



LAND FOR SALE

130 Acres m/l Clay County

Section 18 Summit Township



Attractive nearly level all tillable farm northwest of Spencer
The Snyder farm is currently enrolled in CRP
Farm can be purchased in separate tracts

CSR2: 59.3

2 miles north, 6 miles west of Spencer, IA
Or 3 miles north, 3 miles east of Everly, IA

CRP: \$30,434 Annually

41.8 acres @ \$300/acre, expires 2027

93.2 acres @ \$192/acre, expires 2030

Annual RE Taxes: \$ 2268

Price: \$ 715,000

\$ 5500 per acre

Check out this great opportunity to invest in Clay County farmland !

Austin Peterson 712-260-3678

The ACRE Co. 712-262-3529

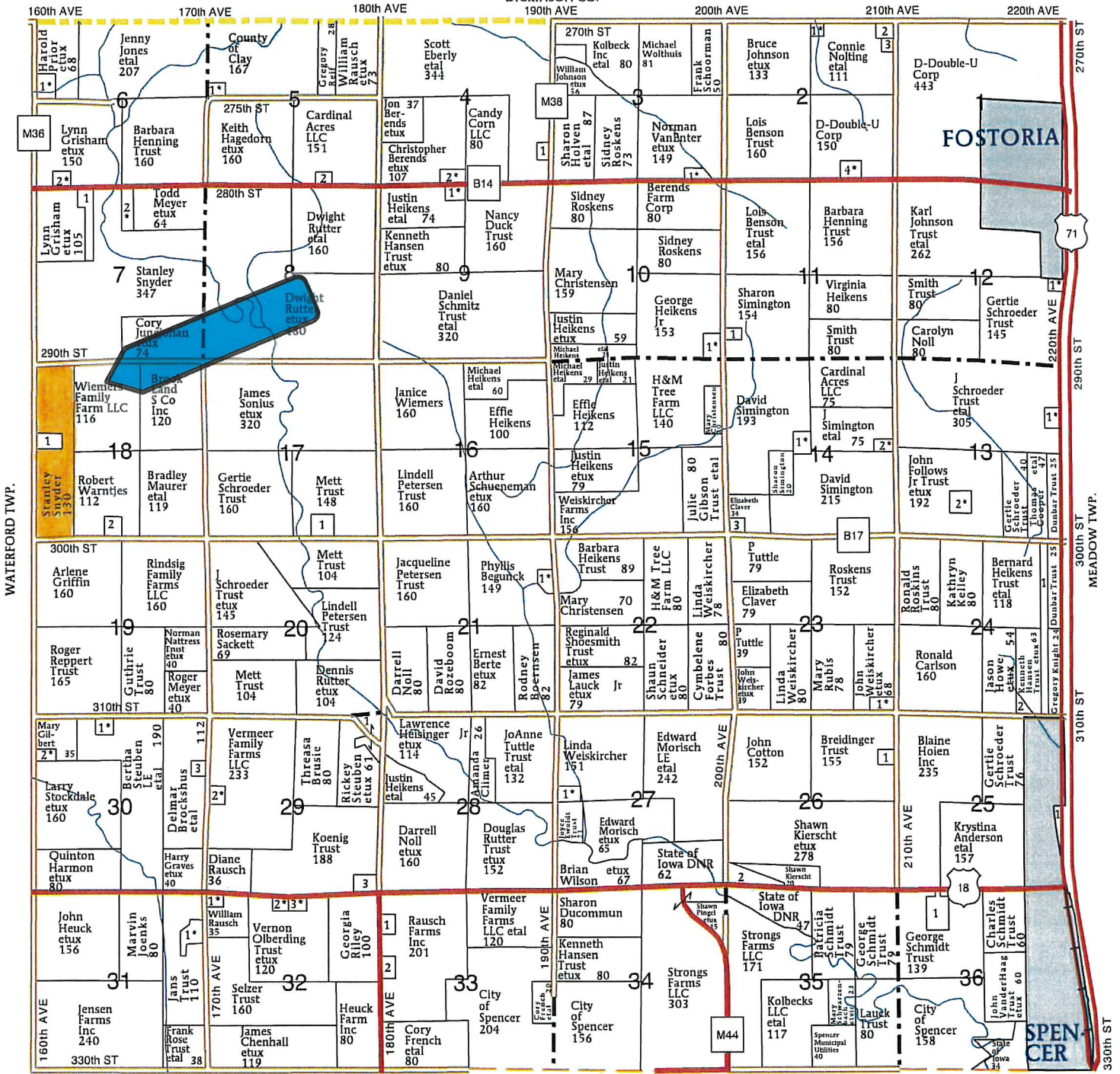
theacreco.com

T-97-N

SUMMIT PLAT

R-37-W

(Landowners)
DICKINSON CO.



RIVERTON TWP.



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 135.00 acres

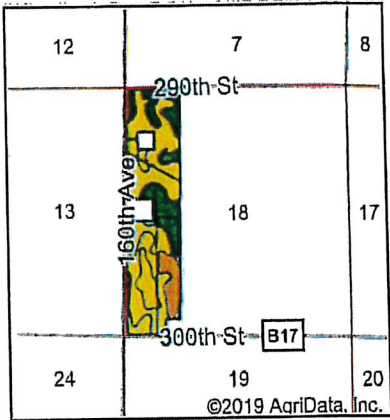
2019 Program Year
Map Created March 29, 2019

Farm 1409

Tract 1570

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).

Soils Map



State: Iowa
 County: Clay
 Location: 18-97N-37W
 Township: Summit
 Acres: 130.12
 Date: 6/8/2020

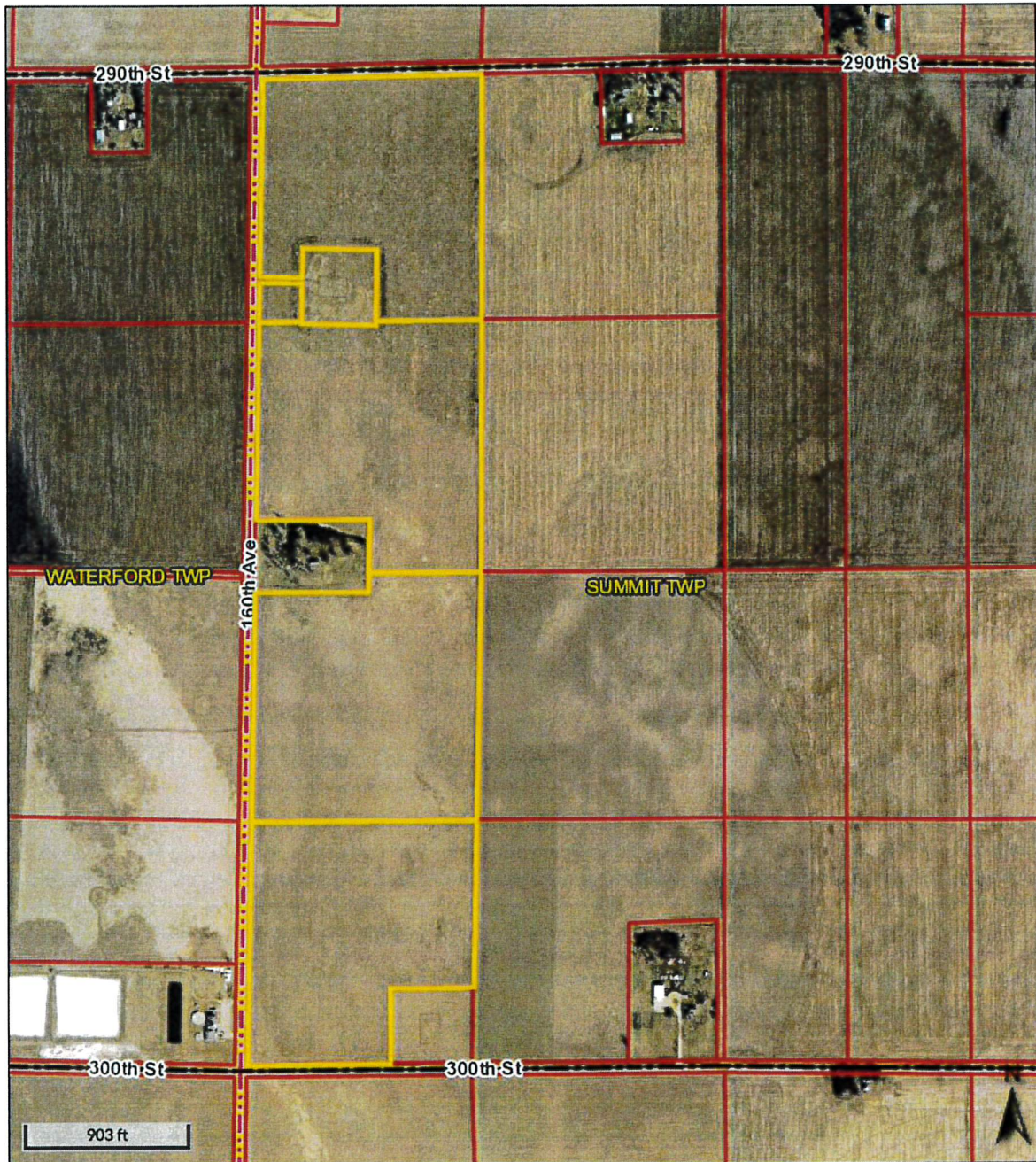


Area Symbol: IA041, Soil Area Version: 29

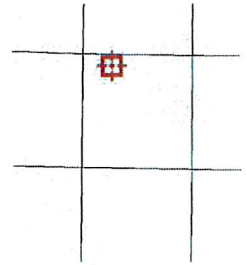
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	
203	Cylinder loam, 0 to 2 percent slopes	62.23	47.8%		Ils		58		
672	May City sandy clay loam, 0 to 2 percent slopes	32.90	25.3%		IVs	Ils	74	38	
259	Biscay clay loam, 0 to 2 percent slopes	15.17	11.7%		IIw		52	70	
1259	Biscay clay loam, depressional, 0 to 1 percent slopes	11.17	8.6%		IIIw		36	49	
108	Wadena loam, 0 to 2 percent slopes	8.65	6.6%		Ils		56	52	
Weighted Average							59.3	*	

**IA has updated the CSR values for each county to CSR2.
 *- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.
 *c: Using Capabilities Class Dominant Condition Aggregation Method























Soils data provided by USDA and NRCS.



Overview



Legend

-  Corporation
- Cadastral Lines**
-  <all other values>
-  Lot Line
-  Misc Line
-  Page Match Line
-  Parcel Line
-  Pol Corp Line
-  Pol Twp Line
-  Railroad Centerline
-  Road Centerline
-  Road ROW
-  Section Line
-  Sub Line 100
-  Sub Line 400
-  Unknown Linear
-  Water Line
-  Parcels
-  Townships
- Roads**
-  US
-  SH
-  CR
-  None

Date created: 8/6/2020
 Last Data Uploaded: 8/5/2020 9:31:40 PM

Developed by  **Schneider**
 GEOSPATIAL

CRP-1 (12-02-19) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO. CODE & ADMIN. LOCATION 19 041			2. SIGN-UP NUMBER 50		
	3. CONTRACT NUMBER 11562			4. ACRES FOR ENROLLMENT 41.80		
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) CLAY COUNTY FARM SERVICE AGENCY 306 11TH ST SW PLAZA SPENCER, IA51301-5817		6. TRACT NUMBER 1570	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2017 TO: (MM-DD-YYYY) 09-30-2027			
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (712) 262-2546		8. SIGNUP TYPE: Continuous				
<p><i>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; CRP-2; CRP-2C; or CRP-2G.</i></p>						
9A. Rental Rate Per Acre \$ 300.00		10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment \$ 12,540.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment \$		1570	0001	CP2	41.80	\$ 0.00
(Item 9C is applicable only when the first year payment is prorated.)						
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)						
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) STANLEY R SNYDER PO BOX 61 FOSTORIA, IA51340-0061		(2) SHARE 50.00 %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) DONNA F SNYDER PO BOX 61 FOSTORIA, IA51340-0061		(2) SHARE 50.00 %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
C(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)
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE				B. DATE (MM-DD-YYYY)

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 7 U.S.C. 9091(2)(c)(B). 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.**

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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 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. USDA is an equal opportunity provider, employer, and lender.

CRP-1 (07-06-20)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 19 041	2. SIGN-UP NUMBER 53
		3. CONTRACT NUMBER 11881	4. ACRES FOR ENROLLMENT 93.20
CONSERVATION RESERVE PROGRAM CONTRACT		6. TRACT NUMBER 1570	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2020 TO: (MM-DD-YYYY) 09-30-2030
		8. SIGNUP TYPE: Continuous	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) CLAY COUNTY FARM SERVICE AGENCY 306 11TH ST SW PLAZA SPENCER, IA51301-5817			
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (712) 262-2546			

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9A. Rental Rate Per Acre	\$ 192.00	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 17,894.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	1570	0002	CP1	38.10	\$ 1,524.00
(Item 9C is applicable only when the first year payment is prorated.)		1570	0003	CP1	29.70	\$ 1,188.00
		1570	0101	CP1	25.40	\$ 1,016.00

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

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) STANLEY R SNYDER PO BOX 61 POSTORIA, IA51340-0061	(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
B(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)
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