



LAND FOR SALE

280 Acres Monona County Sections 1 & 12 Center Township

3 miles south of Mapleton on L32

Large great looking productive western Iowa hill farm
250 crop acres enrolled in CRP @ \$290/acre until 2025
Attractive high return CRP farm with top rental potential

Includes modular home and machine shed

RE Taxes: \$ 6158 annually

Price: \$ 2,154,000.00

\$7690 per acre

**For more information contact
Jon Hjelm ALC 712-240-3529 cell**

The ACRE Co.

712-262-3529 theacreco.com

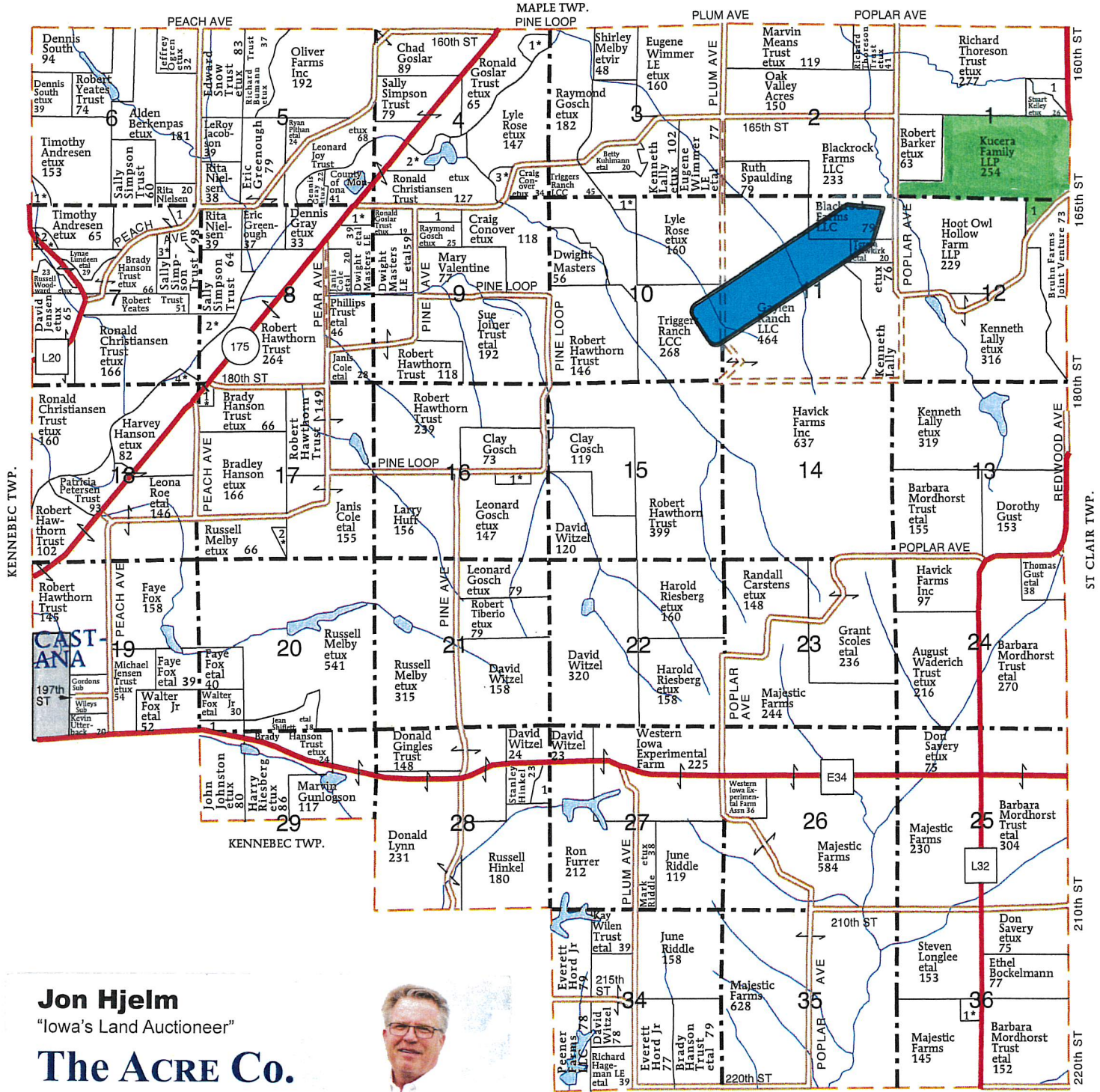
Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.

T-84-N

CENTER PLAT

R-43-W

(Landowners)



Jon Hjelm

"Iowa's Land Auctioneer"

The ACRE Co.

Broker/Owner/Land Auctioneer
theacreco.com

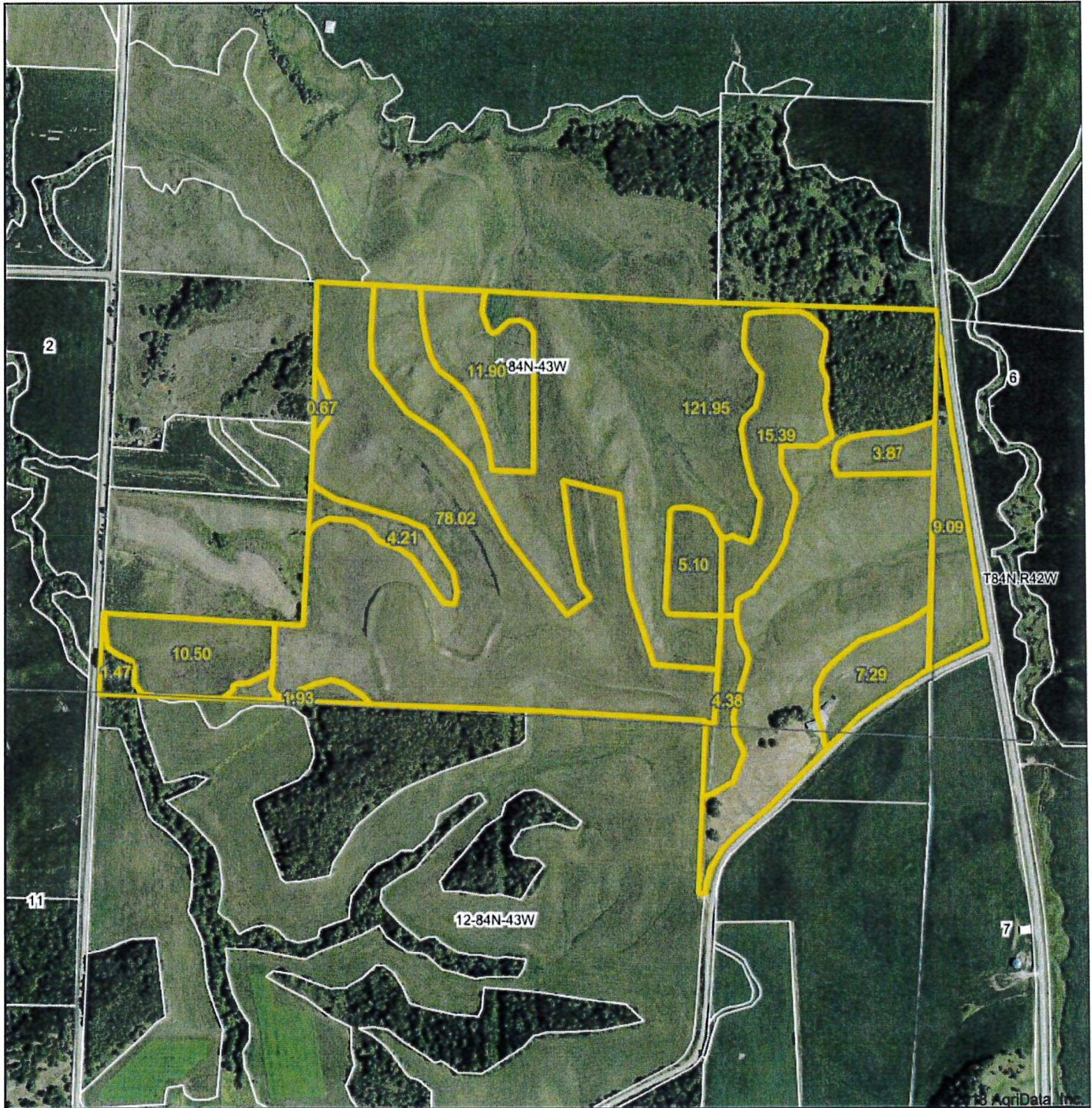
Gateway North Mall, Suite E 15
PO Box 833
Spencer, IA 51301
E-mail: acreco@yahoo.com

Office: 712-262-3529
Cell: 712-240-3529

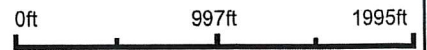
Professional Farm Real Estate Sales / Exchanges / Auctions



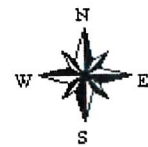
Aerial Map



map center: 42° 6' 47.38, -95° 47' 48.17



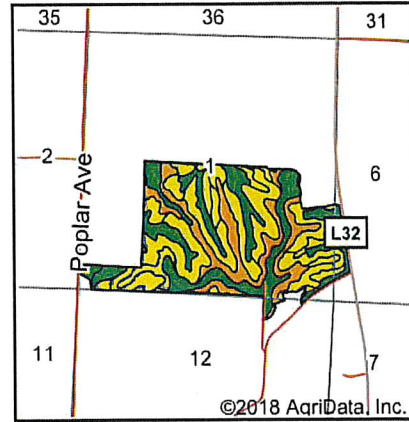
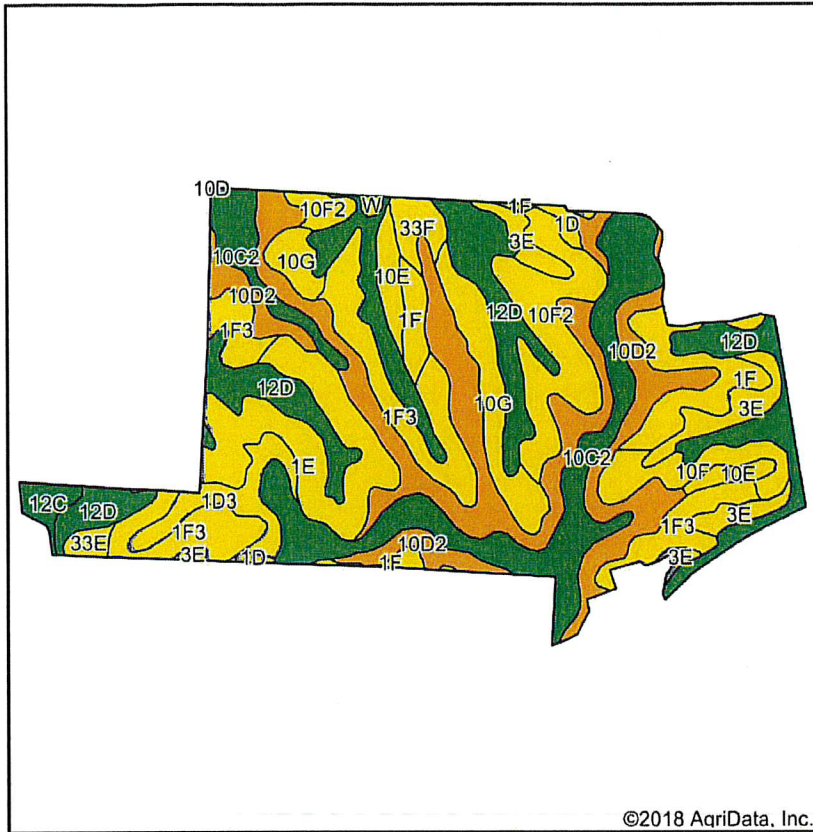
1-84N-43W
Monona County
Iowa



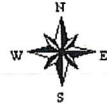
12/10/2018

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

Soils Map



State: Iowa
 County: Monona
 Location: 1-84N-43W
 Township: Center
 Acres: 250.1
 Date: 12/10/2018



Soils data provided by USDA and NRCS.

Area Symbol: IA133, Soil Area Version: 30							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	47.83	19.1%		IIIe	60	53
12D	Napier silt loam, 9 to 14 percent slopes	40.18	16.1%		IIIe	62	55
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	33.82	13.5%		IIIe	86	63
1F3	Ida silt loam, 20 to 30 percent slopes, severely eroded	28.07	11.2%		VIe	8	10
1E	Ida silt loam, 14 to 20 percent slopes	19.37	7.7%		IVe	25	35
10F2	Monona silt loam, 20 to 30 percent slopes, eroded	17.73	7.1%		VIe	24	20
10G	Monona silt loam, 30 to 40 percent slopes	12.47	5.0%		VIIe	9	15
1F	Ida silt loam, 20 to 30 percent slopes	12.34	4.9%		VIe	7	15
3E	Castana silt loam, 14 to 20 percent slopes	10.17	4.1%		IVe	38	32
10F	Monona silt loam, 20 to 30 percent slopes	6.94	2.8%		VIe	26	25
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	6.83	2.7%		IIIe	32	40
10E	Monona silt loam, 14 to 20 percent slopes	4.80	1.9%		IVe	48	45
33F	Steinauer clay loam, 18 to 25 percent slopes	3.23	1.3%		VIe	6	12
12C	Napier silt loam, 5 to 9 percent slopes	2.26	0.9%		IIIe	89	62
1D	Ida silt loam, 9 to 14 percent slopes	1.54	0.6%		IIIe	41	45
33E	Steinauer clay loam, 14 to 18 percent slopes	1.37	0.5%		VIe	21	30
10E3	Monona silt loam, 14 to 20 percent slopes, severely eroded	0.71	0.3%		IVe	38	40
W	Water	0.44	0.2%			0	0
Weighted Average						43.8	39.5

**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.



United States
Department of
Agriculture

Monona County, Iowa



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: 252.87 acres

2021 Program Year

Map Created May 13, 2021

Farm 6263

Tract 9071

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).

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

IOWA
MONONA



FARM : 6263
Prepared : 6/8/21 3:49 PM
Crop Year : 2021

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : KUCERA FAMILY LLP
 Farms Associated with Operator : 19-133-6263
 CRP Contract Number(s) : 11037
 Recon ID : None
 Transferred From : None
 ARCPLC G/WF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
277.13	252.87	252.87	0.00	0.00	250.10	0.00	0.00	Active	1
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	2.77	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	0.00	13.50	0	
Corn	2.77	87.63	196	0
TOTAL	2.77	101.13		

NOTES

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Tract Number : 9071
 Description : 7610 & 7811 combined 9071; Sec 1 & 12 Center
 FSA Physical Location : IOWA/MONONA
 ANSI Physical Location : IOWA/MONONA
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : KUCERA FAMILY LLP
 Other Producers : DOUGLAS VICKERY
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
277.13	252.87	252.87	0.00	0.00	250.10	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	2.77	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

IOWA
MONONA
Form: FSA-156EZ



FARM : 6263
Prepared : 6/8/21 3:49 PM
Crop Year : 2021

Abbreviated 156 Farm Record

Tract 9071 Continued ...

Oats	0.00	13.50	0
Corn	2.77	87.63	196
TOTAL	2.77	101.13	

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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CRP-1 U.S. DEPARTMENT OF AGRICULTURE (07-06-20) Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT		1. ST. & CO. CODE & ADMIN. LOCATION 19 133 3. CONTRACT NUMBER 11037		2. SIGN-UP NUMBER 46 4. ACRES FOR ENROLLMENT 250.10	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) MONONA COUNTY FARM SERVICE AGENCY 211 IOWA AVENUE ONAWA, IA51040-0000		6. TRACT NUMBER 9071		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 11-01-2014 09-30-2025	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (712) 423-1311		8. SIGNUP TYPE: HBL Iowa			
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 \$ 290.15		10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment \$ 72,567.00		A. Tract No.	B. Field No.	C. Practice No.	E. Total Estimated Cost-Share
9C. First Year Payment \$		9071	1	CP1	\$ 10,004.0
(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) <small>KUCERA FAMILY LLP 17777 KUCERA 1412 210TH ST SERGEANT BLUFF, IA51054-8018</small>		(2) SHARE 65.00 %	(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) <small>DOUGLAS VICKERY 2514 CANTERBURY RD SERGEANT BLUFF, IA51054-9766</small>		(2) SHARE 35.00 %	(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 (16 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. 3845(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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