



FARM FOR SALE

One of highest rated CSR2 farms in the area!

151 Acres Dickinson Co.

Section 30 Milford Township



2 miles south of Milford, IA on 225th Avenue (Old Hwy 71)

All tillable with 147.3 FSA crop acres

Soil ratings: 97 CSR2 80 CSR

Outstanding reputation black dirt farm

Annual RE Taxes: \$ 3384

Price: \$ 1,623,250

\$ 10,750 per acre

Jon Hjelm ALC 712-240-3529

The ACRE Co. 712-262-3529

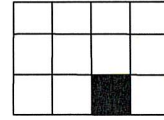
theacreco.com

T-98-N

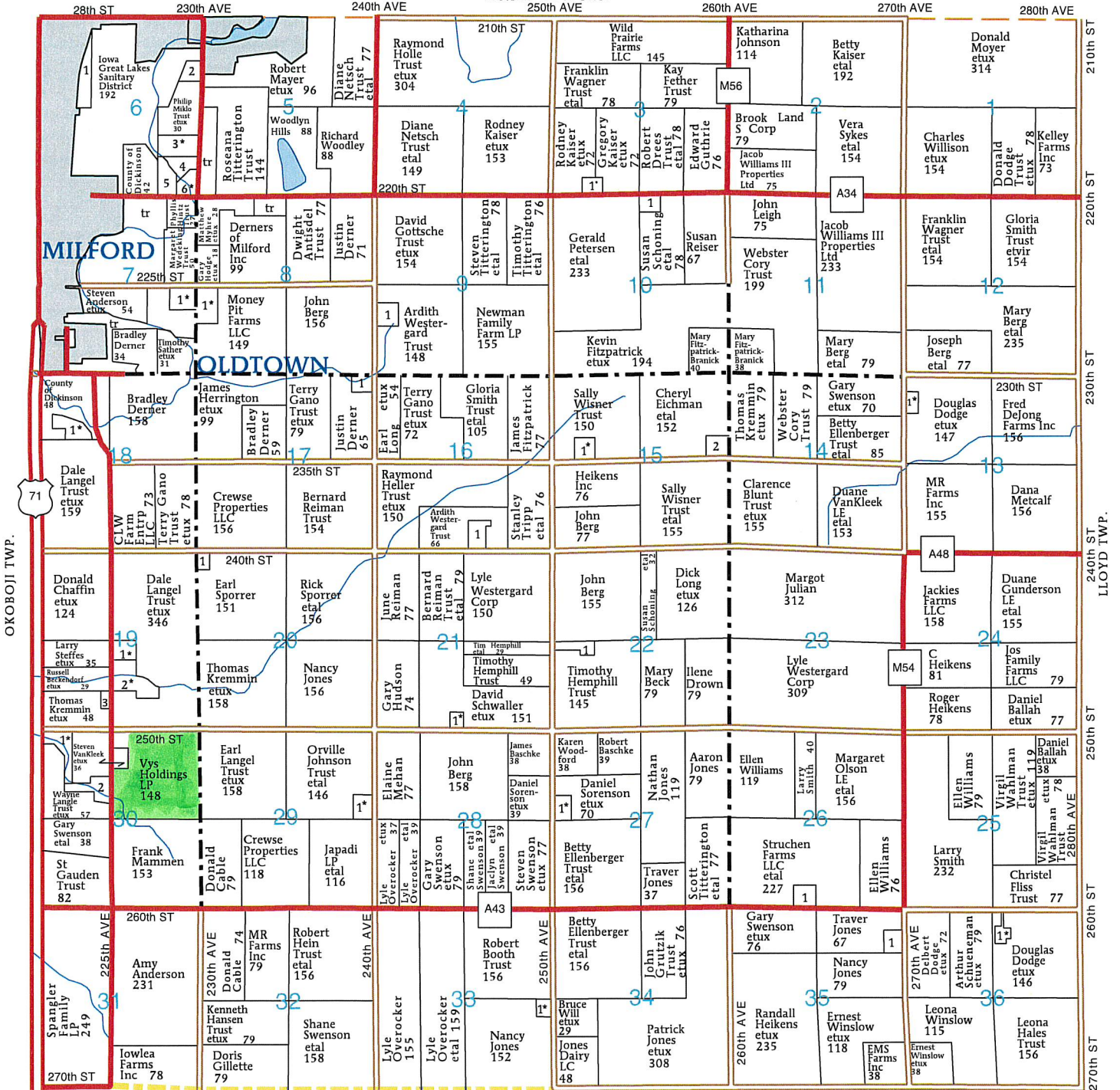
MILFORD PLAT

(Landowners)

R-36-W



CENTER GROVE TWP.



CLAY CO.



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: 147.30 acres

2020 Program Year

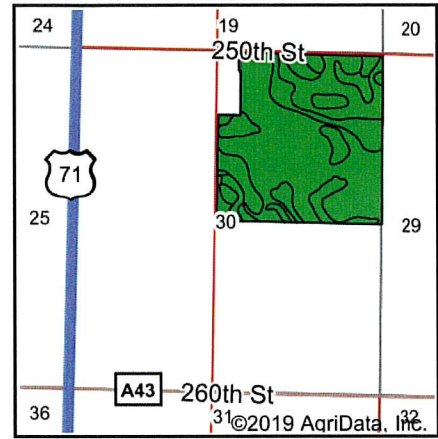
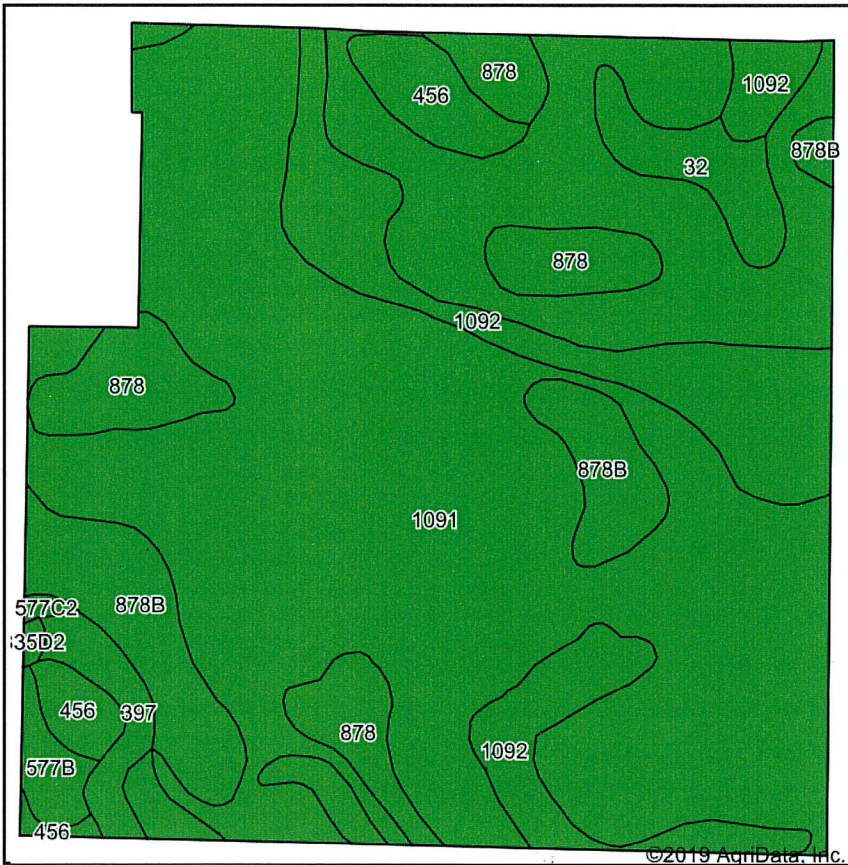
Map Created April 28, 2020

Farm 2242

Tract 1501

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Soils Map



State: **Iowa**
 County: **Dickinson**
 Location: **30-98N-36W**
 Township: **Milford**
 Acres: **147.29**
 Date: **9/12/2019**



Soils data provided by USDA and NRCS.

Area Symbol: IA059. Soil Area Version: 28										
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Corn	Soybeans	
1091	McCreath silty clay loam, 0 to 2 percent slopes	95.02	64.5%		lw	99	82	8	2	
1092	Gillett Grove silty clay loam, 0 to 2 percent slopes	19.64	13.3%		llw	94	79			
878	Ocheyedan loam, 0 to 2 percent slopes	10.25	7.0%		l	96	78			
878B	Ocheyedan loam, 2 to 5 percent slopes	9.98	6.8%		lle	92	74			
456	Wilmington silty clay loam, 1 to 3 percent slopes	4.53	3.1%		lw	91	73			
32	Spicer silty clay loam, MLRA 107, 0 to 2 percent slopes	3.45	2.3%		llw	94	77			
397	Letri silty clay loam, 0 to 1 percent slopes	2.44	1.7%		llw	90	72			
577B	Everly clay loam, 2 to 5 percent slopes	1.54	1.0%		lle	91	73			
577C2	Everly clay loam, 5 to 9 percent slopes, moderately eroded	0.24	0.2%		llle	85	67	23	7	
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	0.20	0.1%		lve	53	35			
Weighted Average						97	80	5.2	1.3	

**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
Dickinson

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 2242
Prepared: 5/4/20 12:59 PM
Crop Year: 2020
Page: 1 of 2

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: LANGEL, BRIAN DALE
Farm Identifier: 1241 & 1242

Farms Associated with Operator:
474, 3143, 3144, 3567

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
147.3	147.3	147.3	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	147.3	0.0	0.0	0.0			

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
CORN	SOYBN	NONE	NONE	NONE	NONE

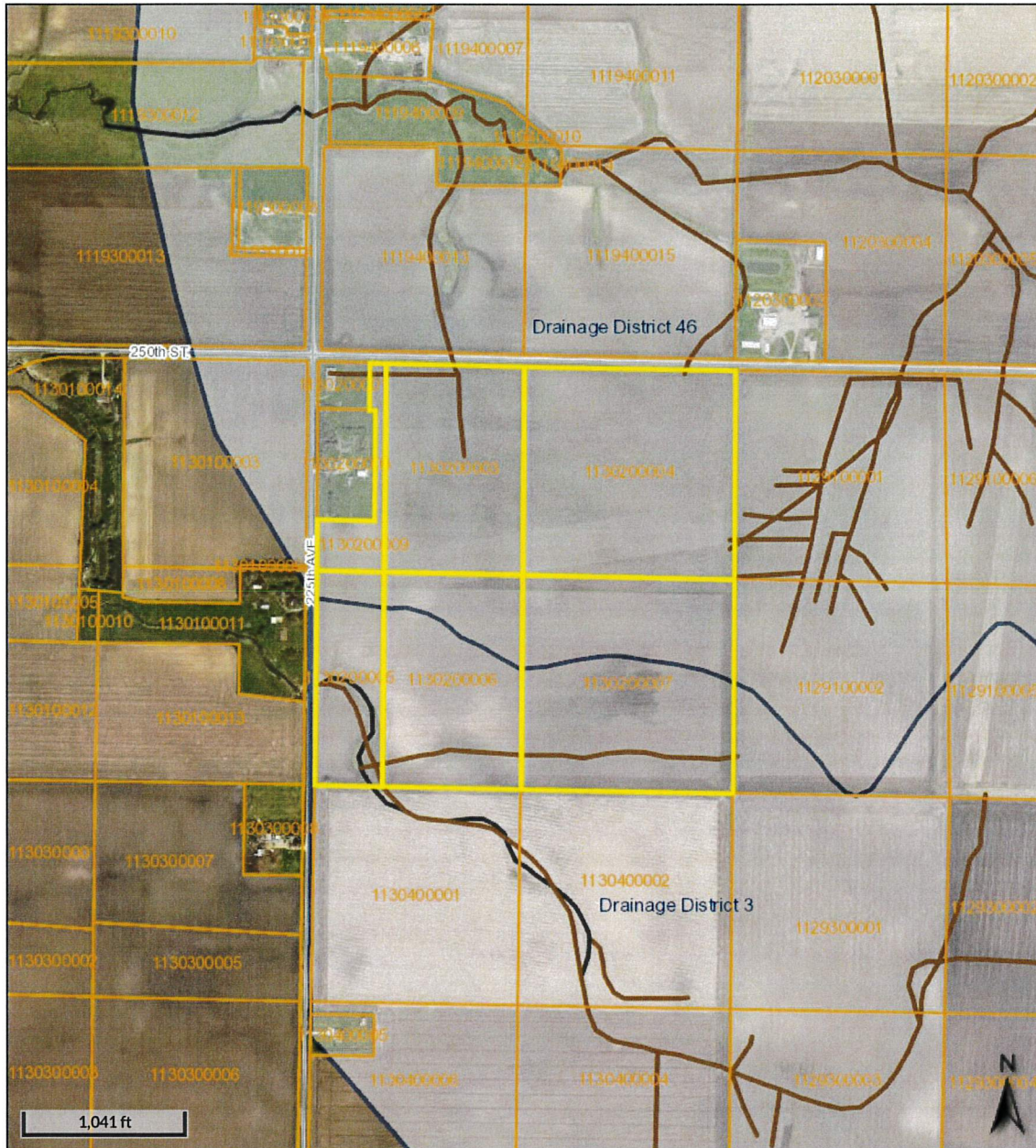
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	74.5	172	0.0
SOYBEANS	72.8	45	0.0
Total Base Acres:	147.3		

Tract Number: 1501 Description NE4 30 98 36 MILFORD
FSA Physical Location : Dickinson, IA ANSI Physical Location: Dickinson, IA
BIA Range Unit Number:
HEL Status: NHEL: no agricultural commodity planted on undetermined fields
Wetland Status: Wetland determinations not complete
WL Violations: None

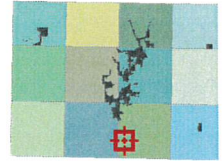
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
147.3	147.3	147.3	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	147.3	0.0	0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	74.5	172	0.0
SOYBEANS	72.8	45	0.0
Total Base Acres:	147.3		

Owners: VYS HOLDINGS GEORGIA LIMITED PTR



Overview



Legend

- Cartographic**
- <all other values>
- Lot Carto
- Misc Carto
- Parcel Carto
- Parcel Owner Hool
- Railroad Carto
- Road Carto
- Parcels
- City Limits
- Townships
- Manufactured Hor Parks
- Lakes
- Drainage Tiles**
- Ditch
- Tile
- Drainage Districts
- State & US Highways
- Paved County Road
- Centerlines

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Date created: 5/6/2020
 Last Data Uploaded: 5/5/2020 10:38:15 PM

Developed by  **Schneider**
 GEOSPATIAL

County Tile

Topography Contours



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Source: USGS 3 meter dem
 Interval: 3.0
 Min: 1,415.5
 Max: 1,433.8
 Range: 18.3
 Average: 1,429.9
 Standard Deviation: 2.49



30-98N-36W
Dickinson County
Iowa

5/6/2020

Map Center: 43° 16' 38.19, -95° 8' 27.73

Maps Provided By:



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

