

# Farm for Sale

## **140 Acres Pocahontas County** Section 32 Sherman Township

138.08 FSA crop acres

CSR2 83.1 CSR 74.9

Inside all tillable productive farm  
1 mile north of Hwy 3 west of Pocahontas

RE Taxes: \$ 3990

Price: \$ 1,260,000.00  
\$ 9000 per acre

Jon Hjelm, ALC 712-240-3529

The ACRE Co. 712-262-3529

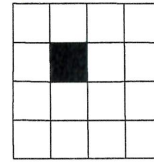
[theacrecoco.com](http://theacrecoco.com)

T-92-N

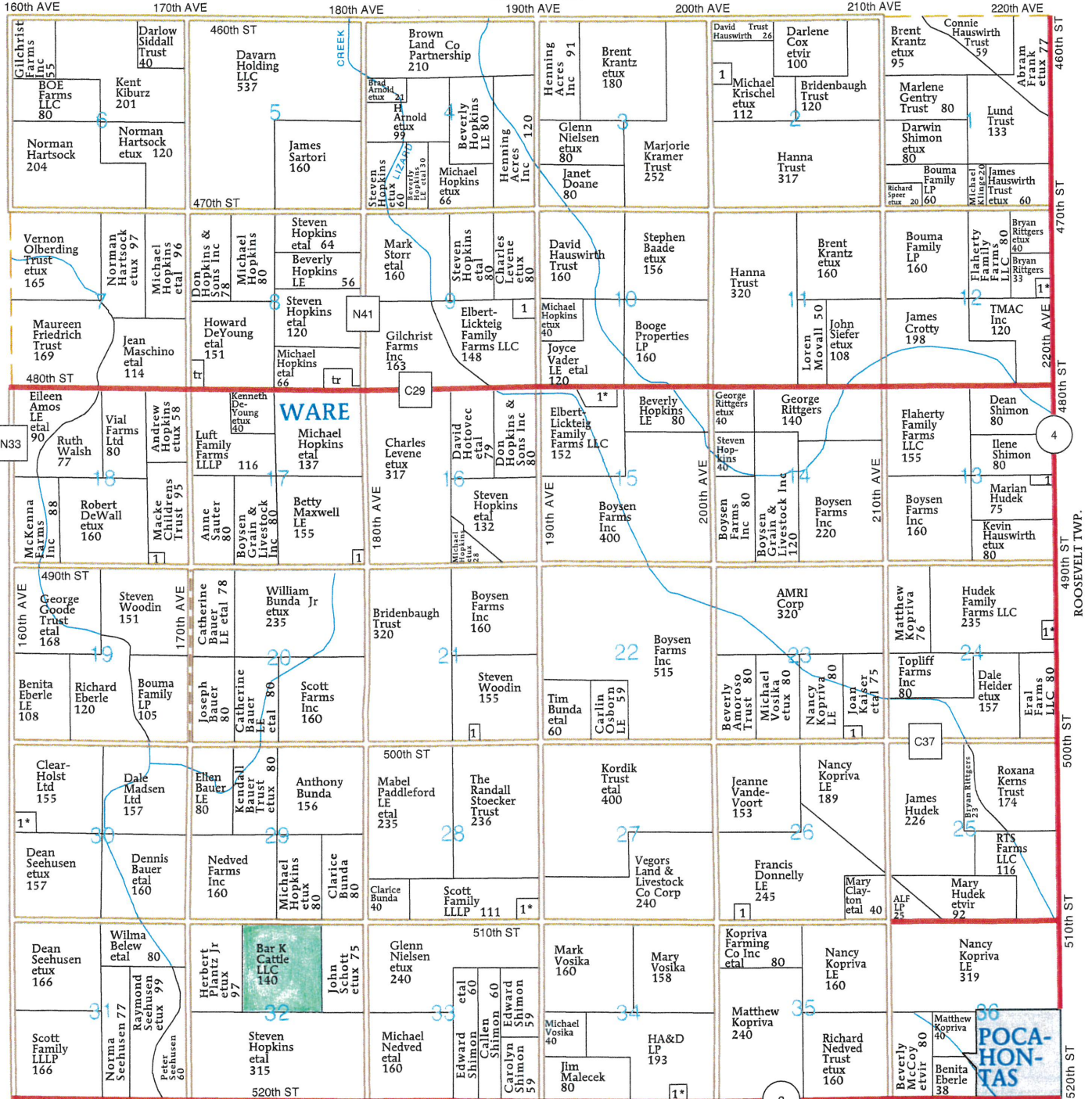
# SHERMAN PLAT

(Landowners)

R-33-W

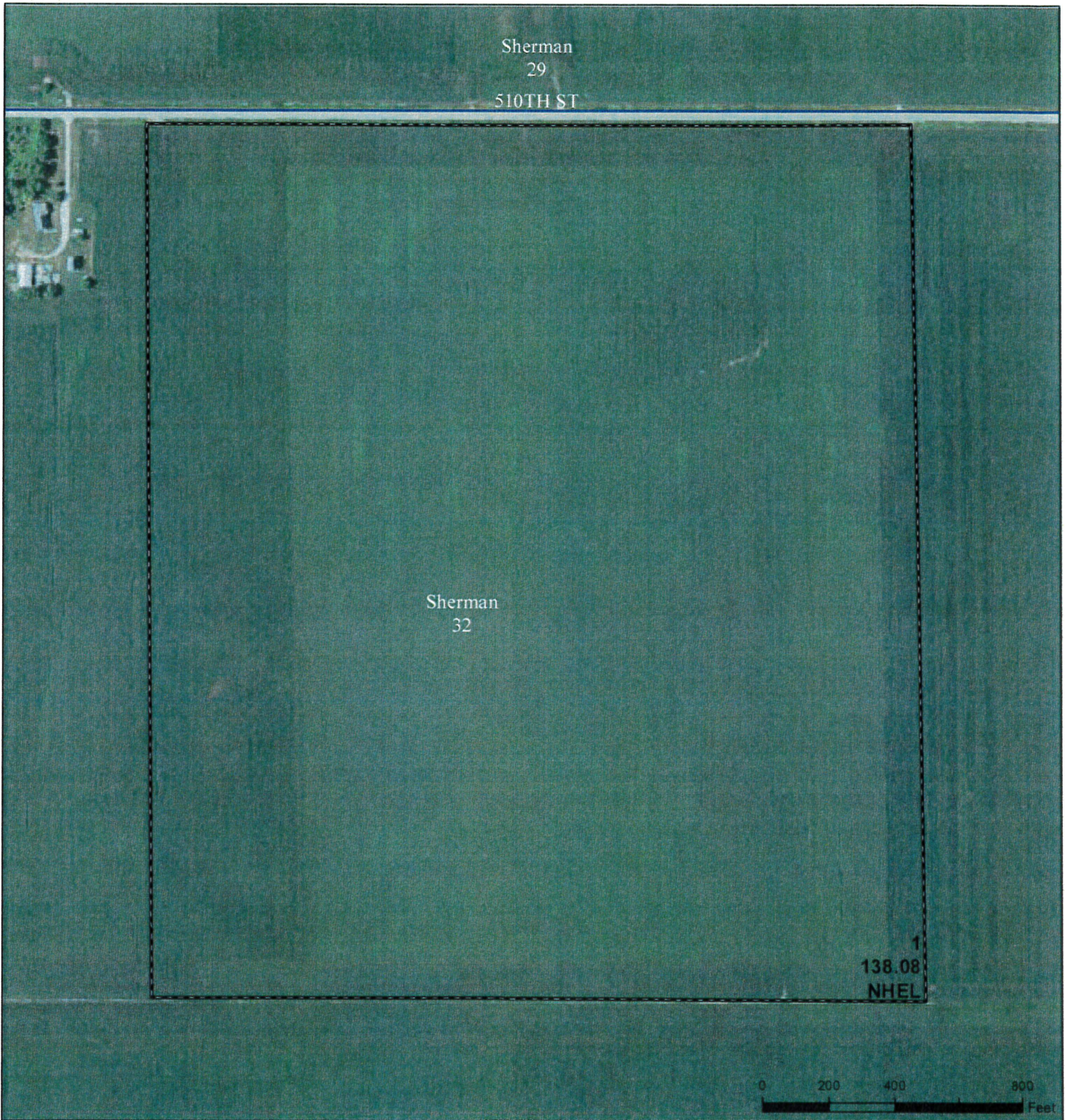


CUMMINS TWP.



GRANT TWP.





**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: 138.08 acres

2019 Program Year

Map Created April 10, 2019

Farm 6883

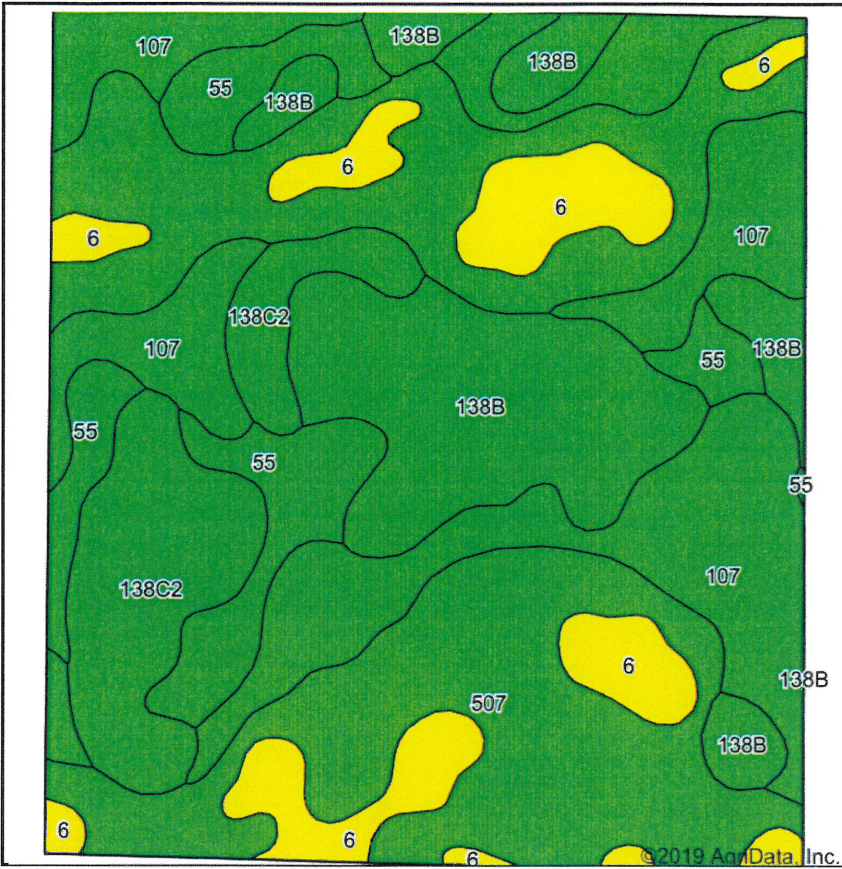
Tract 13583

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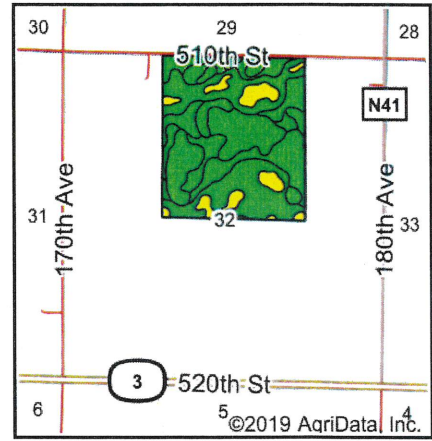
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# Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Pocahontas**  
 Location: **32-92N-33W**  
 Township: **Sherman**  
 Acres: **138.08**  
 Date: **12/4/2019**



Area Symbol: IA151. Soil Area Version: 26								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
507	Canisteo clay loam, 0 to 2 percent slopes	42.73	30.9%		IIw	84	76	
107	Webster clay loam, 0 to 2 percent slopes	32.63	23.6%		IIw	86	81	
138B	Clarion loam, 2 to 6 percent slopes	22.84	16.5%		Ile	89	78	
6	Okoboji silty clay loam, 0 to 1 percent slopes	14.00	10.1%		IIlw	59	55	
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	13.64	9.9%		IIIle	83	62	
55	Nicollet clay loam, 1 to 3 percent slopes	12.24	8.9%		Iw	89	86	
<b>Weighted Average</b>						<b>83.1</b>	<b>74.9</b>	

\*\*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.

IOWA  
POCAHONTAS  
Form: FSA-156EZ



FARM : 6883  
Prepared : Nov 25, 2019  
Crop Year : 2020

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name : STEVEN L HOPKINS  
 Farms Associated with Operator : 19-151-1695, 19-151-6018, 19-151-6126, 19-151-6714, 19-151-6883  
 CRP Contract Number(s) : None  
 Recon ID : 19-151-2014-44  
 ARCPLC G//F Eligibility : Eligible

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
138.08	138.08	138.08	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	138.08	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	CORN, SOYBN	None

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	72.60	0.00	176	
Soybeans	65.48	0.00	45	
<b>TOTAL</b>	<b>138.08</b>	<b>0.00</b>		

**NOTES**

Tract Number : 13583  
 Description : W2 NE4;E3/4 E2 NW4 SEC 32 92 33  
 FSA Physical Location : IOWA/POCAHONTAS  
 ANSI Physical Location : IOWA/POCAHONTAS  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : BAR K CATTLE LLC  
 Other Producers : None  
 Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
138.08	138.08	138.08	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	138.08	0.00	0.00	0.00	0.00	0.00



Abbreviated 156 Farm Record

DCP Crop Data

Tract 13583 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	72.60	0.00	176
Soybeans	65.48	0.00	45
<b>TOTAL</b>	<b>138.08</b>	<b>0.00</b>	

NOTES

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