

Farm for Sale

160 Acres Clay County

Section 30 Meadow Township
Located on 310th St. & 230th Ave.
Half a mile east of Hwy 71

156.3 FSA crop acres

CRP contracts:

104.2 acres @ \$303.90/acre, expires 2026

52.1 acres @ \$361.91/acre, expires 2026

CSR2 74.4 CSR 67.7

Annual RE Taxes: \$4190

Price: \$ 1,360,000.00

\$ 8500 per acre

Jon Hjelm, ALC 712-240-3529

The ACRE Co. 712-262-3529



**WE'VE JUST MADE OUR
PLAT & DIRECTORIES
SO MUCH MORE
USER FRIENDLY**

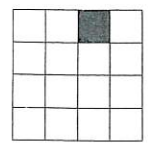
- ✓ Flip through the electronic version.
- ✓ Advertisers receive the copyright and licensing of maps until the next publication is printed. You can crop any area of interest for your website, emails or advertising needs.
- ✓ Print pages as needed.
- ✓ View single or double page layout.

- ✓ Search box to find names of landowners or rural residents listed within each publication.
- ✓ Magnify page for better viewing.
- ✓ Thumbnail view.
- ✓ All advertisers displaying their website will be linked to that website.

Electronic Versions Available from Your Sales Representatives or Our Website... www.farmandhomepublishers.com



524 River Ave. North • Belmond, IA 50421
641-444-3508



T-97-N MEADOW PLAT R-36-W

(Landowners) DICKINSON CO.



SIOUX TWP.

- MEADOW TOWNSHIP**
- SECTION 1**
1. Johnson Trust, Floyd etal 15
- SECTION 3**
1. Winter, Jesse etux 10
- SECTION 5**
1. Spielman, Andrew etux 5
2. Peterson, Corinne etvir 10
- SECTION 7**
1. Jones, Nathan 6
2. City of Fostoria 13
- SECTION 8**
1. Gould, Robert etux 10

- SECTION 9**
1. Schoning, Rosemary 5
- SECTION 11**
1. Stewart, Charles 12
- SECTION 12**
1. Thoreson, Troy 6
- SECTION 13**
1. A K Stock Farms Inc 8
- SECTION 15**
1. Juza, Jacob 18
- SECTION 16**
1. Winter, Edwin etux 6
- SECTION 17**
1. Hamrick, Arthur etux 10
2. Edwards, Brian etux 15

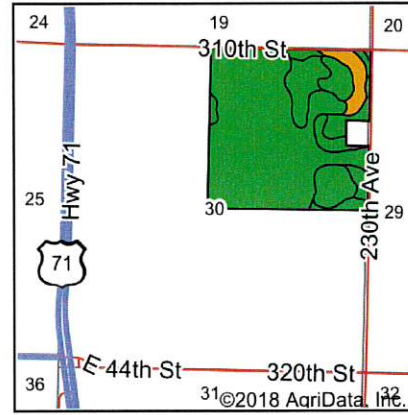
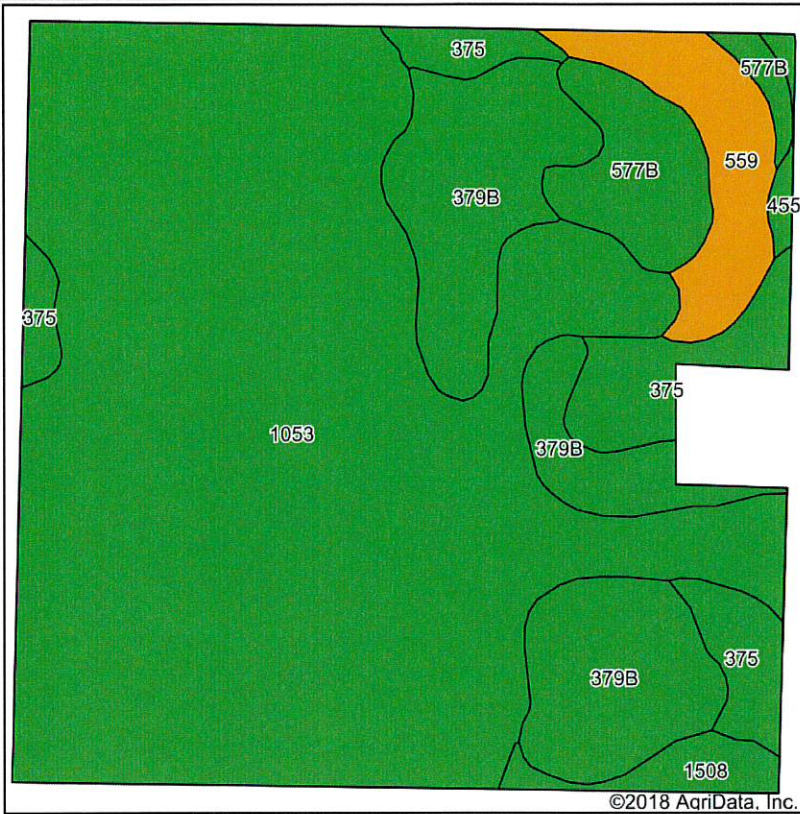
3. Parks, Brian 6
- SECTION 18**
1. Edmonds, Myrna 5
2. Leonard Trust, Michael 6
- SECTION 19**
1. Dudeck, Steven 5
2. Abel, Corley etux 9
- SECTION 20**
1. England, Joel etux 10
2. Morisch, Robert etux 12
- SECTION 21**
1. Engel, Jeff etux 6
2. Buren, Walt etal 10
3. Norgaard, Linda 5

- SECTION 22**
1. Altenhofen, Pamela 6
2. Schlichtemeier, David etux 8
- SECTION 24**
1. Winter, Victor etux 8
2. Bendlin, Robert 11
- SECTION 26**
1. Eickoff, Steve etux 5
2. Phelps, Frank etux 13
3. Juza, Jacob etux 11
- SECTION 27**
1. Stewart, Jimmy 5
2. Hansen Trust, Kenneth etux 12

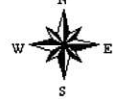
3. Zitterich, Stephen etux 6
- SECTION 28**
1. Janssen, Matthew etux 7
2. Hassman, Daniel etux 5
- SECTION 29**
1. Elliott, Charles etux 10
2. Schwarck, Kurt etux 8
3. Small, Douglas etal 11
4. Larson Jr, Winton etux 6
5. Schindler, Lane 10

- SECTION 31**
1. Community State Bank 10
2. Coop Energy Co 6
- SECTION 32**
1. Huntoon, Travis etux 8
- SECTION 33**
1. Maki, Samuel etux 12
- SECTION 34**
1. Eisenbacher, Neal etal 2
2. Johnson, Loretta 10
- SECTION 35**
1. Ring, Eric etux 7

Soils Map



State: **Iowa**
 County: **Clay**
 Location: **30-97N-36W**
 Township: **Meadow**
 Acres: **156.21**
 Date: **5/21/2018**

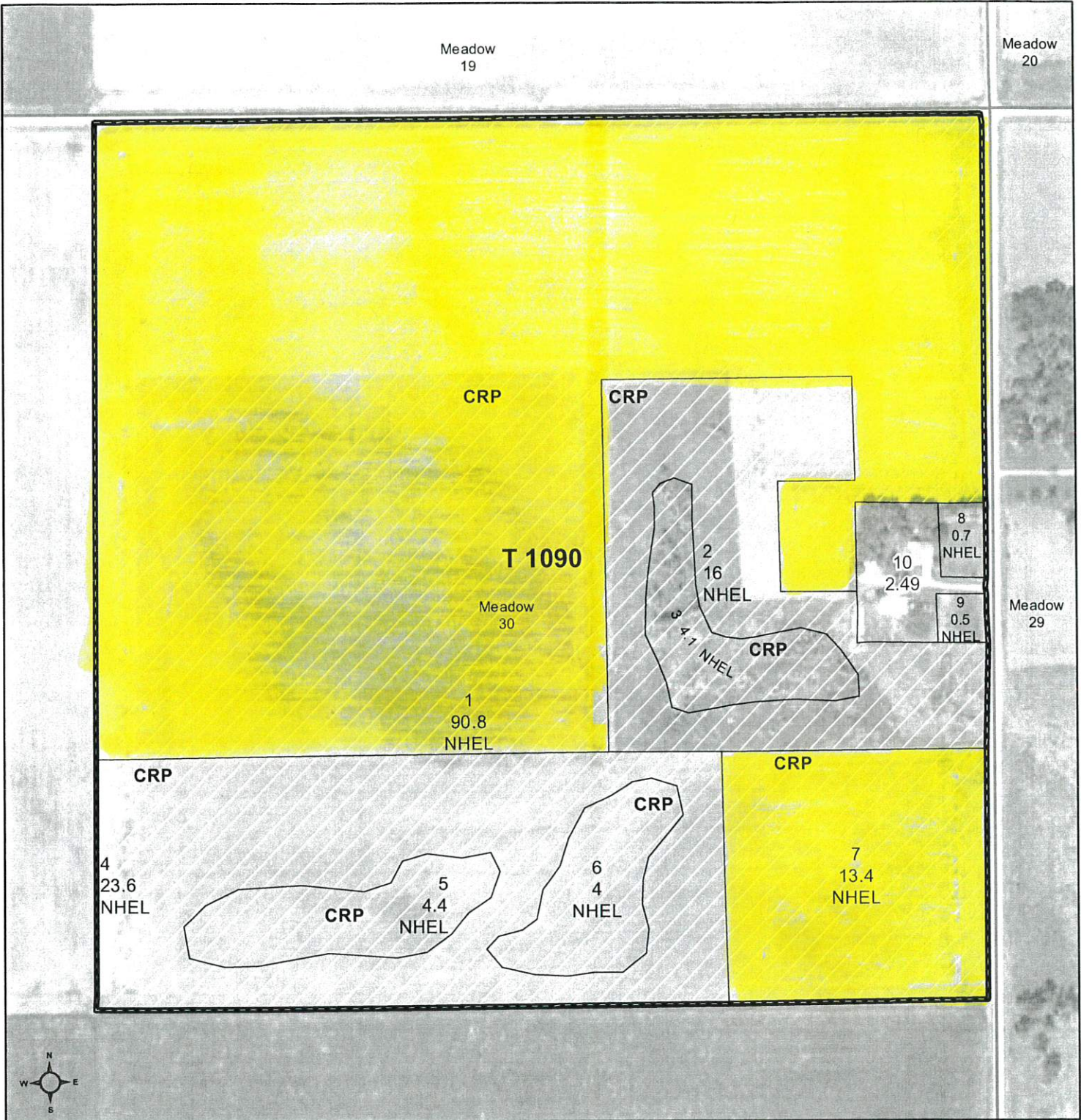


Area Symbol: IA041, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
1053	Belmann clay loam, gypsum phase, 0 to 2 percent slopes	103.17	66.0%		Ile	71	69
379B	Ocheyedan clay loam, lacustrine substratum, 2 to 5 percent slopes	24.40	15.6%		Ile	87	62
375	Fostoria clay loam, lacustrine substratum, 1 to 3 percent slopes	10.74	6.9%		Ile	83	70
559	Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	7.36	4.7%		Ilw	52	65
577B	Everly clay loam, 2 to 5 percent slopes	7.20	4.6%		Ile	88	68
1508	Belmann clay loam, 0 to 2 percent slopes	2.53	1.6%		Ilw	74	64
455	Wilmington clay loam, 1 to 3 percent slopes	0.81	0.5%		Ile	91	74
Weighted Average						74.4	67.7

**IA has updated the CSR values for each county to CSR2.
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

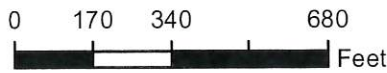


Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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



2015 Ortho Imagery

2017 Program Year
Map Created December 02, 2016

Farm 1013
Tract 1090

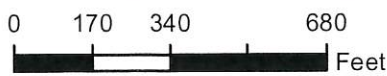
Tract Cropland Total: 157.50 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- PLSS



2017 Program Year
Map Created December 02, 2016

Wetland Determination Identifiers

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

2015 Ortho Imagery

Tract Cropland Total: 157.50 acres

Farm 1013
Tract 1090

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).