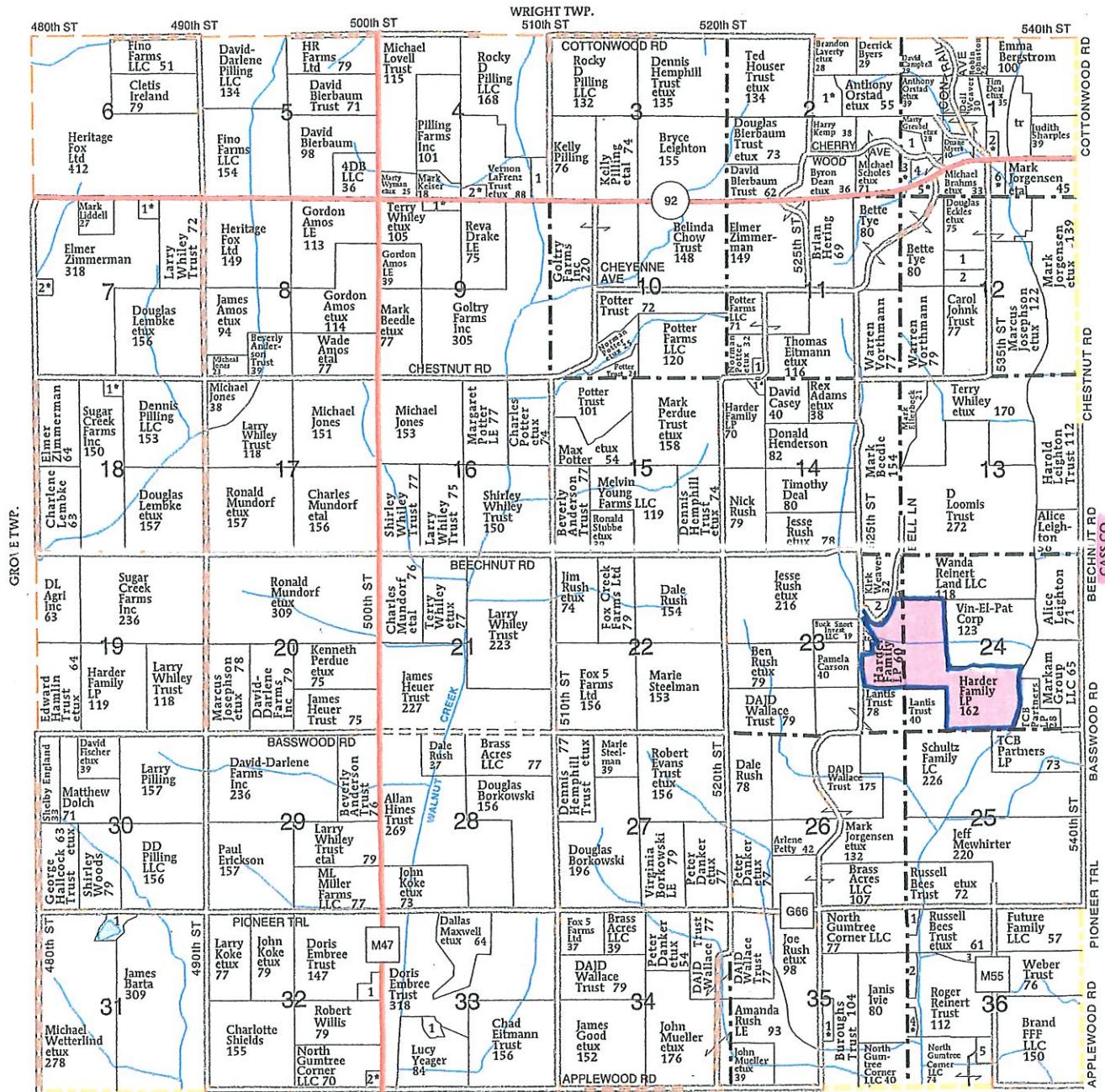
***(Information herein is not warranted and is subject to change without notice. We assume no liability for errors).***

POTTAWATTAMIE COUNTY, IOWA

T-74-N

## WAVELAND PLAT

R-38-W



**MONTGOMERY CO.**

## Aerial Map



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

24-74N-38W

## Pottawattamie County

## Iowa



**Maps Provided By:**

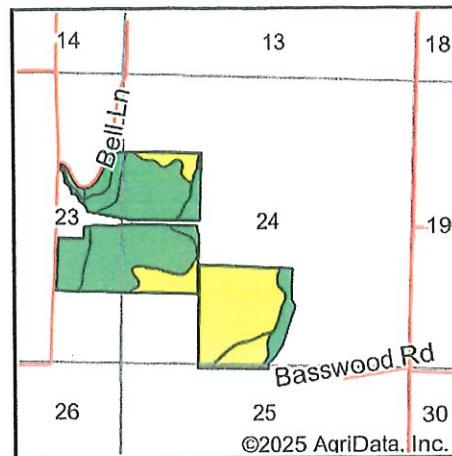
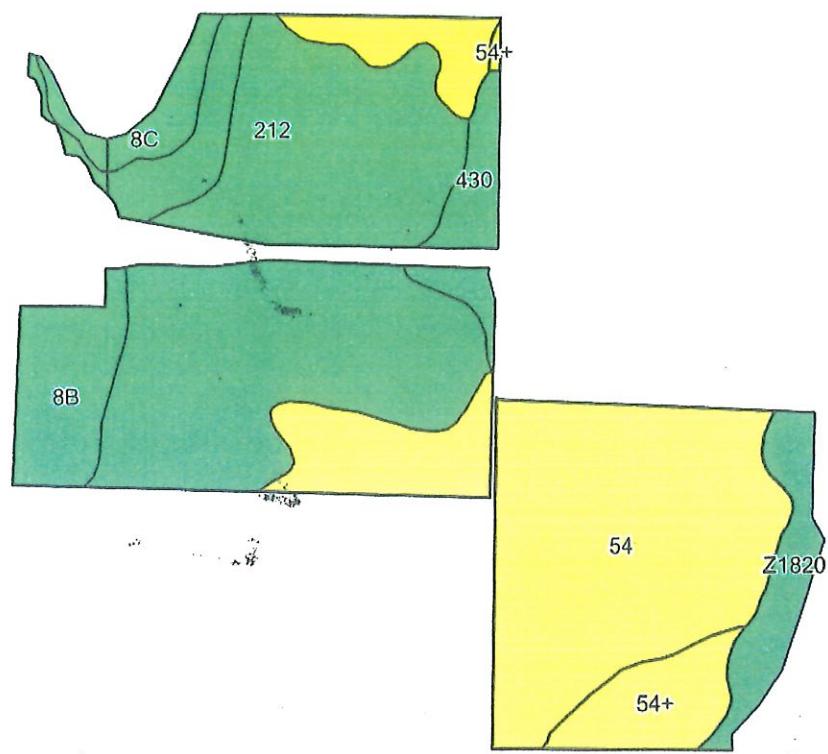


ONLINE MAPPING

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11/17/2025

# Soils Map



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

Maps Provided By:  
  
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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%		IIIe	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%		IIIe	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.

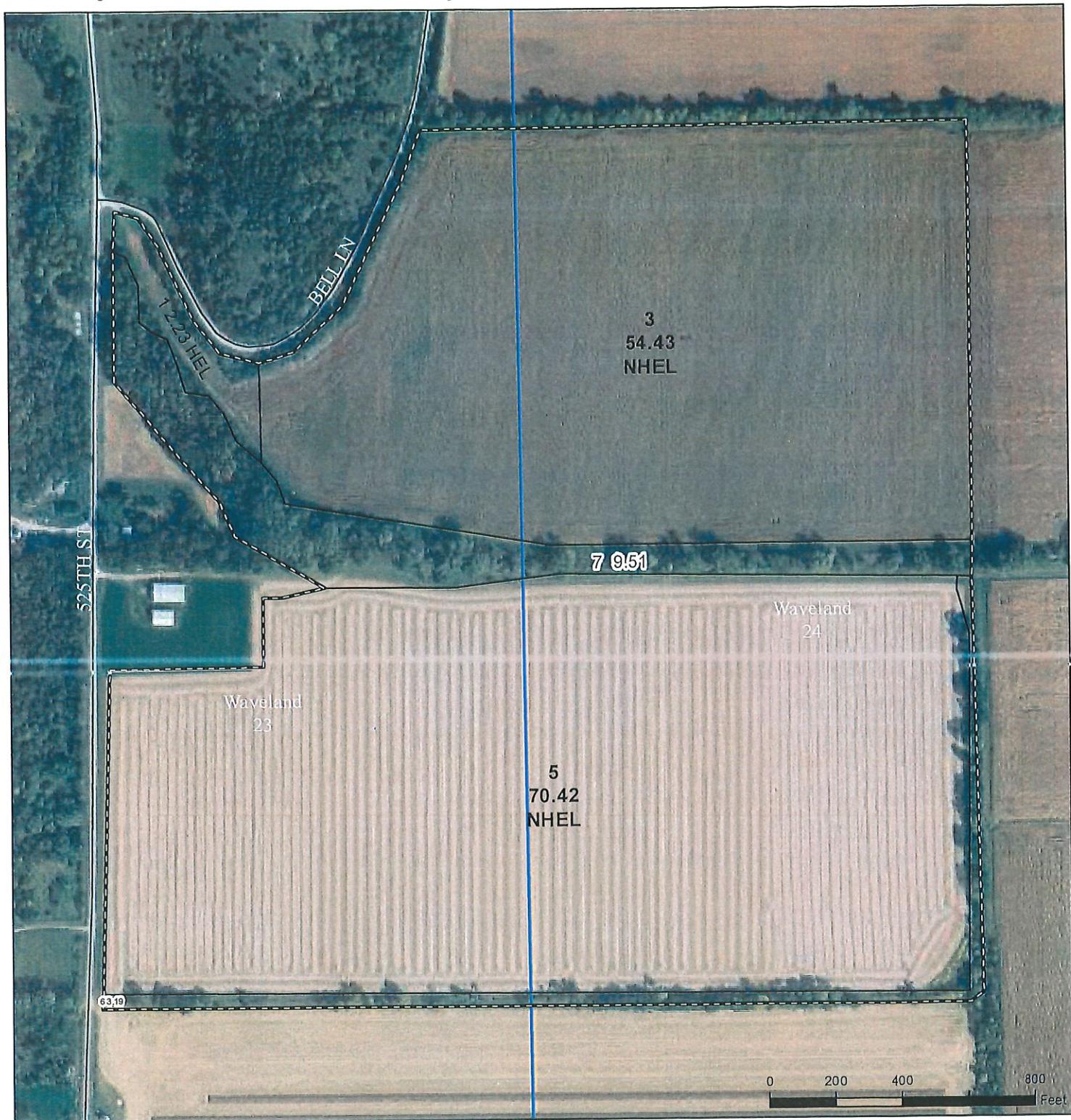
\*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

\*c: Using Capabilities Class Dominant Condition Aggregation Method



United States  
Department of  
Agriculture

## Pottawattamie County, Iowa



### Legend

	Non-Cropland		CRP		Iowa PLSS
	Cropland		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**

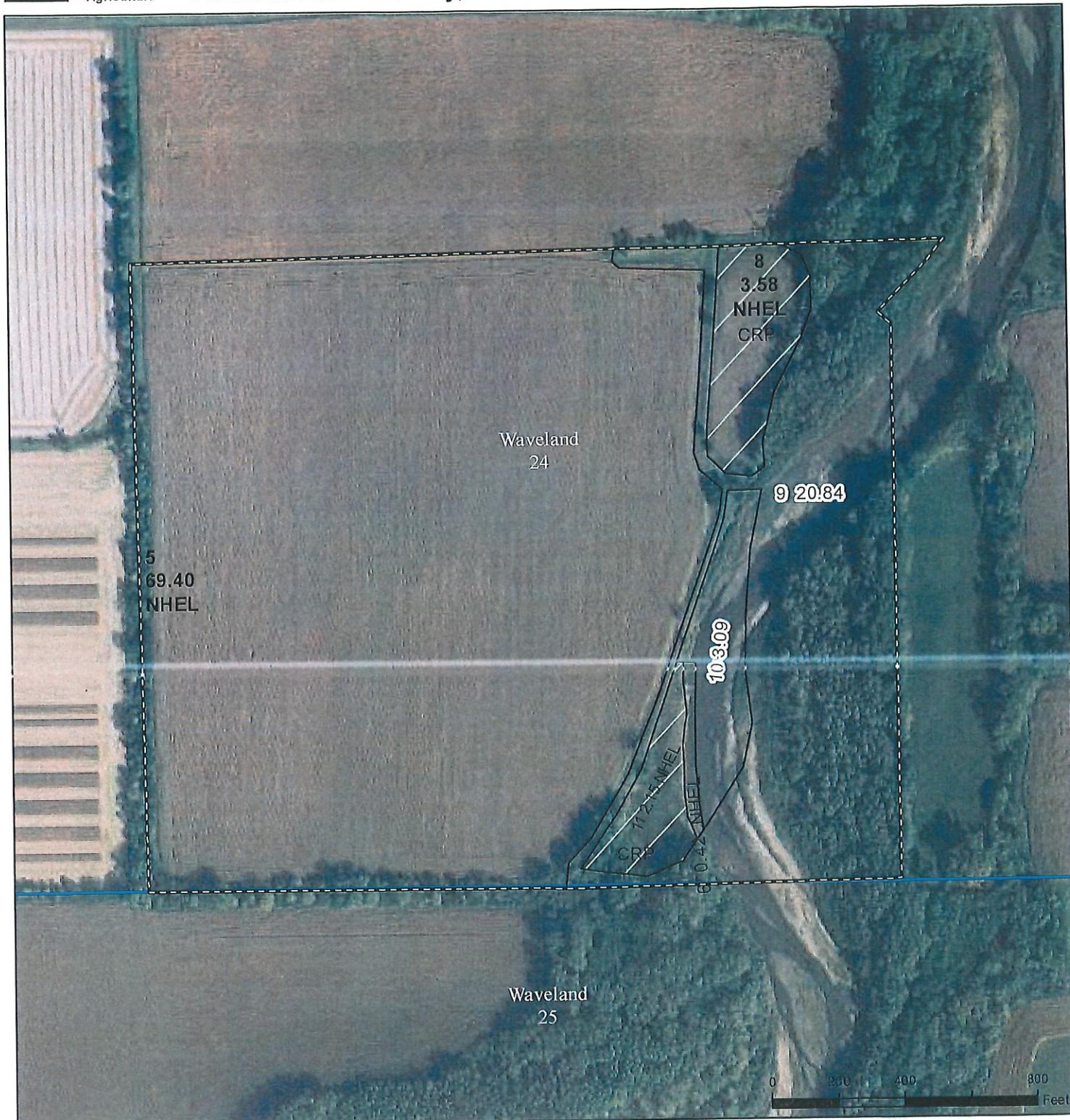
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United States  
Department of  
Agriculture

## Pottawattamie 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

Tract Cropland Total: 75.55 acres

2025 Program Year

Map Created May 06, 2025

**Farm 3550  
Tract 9066**

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IOWA  
EAST POTAWATTAMIE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

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

### Abbreviated 156 Farm Record

[REDACTED]							
[REDACTED]							

[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

### NOTES

[REDACTED]
------------

Tract Number : 9064

Description : SENE S/RD NESE 23 & SWNW & NWSW 24 74 38 Waveland  
FSA Physical Location : IOWA/EAST POTAWATTAMIE  
ANSI Physical Location : IOWA/POTAWATTAMIE  
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
<b>TOTAL</b>	<b>127.08</b>	<b>0.00</b>	

### NOTES

[REDACTED]
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IOWA  
EAST POTAWATTAMIE  
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 POTAWATTAMIE  
ANSI Physical Location : IOWA/POTAWATTAMIE  
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
<b>TOTAL</b>	<b>69.82</b>	<b>5.73</b>	

#### NOTES

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CRP-1  
(07-06-20)U.S. DEPARTMENT OF AGRICULTURE  
Commodity Credit Corporation

## CONSERVATION RESERVE PROGRAM CONTRACT

1. ST. & CO. COL	ADMIN. LOCATION	2. SIGN-UP NUMBER
	19 155	53
3. CONTRACT NUMBER	4. ACRES FOR ENROLLMENT	
11378	5.73	
6. TRACT NUMBER	7. CONTRACT PERIOD	
9066	FROM: (MM-DD-YYYY)	TO: (MM-DD-YYYY)
	10/01/2020	9/30/2035
8. SIGNUP TYPE: <i>Initial &amp; date</i>		
Continuous <i>Initial &amp; date</i> T.W. 7-26-20		

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

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	A. Tract No.	B. Field No.	C. Practice No.	D. Acres
9C. First Year Payment	<i>7/22/2020</i> \$ initial & date <i>7/22/2020</i>	9066	0008	CP21	3.58
(Item 9C is applicable only when the first year payment is prorated.)					
9066	0011	CP21	2.15	\$ 0.00	

## 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 • JIM HARDER 7935 ALEXIA DR LINCOLN, NE 68516-3854	(2) SHARE 75.00 %	(3) SIGNATURE (By) <i>James Harder</i>	(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 GRAIN FARMS INC 50259 BEECHNUT RD GRISWOLD, IA 51535-4201	(2) SHARE 25.00 %	(3) SIGNATURE (By) <i>Troy Whiley</i>	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY Parent	(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 <i>Myrae A. Duxson</i>	B. DATE (MM-DD-YYYY) 07/22/2020
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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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JUL 29 2020

EAST POTT. COUNTY FSA  
OAKLAND, IOWA 51560



**Legend**

**FARM# 3550**  
**TRACT# 9066**  
**SEC. 24 Waveland**

**24-74-38 SW SE**

Field Boundary  
**Wetland Determination**  
**Wetland Determination Identifiers**

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

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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 $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 14, Township 74, Range 38, Pottawattamie County, Iowa; thence S 90° 00' W along the section line 511.65 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.

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

VSIDE 'N 800' NE $\frac{1}{4}$   
SW $\frac{1}{4}$