



# LAND FOR SALE

## 156 Acres m/l Palo Alto County Section 19 Ellington Township



144.22 FSA crop acres including 11.16 acres CRP  
CRP @ \$222/acre 2012-2022

CSR2 63.2 CSR 67.1

### FSA Information

	Cropland acres	144.22		
Corn Base acres	89.9	Soybean Base acres	150	
Corn PLC Yield	42.3	Soybean PLC Yield	46	

RE Taxes: \$ 3364 annually

Price: \$ 1,123,200.00  
\$7200 per acre

**Chuck Sikora**                      **712-260-2788**  
**The ACRE Co.**                      **712-262-3529**

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

T-94-N

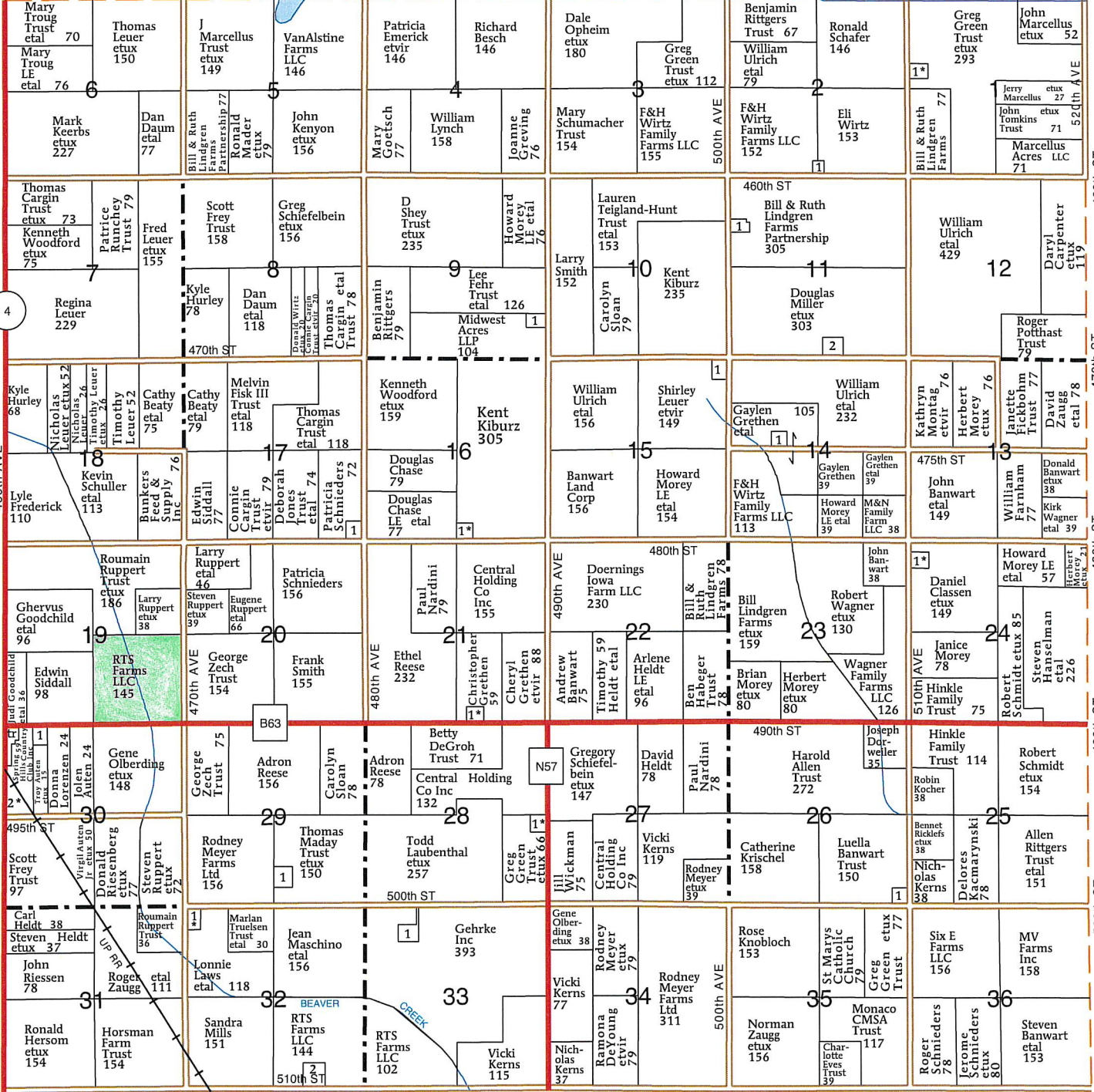
# ELLINGTON PLAT

R-32-W

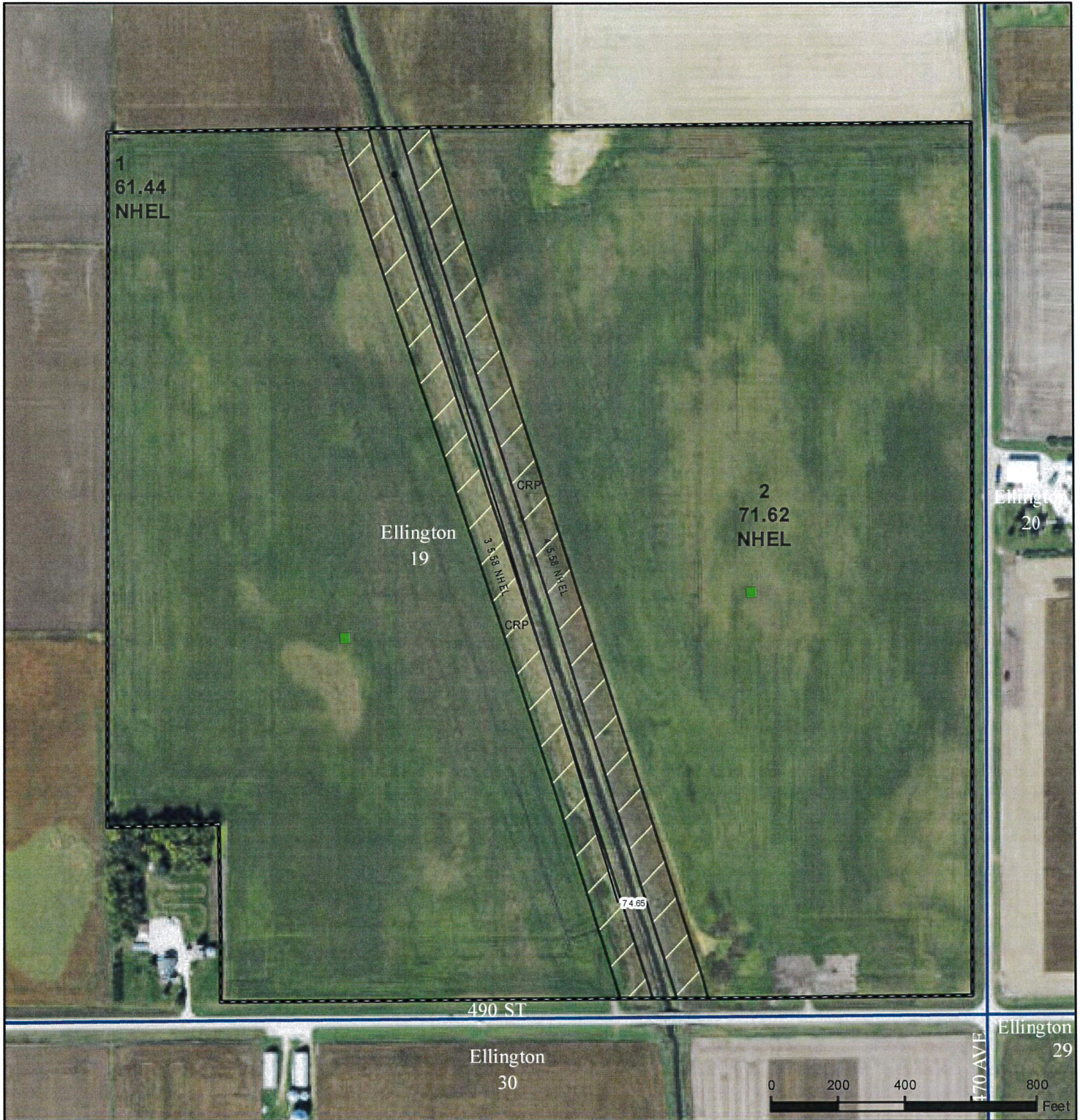
(Landowners)

NEVADA TWP.

460th AVE 470th AVE 480th AVE 490th AVE 500th AVE 510th AVE 520th AVE



POCAHONTAS CO.



**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: 144.22 acres

2020 Program Year

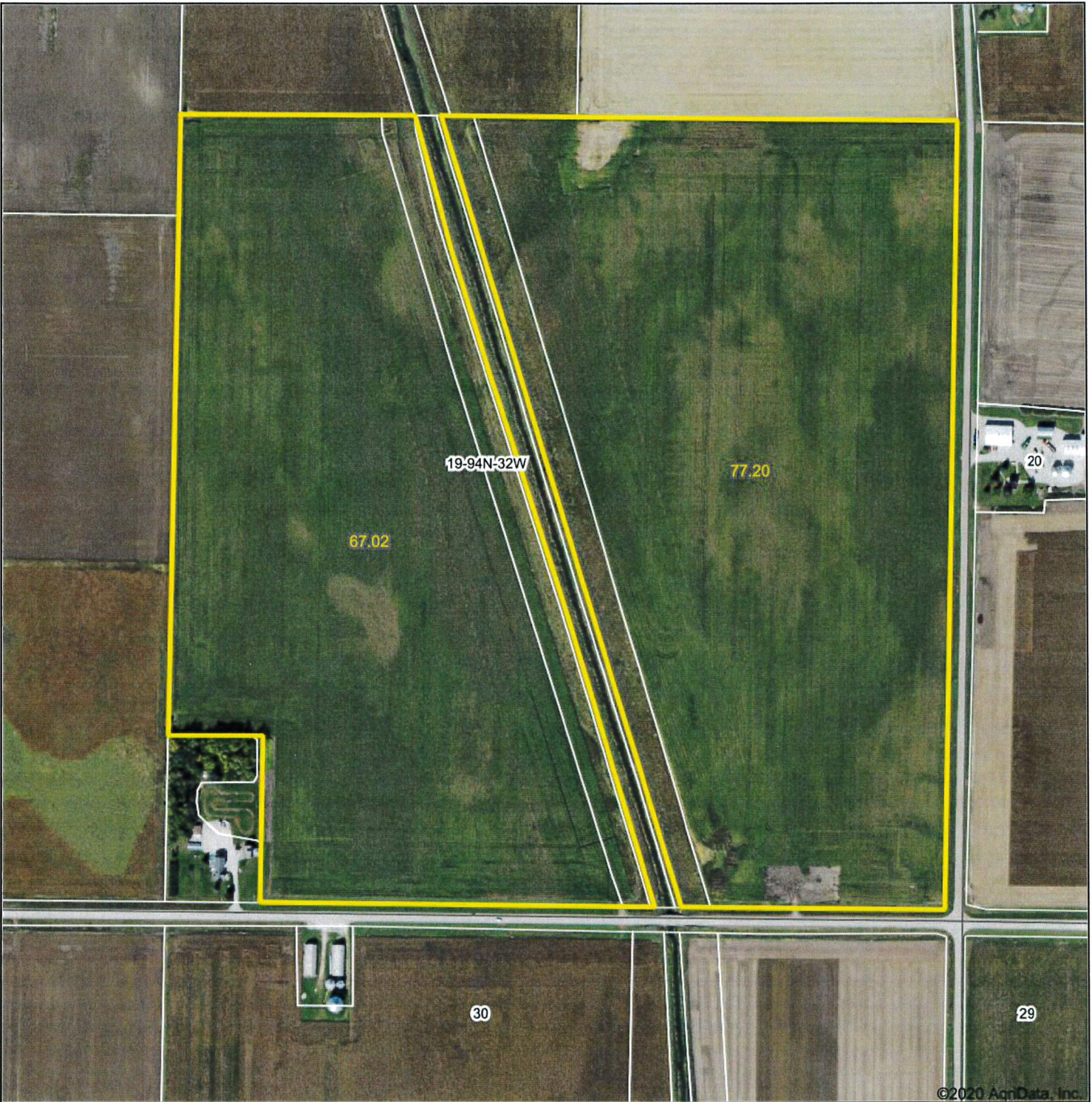
Map Created March 20, 2020

Farm 6918

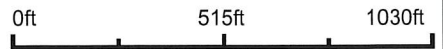
Tract 4949

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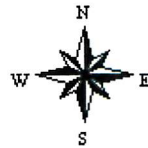
# Aerial Map



Map Center: 42° 56' 28.17, -94° 39' 51.25



19-94N-32W  
Palo Alto County  
Iowa

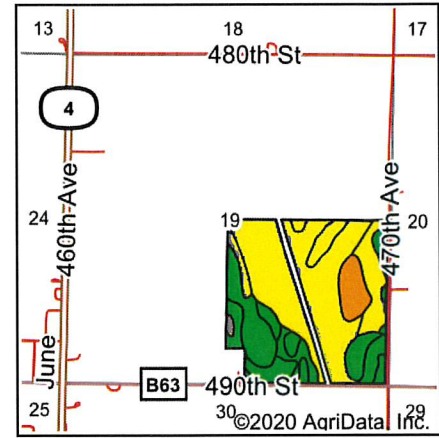
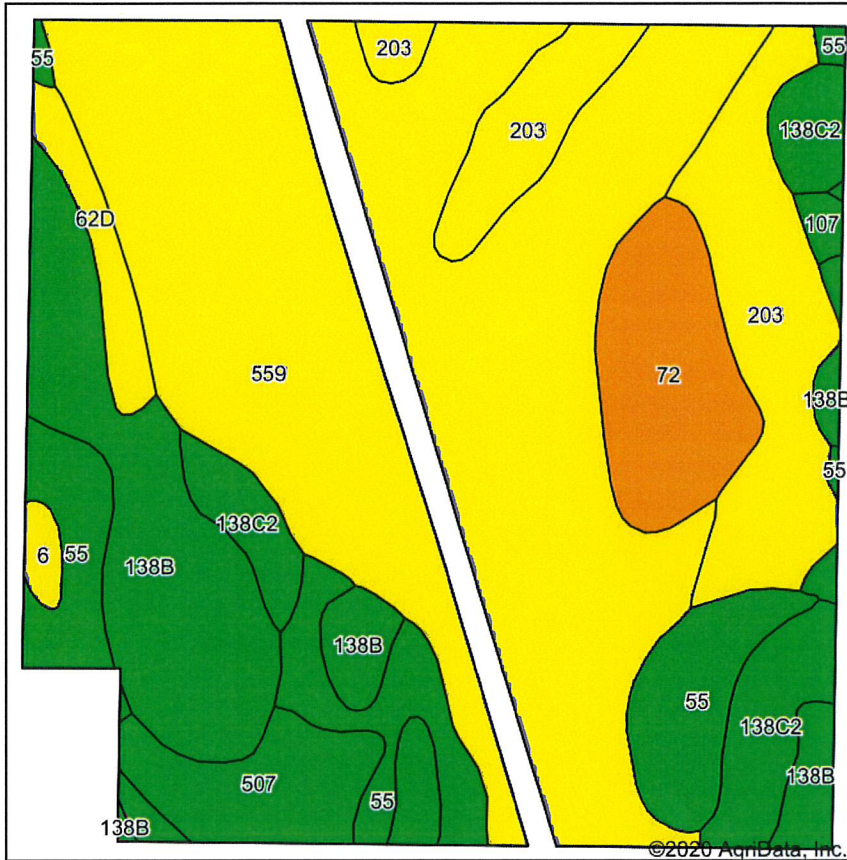


12/8/2020



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

# Soils Map



State: Iowa  
 County: Palo Alto  
 Location: 19-94N-32W  
 Township: Ellington  
 Acres: 144.22  
 Date: 12/8/2020



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
559	Talcot clay loam, deep, 0 to 2 percent slopes	66.21	45.9%	Yellow	IIw	53	62
138B	Clarion loam, 2 to 6 percent slopes	19.43	13.5%	Green	IIe	89	76
203	Cylinder loam, 0 to 2 percent slopes	17.02	11.8%	Yellow	IIs	58	76
55	Nicollet clay loam, 1 to 3 percent slopes	14.90	10.3%	Green	Iw	89	84
72	Estherville loam, 0 to 2 percent slopes	8.75	6.1%	Orange	IIIs	23	53
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	8.39	5.8%	Green	IIIe	83	58
507	Canisteo clay loam, 0 to 2 percent slopes	5.45	3.8%	Green	IIw	84	74
62D	Storden loam, 10 to 16 percent slopes, moderately eroded	2.69	1.9%	Yellow	IVe	41	39
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.79	0.5%	Yellow	IIIw	59	54
107	Webster clay loam, 0 to 2 percent slopes	0.59	0.4%	Green	Iw	86	79
<b>Weighted Average</b>						<b>63.2</b>	<b>67.1</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 19 147		2. SIGN-UP NUMBER 42	
<b>CONSERVATION RESERVE PROGRAM CONTRACT</b>					3. CONTRACT NUMBER 2424D		4. ACRES FOR ENROLLMENT 11.16	
					5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) PALO ALTO COUNTY FARM SERVICE AGENCY 3302 MAIN STREET EMMETSBURG, IA50536-1514		6. TRACT NUMBER 4949	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (712) 852-3386					8. SIGNUP TYPE: Continuous			
<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; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</i>								
9A. Rental Rate Per Acre \$ 222.00			10. Identification of CRP Land (See Page 2 for additional space)					
9B. Annual Contract Payment \$ 2,478.00			A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share	
9C. First Year Payment \$			4949	3	CP21	5.58	\$ 775.00	
(Item 9C is applicable only when the first year payment is prorated.)			4949	4	CP21	5.58	\$ 775.00	
<b>11. PARTICIPANTS</b> (If more than three individuals are signing, see Page 3.)								
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) RTS FARMS LLC 10640 HIGHWAY D20 ALDEN, IA50006-4814		(2) SHARE 0.00 %	(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) CMS PARTNERS SMITH BAUM 10640 HIGHWAY D20 ALDEN, IA50006-4814		(2) SHARE 100.00 %	(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)	
<b>12. CCC USE ONLY</b>		A. SIGNATURE OF CCC REPRESENTATIVE					B. DATE (MM-DD-YYYY)	
<b>NOTE:</b> 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.								
<b>Paperwork Reduction Act (PRA) Statement:</b> 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. <b>RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.</b>								

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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.

County Drainage Map

