



LAND FOR SALE

480 Acres Cherokee County Sections 18 & 20 Sheridan Township



Southeast Quarter Section 18 and North Half Section 20 Sheridan Township

All tillable very gently rolling quarter section

Nearly all tillable improved half section

Located 2 miles south of Cleghorn on L48

465.35 FSA crop acres

Top quality farmland CSR2 93.4

RE Taxes: \$ 16,944 annually

Price: \$ 6,000,000.00

\$ 12,500 per acre

Jon Hjelm ALC 712-240-3529

The ACRE Co. 712-262-3529

theacreco.com

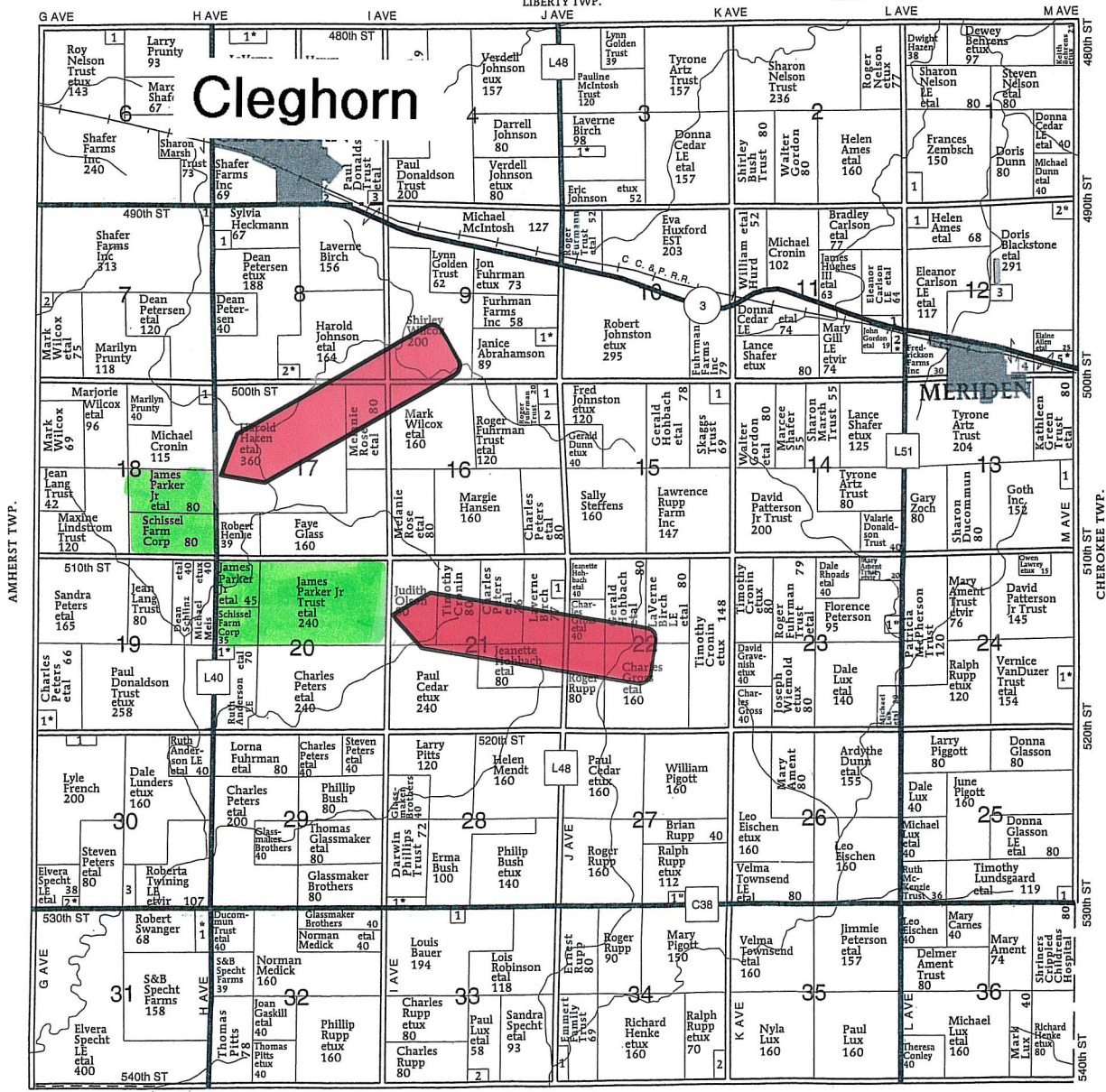
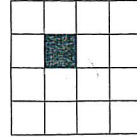
Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.

T-92-N

SHERIDAN PLAT

R-41-W

(Landowners)



ROCK TWP.

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : DEAN SCHLINZ
Farms Associated with Operator : ████████████████████
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
472.17	465.35	465.35	0.00	0.00	0.00	0.00	0.00	Active	2
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	465.35	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	240.90	0.00	165	
Soybeans	208.50	0.00	46	
TOTAL	449.40	0.00		

NOTES

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Tract Number : 904
Description : N2 SEC 20 SHERIDAN
FSA Physical Location : IOWA/CHEROKEE
ANSI Physical Location : IOWA/CHEROKEE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : SCHISSEL FARM CORP, DONALD SCHISSEL, JOHN B SCHISSEL, KATHLEEN SCHISSEL, LINDA L SCHISSEL, PARKER FAMILY TRUST
Other Producers : JAMES R PARKER JR
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
311.23	304.41	304.41	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	304.41	0.00	0.00	0.00	0.00	0.00

Abbreviated 156 Farm Record

DCP Crop Data

Tract 904 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	156.90	0.00	165
Soybeans	135.80	0.00	46
TOTAL	292.70	0.00	

NOTES

Tract Number : 905

Description : SE4 SEC 18 SHERIDAN
 FSA Physical Location : IOWA/CHEROKEE
 ANSI Physical Location : IOWA/CHEROKEE
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : SCHISSEL FARM CORP, PARKER FAMILY TRUST
 Other Producers : JAMES R PARKER JR, JOHN B SCHISSEL, LINDA L SCHISSEL, KATHLEEN SCHISSEL, DONALD SCHISSEL
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
160.94	160.94	160.94	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	160.94	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	84.00	0.00	165
Soybeans	72.70	0.00	46
TOTAL	156.70	0.00	

NOTES

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.

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160 Acres m/l Cherokee County, Iowa

Location: Section 18 Sheridan Township (92-41)

Parcel: SE1/4

Total Acres: 160 acres m/l

Net Taxable Acres: 155.27

Real Estate Tax: \$ 5242 \$33.76/acre

FSA Crop Acres: 160.94

Soil ratings: CSR2 93.8

The farm is located 2 miles south of Cleghorn. The Parker/Schissel farm is an all tillable gently rolling tract of farmland. The farm contains 160.94 FSA crop acres in one large field with two waterways crossing the tillable. The majority of the soils are Galva, Primghar, and Marcus. The average CSR2 is 93.8. The farm is bordered on the east by L40 and on the south by 510th Street.

The Parker/Schissel quarter is located diagonally across the intersection from the 320 acres owned by the family.

Land Buyers, here is your opportunity to purchase an attractive, productive, all tillable Cherokee County quarter section with a long-term crop-share lease with a long-time tenant. The tenant and his father have farmed this land for 60 years.



Legend

Non-Cropland	CRP	Iowa PLSS Name: _____ Share: _____%
Cropland	Tract Boundary	Iowa Roads

Wetland Determination Identifiers

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

Intended use: ___ Grainyel/com) ___ Forage ___ Grazed

Tract Cropland Total: 160.94 acres

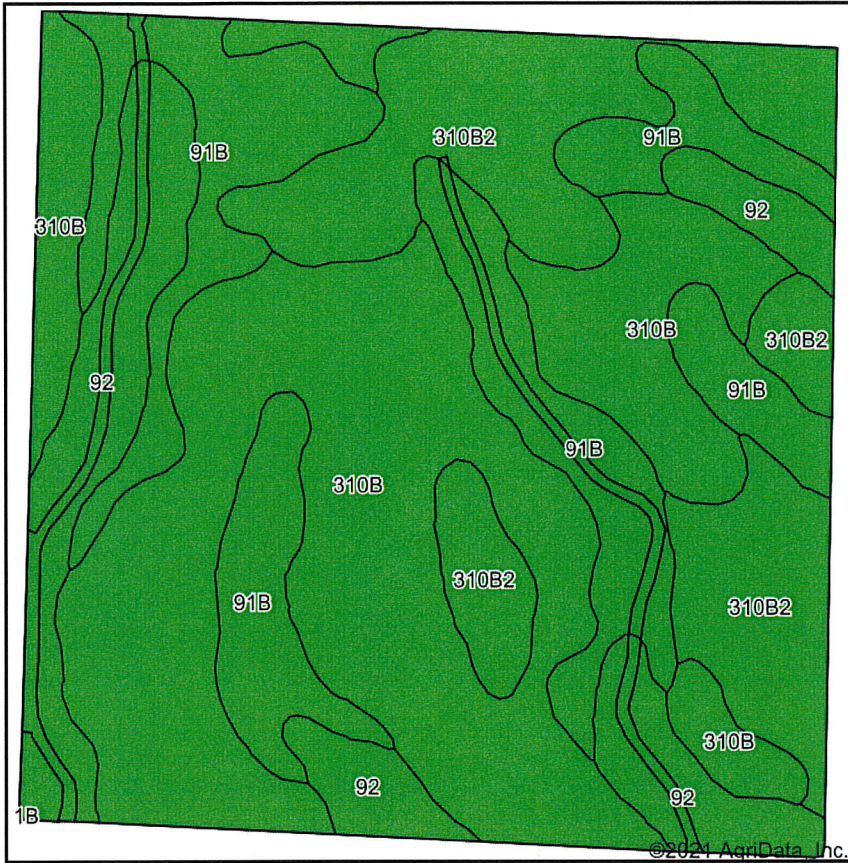
Irrigation: ___ Non-Irrigated "Options only for certification maps and valid if filled in"

2021 Program Year
Map Created March 10, 2021

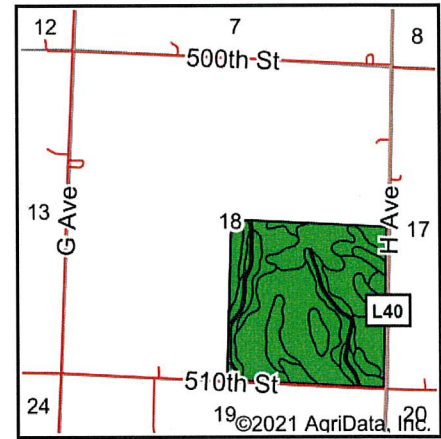
Farm 1121
Tract 905

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Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Cherokee**
 Location: **18-92N-41W**
 Township: **Sheridan**
 Acres: **160.94**
 Date: **8/17/2021**



Area Symbol: IA035, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
310B	Galva silty clay loam, 2 to 5 percent slopes	67.53	42.0%		IIe	95	71
91B	Primghar silty clay loam, 2 to 5 percent slopes	37.23	23.1%		IIe	95	79
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	33.16	20.6%		IIe	90	69
92	Marcus silty clay loam, 0 to 2 percent slopes	23.02	14.3%		IIw	94	76
Weighted Average						93.8	73.2

**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.

160 Acres
SE1/4 Section 18 Sheridan Township



320 Acres m/l Cherokee County, Iowa

Location: Section 20 Sheridan Township (92-41)

Parcel: N1/2

Total Acres: 320 acres m/l

Net Taxable Acres: 310.98

Real Estate Tax: \$ 11,702 \$ 37.63/acre

FSA Crop Acres: 304.41

Soil ratings: CSR2 93.2

Improvements: House, garage, and misc outbuildings

Tenant owns the machine shed and the hoop building

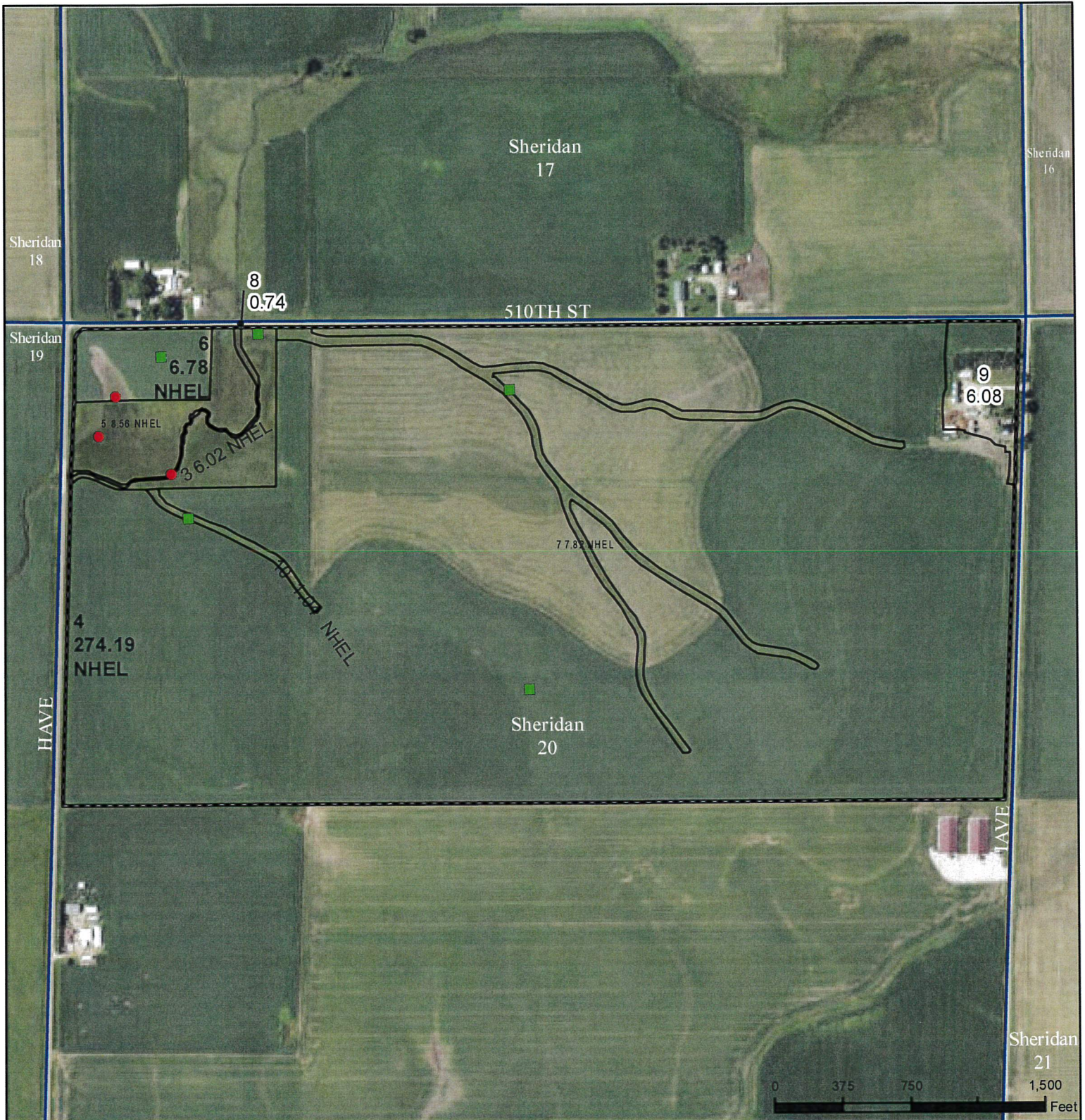
Grain Storage: 3 new bins built in 2011, 2012, 2018

15,500 bushel, 12,500 bushel, 10,000 bushel

The farm is located 2 miles south of Cleghorn. The Parker/Schissel farm is a nearly all tillable gently rolling improved tract of farmland. The farm contains 304.41 FSA crop acres in two fields. The Parker/Schissel farm has a 14.58 acres of cropland in pasture with a creek. The majority of the soils on the tillable cropland are Galva, Marcus, Primghar, Colo, and Afton, all highly rated soils. The average CSR2 is 93.2. The farm is bordered on the west by L40, on the north by 510th Street, and on the east by I Avenue.

The Parker/Schissel half section is located diagonally across the intersection from the 160 acres owned by the family.

Land Buyers, here is your opportunity to purchase a big, attractive, productive, nearly all tillable Cherokee County half section with a long-term crop-share lease with a long-time tenant. The tenant and his father have farmed this land for 60 years. The tenant owns the machine shed and the large hoop building on the acreage.



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Name: _____ Share: _____ %
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

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

Intended use: ___ Grainyel/com) ___ Forage ___ Grazed

Tract Cropland Total: 304.41 acres

Irrigation: ___ Non-Irrigated "Options only for certification maps and valid if filled in"

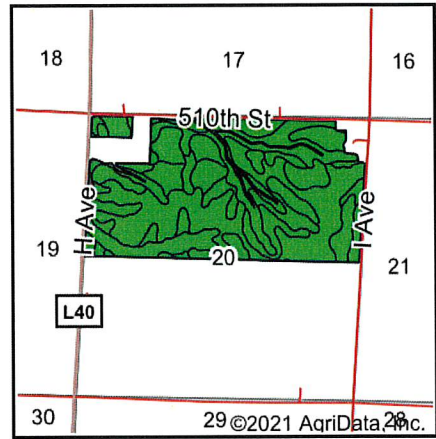
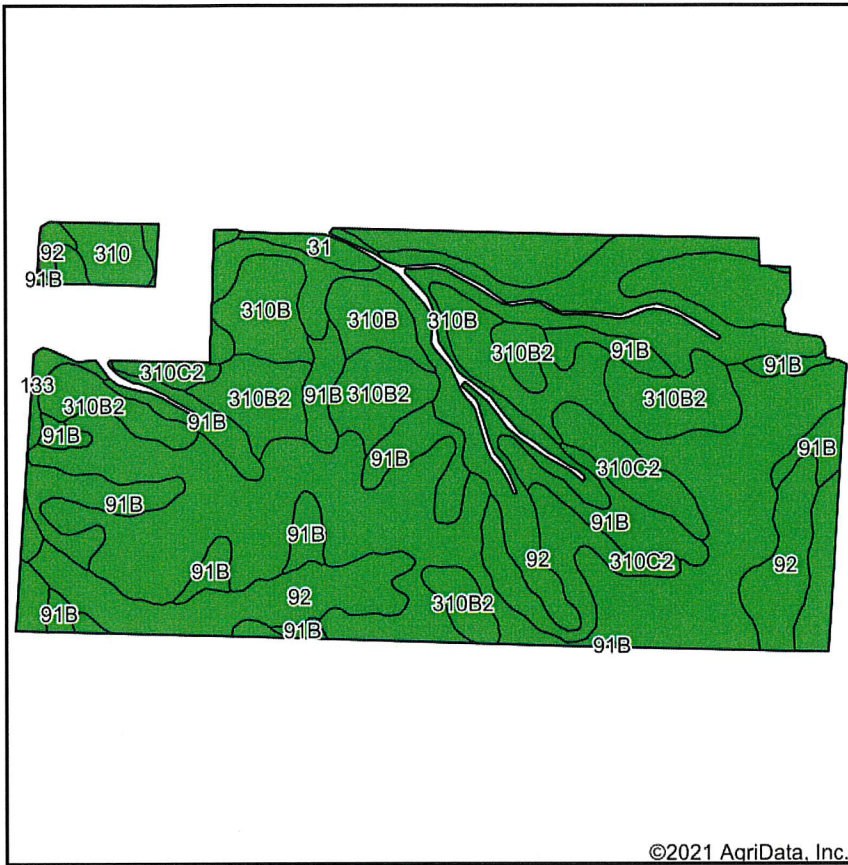
2021 Program Year
Map Created March 10, 2021

Farm 1121
Tract 904

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Soils Map



State: **Iowa**
 County: **Cherokee**
 Location: **20-92N-41W**
 Township: **Sheridan**
 Acres: **285.09**
 Date: **8/17/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IA035, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
310B	Galva silty clay loam, 2 to 5 percent slopes	123.39	43.3%		Ile	95	71
92	Marcus silty clay loam, 0 to 2 percent slopes	62.83	22.0%		IIw	94	76
91B	Primghar silty clay loam, 2 to 5 percent slopes	38.49	13.5%		Ile	95	79
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	31.89	11.2%		Ile	90	69
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	17.82	6.3%		IIIe	84	54
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	4.17	1.5%		IIw	78	74
310	Galva silty clay loam, 0 to 2 percent slopes	4.01	1.4%		I	100	76
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.49	0.9%		IIw	80	73
Weighted Average						93.2	72

**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.

320 Acres
N1/2 Section 20 Sheridan Township



Acreage
5106 I Avenue, Cleghorn

Grain Storage



Pasture
14.58 Acres

