



# FARM FOR SALE

**76.55 Acres m/l Buena Vista Co.  
Section 17 Poland Township**



69.3 FSA crop acres

63.6 acres in CRP

CRP @ \$300 per acre 2017-2027

86.4 CSR2    76.3 CSR

Very gently rolling farm on a blacktop  
5.7 acres in filter strips used for hay ground  
Possibly the best looking pollinator CRP farm !

Annual RE Taxes: \$ 1866

Price: \$ 666,000

\$ 8700 per acre

**Jon Hjelm ALC      712-240-3529**

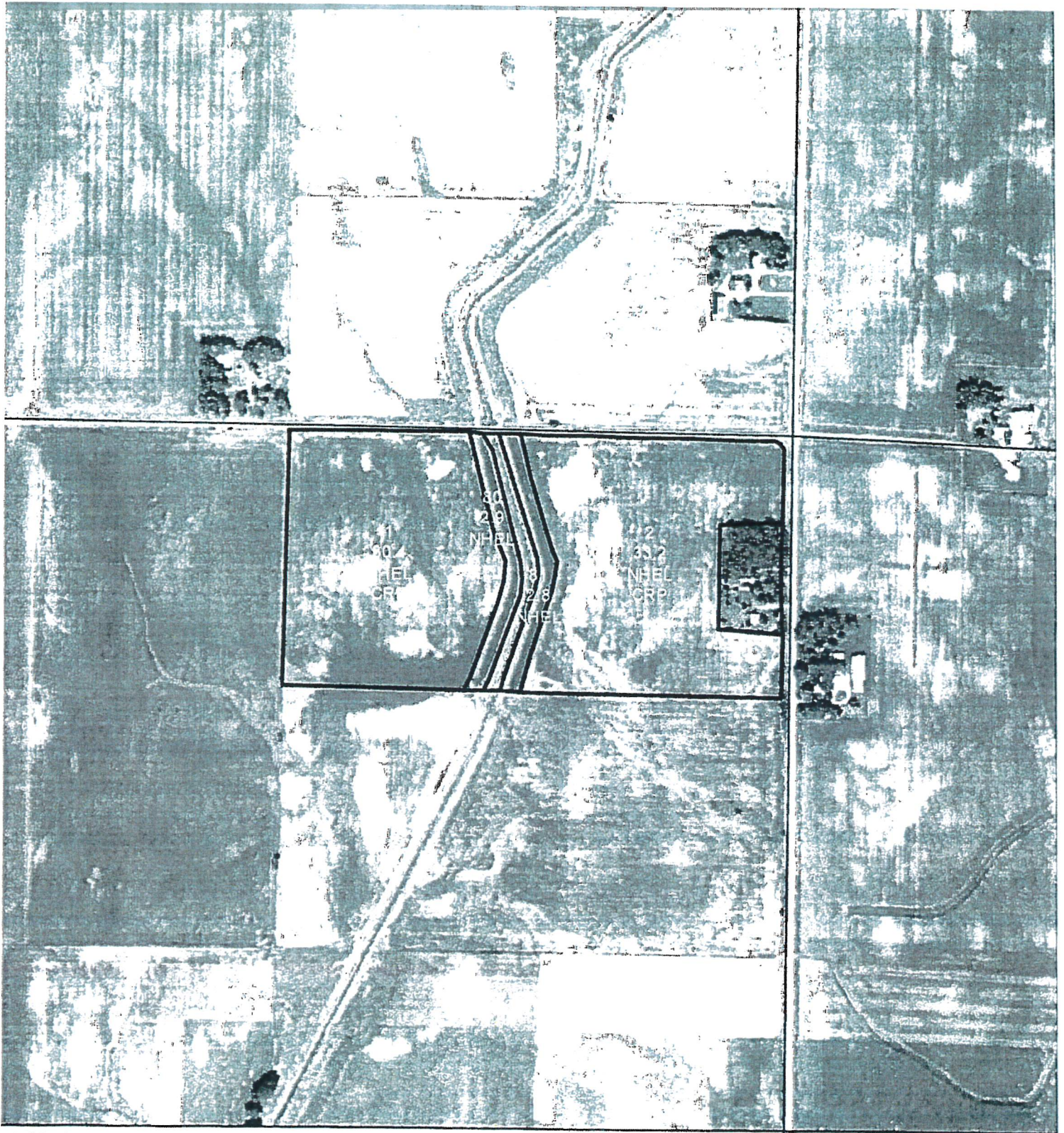
**The ACRE Co.      712-262-3529**

**[theacreco.com](http://theacreco.com)**

Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.







**USDA** United States Department of Agriculture  
**Farm Service Agency**

**BUENA VISTA COUNTY, IA**

**FARM - TRACT**

**2690 - 3300**

**SECTION: 17**

**TWP: POLAND**

**November 13, 2017**

1 inch = 660 feet



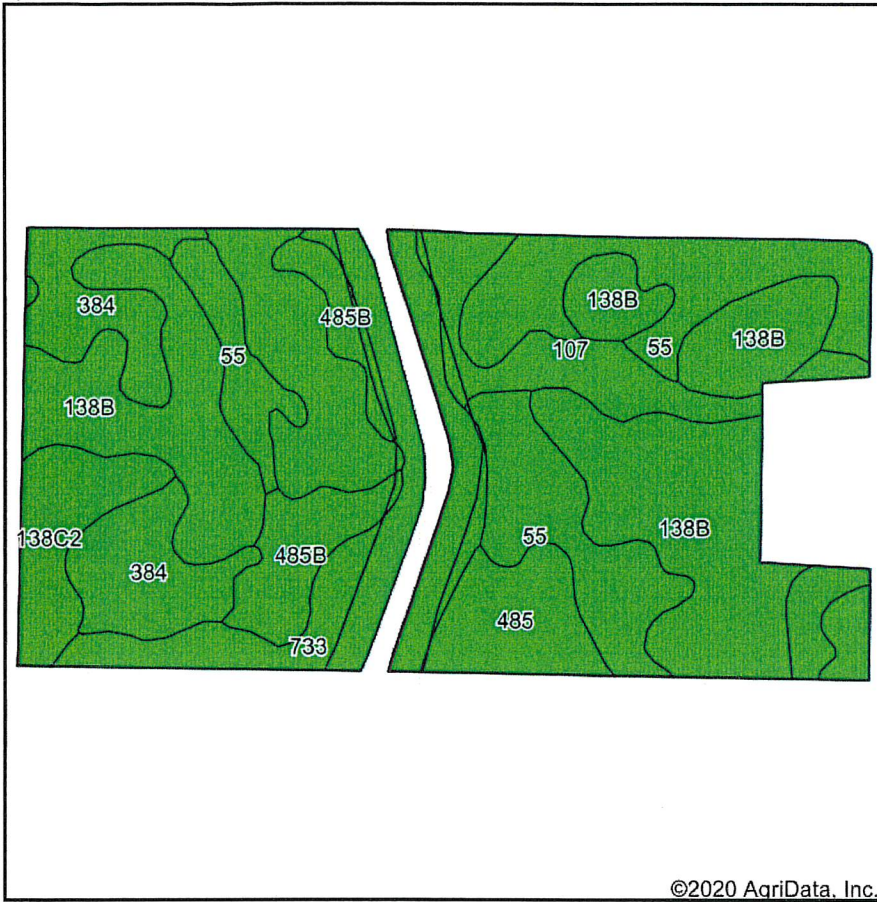
**Legend**

**National\_Wetland.SDE.wetlands**  
**Wetland Determination Identifiers**

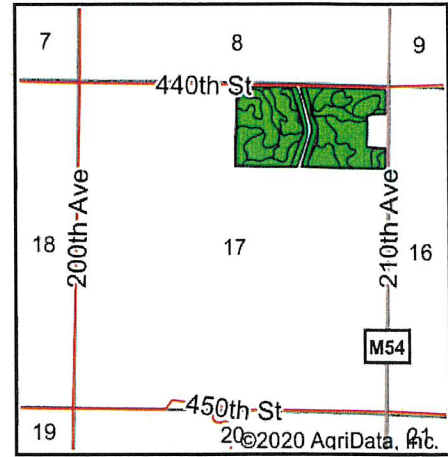
- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- pss\_a\_ia021
- GIS\_IA.sde.clu\_a\_ia021

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# Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Buena Vista**  
 Location: **17-93N-35W**  
 Township: **Poland**  
 Acres: **69.3**  
 Date: **7/27/2020**



Maps Provided By:



Area Symbol: IA021_Soil Area Version: 25							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	24.08	34.7%		Ile	89	76
55	Nicollet clay loam, 1 to 3 percent slopes	14.20	20.5%		Iw	89	84
733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	8.34	12.0%		IIw	78	71
384	Collinwood silty clay loam, 1 to 3 percent slopes	6.73	9.7%		IIw	82	71
107	Webster clay loam, 0 to 2 percent slopes	4.34	6.3%		IIw	86	79
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	4.21	6.1%		IIw	88	81
485B	Spillville loam, 2 to 5 percent slopes	4.10	5.9%		Ile	88	76
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	3.30	4.8%		IIle	83	60
<b>Weighted Average</b>						<b>86.4</b>	<b>76.3</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.

<b>CRP-1</b> (07-06-20)	<b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 19 021	2. SIGN-UP NUMBER 50
		3. CONTRACT NUMBER 11298	4. ACRES FOR ENROLLMENT 63.60
<b>CONSERVATION RESERVE PROGRAM CONTRACT</b>		6. TRACT NUMBER 3300	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2017 09-30-2027
		8. SIGNUP TYPE: Continuous	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) BUENA VISTA COUNTY FARM SERVICE AGENCY 1621 N LAKE AVE STORM LAKE, IA50588-1913			
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (712) 732-1200			

**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	\$ 300.00	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 19,080.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	3300	0001	CP42	30.40	\$ 16,112.0
(Item 9C is applicable only when the first year payment is prorated.)		3300	0002	CP42	33.20	\$ 17,596.0

**11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)**

A(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)
DONALD H CHRISTY PO BOX 177 SPENCER, IA51301-0177	100.00 %			
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	%			
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	%			

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
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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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Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

Iowa  
Buena Vista

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

FARM: 2690  
Prepared: 7/9/20 11:04 AM  
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: STONE, BRUCE L  
Farm Identifier

Farms Associated with Operator:  
1288, 1674, 4411, 5249, 5250, 7810

ARC/PLC G/W Eligibility: Eligible

CRP Contract Number(s): 11296, 11298

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
153.86	143.7	143.7	0.0	0.0	100.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	43.7	0.0	0.0	0.0			

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	42.6	159	0.0
SOYBEANS	1.1	49	0.0
<b>Total Base Acres:</b>	<b>43.7</b>		

Tract Number: 1437 Description: E2SW4 8-93-35 POLAND  
 FSA Physical Location: Buena Vista, IA ANSI Physical Location: Buena Vista, 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
78.4	74.4	74.4	0.0	0.0	36.4	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	38.0	0.0	0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	36.9	159	0.0
SOYBEANS	1.1	49	0.0
<b>Total Base Acres:</b>	<b>38.0</b>		

Owners: CHRISTY, DONALD H

Iowa  
Buena Vista  
Report ID: FSA-156EZ

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

FARM: 2690  
Prepared: 7/9/20 11:04 AM  
Crop Year: 2020  
Page: 2 of 2

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Other Producers: None

Tract Number: 3300 Description N2NE4 17-93-35 POLAND  
FSA Physical Location : Buena Vista, IA ANSI Physical Location: Buena Vista, 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
75.46	69.3	69.3	0.0	0.0	63.6	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	5.7	0.0	0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	5.7	159	0.0
Total Base Acres:	5.7		

Owners: CHRISTY, DONALD H

Other Producers: SCHULTZE, KERMIT NEAL