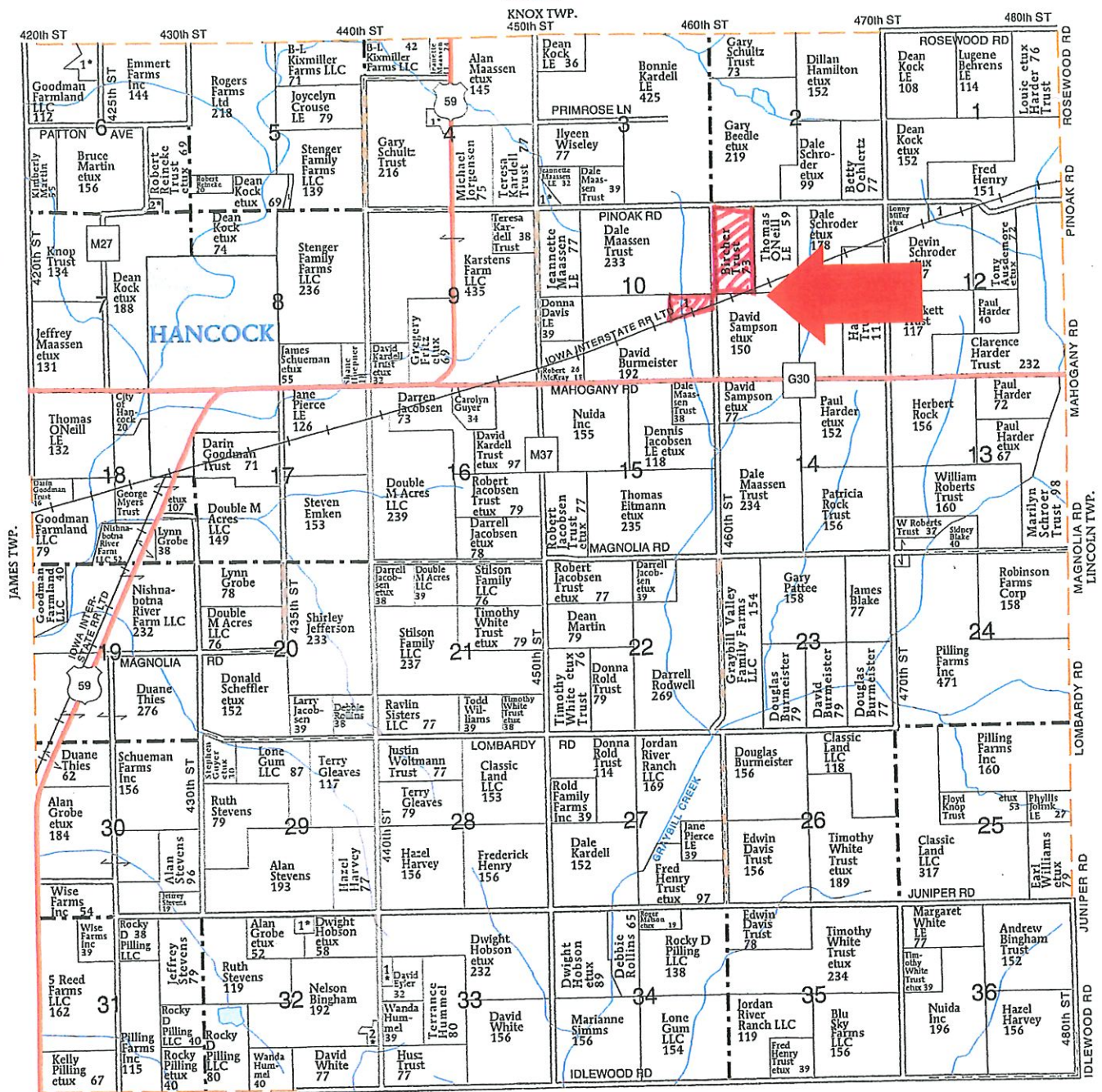


FARM FOR SALE:

**80.7 ACRES, M/L
VALLEY TWP.
POTTAWATTAMIE COUNTY, IOWA
BIRCHER TRUST**

- Location & Roads:** Located 2.5 miles East of Hancock, Iowa. Fronted by 460th St. and Pinoak Road.
- Legal Description:** Parcel C NW1/4 NW1/4 & SW1/4 NW1/4 except 2.85 acres in SE corner SW1/4 NW1/4 of Section 11 AND Part of NE11/4 SE1/4 of Section 10 lying north of Road. All in T76N-R39W of the 5th P.M., Pottawattamie County, Iowa.
Complete Legal Description to come from Abstract.
- Building Improvements:** None
- Soils & Topography:** Predominate soils are Exira, Marshall, and Judson soil types. The property is primarily gently rolling cropland with a high percentage of ridge. Estimated average CSR2 per current crop acre = 81.1.
DCP FSA cropland acres of 78.62.
- FSA Information:** Farm # 4907 Tract # 10100. Estimated DCP crop acres of 78.62. The entire farm has 30.15 acre corn base with 122 PLC yield. 23.58 acre soybean base with 45PLC yield. 4.97 acre oats base with 60 PLC yield.
- Tax Information:** Estimated \$3,252 per year. 80.73 taxable acres.
- Price & Terms:** \$11,950 per acre, based upon 80.7 acres, more or less, cash terms. Lease will be terminated according to Iowa Code prior to September 1. Subject to Tenants Rights until 2/28/2027.
- Comments:** **This is an opportunity to purchase a high quality rolling farm with a high percentage of ridge in a tightly held area. Give us a call today to discuss!!!**

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

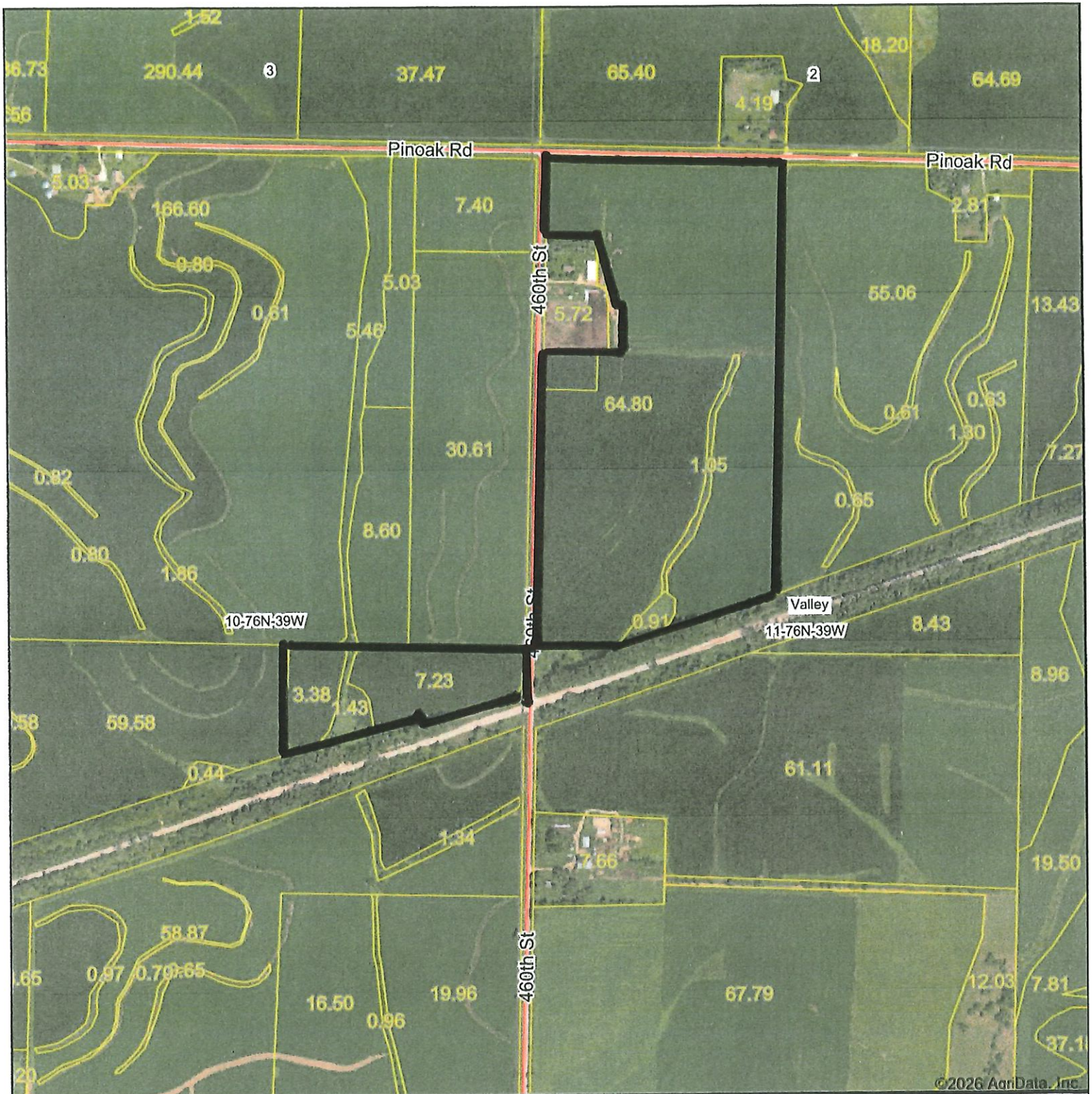


VALLEY TOWNSHIP

SECTION 3	
1 BRAMMAN LE, PETER ETUX	5
SECTION 4	
1 DANIKER, KERRY ETAL	8
SECTION 5	
1 SCOLAR CO	6
SECTION 6	
1 WEBER TRUST, FERRELL ETUX	15
2 KOCK, STEVEN ETUX	7
SECTION 10	
1 BIRCHER TRUST	12
SECTION 11	
1 IOWA INTERSTATE RAILROAD LTD	16
SECTION 12	
1 MILLER, JULIE	8
SECTION 32	
1 HODGES, JEFFERY ETUX	6
2 OLTMAN, JONATHAN ETUX	7
SECTION 33	
1 KUNZE, BRAD ETAL	7



Aerial Map



Map Center: 41° 23' 54.88, -95° 18' 29.77

0ft 824ft 1648ft

11-76N-39W
Pottawattamie County
Iowa



Maps Provided By:



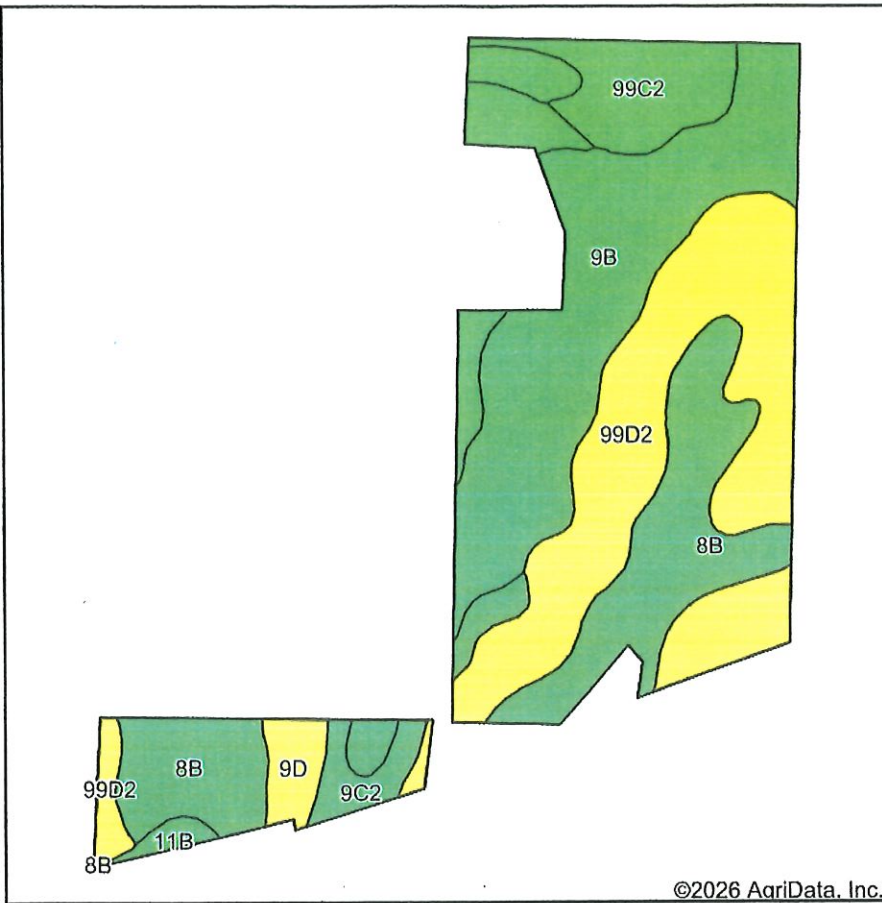
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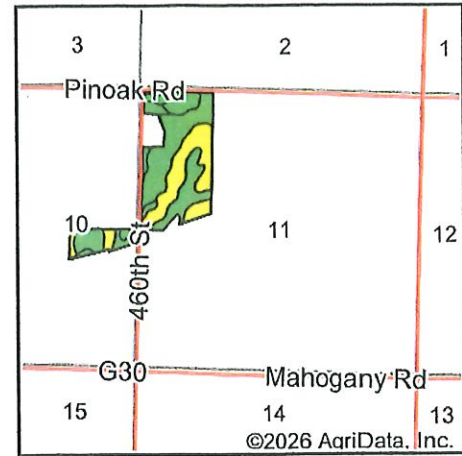
7/30/2026

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Pottawattamie**
 Location: **11-76N-39W**
 Township: **Valley**
 Acres: **78.62**
 Date: **7/30/2026**

Maps Provided By:



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**
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	24.28	30.9%		IIIe	164.8	47.8	59
9B	Marshall silty clay loam, 2 to 5 percent slopes	21.86	27.8%		Ile	232.0	67.3	95
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	17.96	22.8%		Ile	230.4	66.8	92
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	6.20	7.9%		IIIe	211.2	61.2	87
99C2	Exira silty clay loam, 5 to 9 percent slopes, eroded	5.74	7.3%		IIIe	211.2	61.2	87
9D	Marshall silty clay loam, 9 to 14 percent slopes	1.91	2.4%		IIIe	177.6	51.5	64
11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	0.67	0.9%		IIw	200.0	58.0	81
Weighted Average					2.48	206.1	59.8	81.1

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

Wetland Determination Identifiers

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

Tract Cropland Total: 78.62 acres

2026 Program Year

Map Created March 02, 2026

Farm 4907
Tract 10100

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Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 19-155-2017-53
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
79.53	78.62	78.62	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	78.62		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	OATS, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	4.97	0.00	60	
Corn	30.15	0.00	122	0
Soybeans	23.58	0.00	45	0
TOTAL	58.70	0.00		

NOTES

Tract Number : 10100

Description : W NW 11 & NE SE N of RR 10 76 39 Valley
FSA Physical Location : IOWA/EAST POTTAWATTAMIE
ANSI Physical Location : IOWA/POTTAWATTAMIE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : BIRCHER LIVING TRUST DTD 09/10/2020
Other Producers : None
Recon ID : 19-155-2017-52



Abbreviated 156 Farm Record

Tract Land Data

Tract 10100 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.53	78.62	78.62	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	78.62	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	4.97	0.00	60
Corn	30.15	0.00	122
Soybeans	23.58	0.00	45
TOTAL	58.70	0.00	

NOTES

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