

LAND FOR SALE

40 Acres Palo Alto County

Section 29 Walnut Township

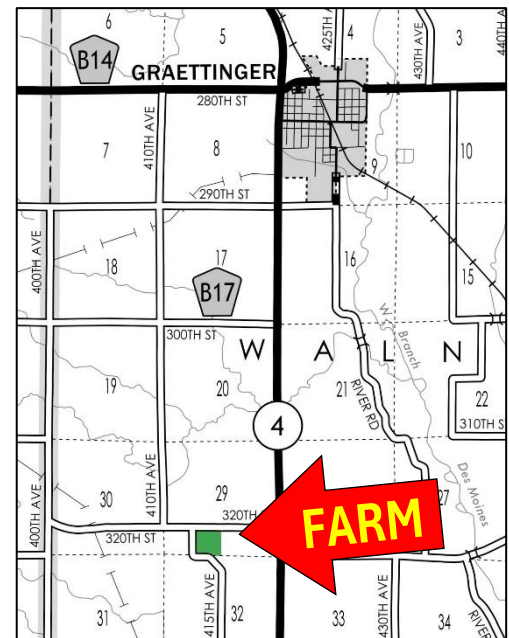


- All tillable farm south of Graettinger
- 38.1 FSA crop acres - CSR2 77.7
- Enrolled in CRP @ \$233.06/acre 2010-2025
- RE Taxes: \$1150 annually

Price: \$398,000.00 \$9950/acre

*For more information call
Chuck Sikora 712-260-2788*

*A farmland investment with
CRP income and great hunting!*



Farm Real Estate
Spencer, IA 712-262-3529
Selling Iowa's Best

Jon Hjelm, ALC 712-240-3529
Chuck Sikora 712-260-2788
Joe Laubenthal 515-368-3815

theacreco.com

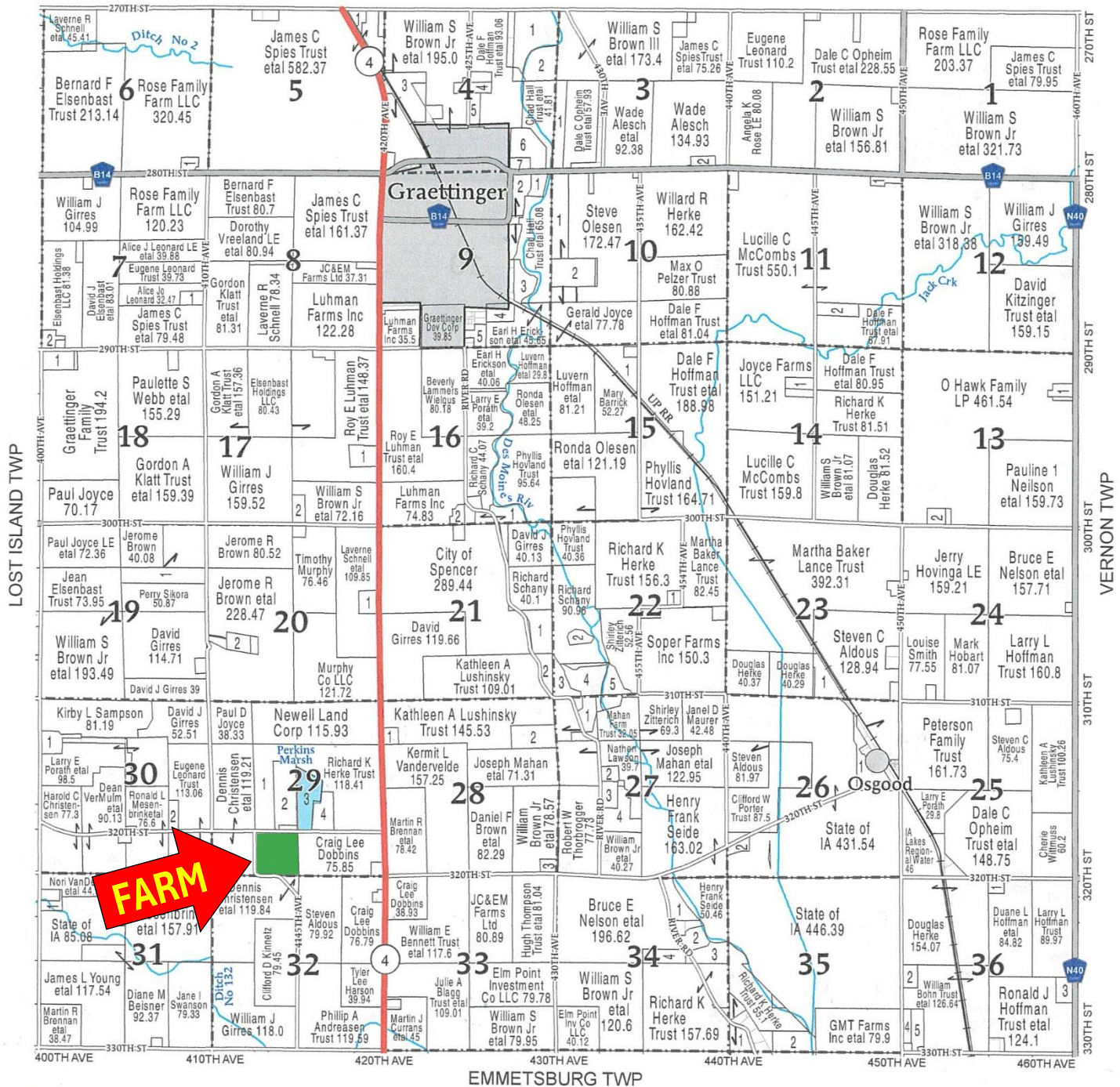
Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.

T-97-N

WALNUT PLAT

R-33-W

(Landowners)
EMMETT CO





United States
Department of
Agriculture

Palo Alto County, Iowa



Legend

Non-Cropland CRP Iowa PLSS
Wetland Determination Identifiers Iowa Roads

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

Tract Cropland Total: 38.10 acres

2025 Program Year

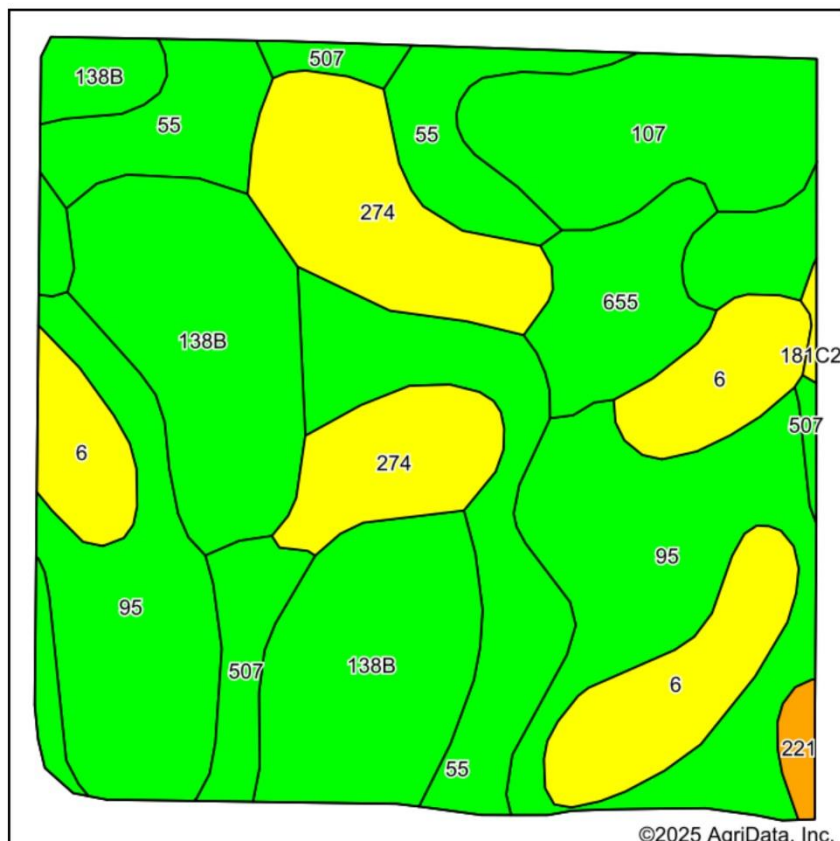
Map Created April 16, 2025

Farm 1418
Tract 566

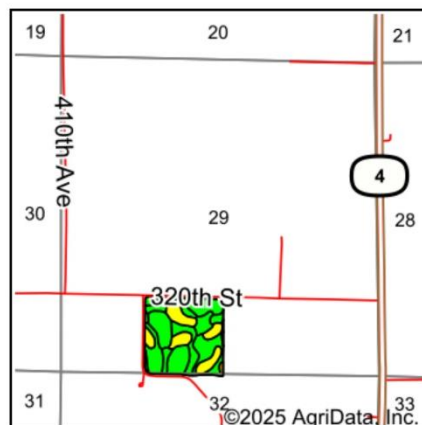
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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.

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Palo Alto**
 Location: **29-97N-33W**
 Township: **Walnut**
 Acres: **38.05**
 Date: **6/23/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: IA147, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
95	Harps clay loam, 0 to 2 percent slopes	8.15	21.5%		IIw	72	59
138B	Clarion loam, 2 to 6 percent slopes	7.91	20.8%		Ile	89	76
55	Nicollet clay loam, 1 to 3 percent slopes	6.60	17.3%		Iw	89	84
274	Rolfe silt loam, 0 to 1 percent slopes	4.28	11.2%		IIIw	57	49
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.03	10.6%		IIIw	59	54
107	Webster clay loam, 0 to 2 percent slopes	3.12	8.2%		IIw	86	79
507	Canisteo clay loam, 0 to 2 percent slopes	1.86	4.9%		IIw	84	74
655	Crippin loam, 1 to 3 percent slopes	1.76	4.6%		Ie	91	79
221	Klossner muck, 0 to 1 percent slopes	0.27	0.7%		IIIw	32	47
181C2	Clarion-Estherville complex, 5 to 9 percent slopes, moderately eroded	0.07	0.2%		IVe	49	38
Weighted Average					2.01	77.7	68.4

**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.

IOWA
PALO ALTO

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1418

Prepared : 6/20/25 9:44 AM CST

Crop Year : 2025

Operator Name : GARY L SWANSON
CRP Contract Number(s) : 2221A
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
38.50	38.10	38.10	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	0.00		0.00		38.10	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	0.00	37.40	0	
Soybeans	0.00	0.70	0	
TOTAL	0.00	38.10		

NOTES

Tract Number : 566

Description : SE4 SW4 29 97 33
FSA Physical Location : IOWA/PALO ALTO
ANSI Physical Location : IOWA/PALO ALTO
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : ROGER D SWANSON, GARY L SWANSON, DONNA K SWANSON-SMITH, RICHARD E SWANSON ESTATE
Other Producers : KAREN JANE SWANSON
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
38.50	38.10	38.10	0.00	0.00	0.00	0.00	0.0

CRP-1 (05-05-25) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 19 147		2. SIGN-UP NUMBER 38	
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 2221A		4. ACRES FOR ENROLLMENT 38.10	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) PALO ALTO COUNTY FARM SERVICE AGENCY 3302 MAIN STREET EMMETSBURG, IA50536-1514		6. TRACT NUMBER 566		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 12-01-2010 TO: (MM-DD-YYYY) 09-30-2025	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (712) 852-3386		8. SIGNUP TYPE: FWP			
INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.					
<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 \$ 233.06		10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment \$ 8,880.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres
9C. First Year Payment \$		566	1	CP28	28.20
(Item 9C is applicable only when the first year payment is prorated.)		566	2	CP27	9.90
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)					
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) GARY L SWANSON 3212 400TH AVE EMMETSBURG, IA50536-8527		(2) SHARE 25.00 %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) DONNA K SWANSON-SMITH 2390 FLORENCE ST AURORA, CO80010-1123		(2) SHARE 25.00 %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) KAREN JANE SWANSON 1305 NW BRANDYWINE LN WAUKEE, IA50263-7212		(2) SHARE 25.00 %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE			B. DATE (MM-DD-YYYY)
NOTE: Privacy Act Statement: 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), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-158), and the Conservation Reserve Program 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).					

Non-Discrimination Statement: 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, 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.

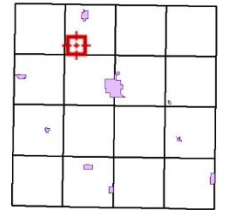
Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). 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 <https://www.usda.gov/oascr/how-to-file-a-program-discrimination-complaint> 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, Mail Stop 9410, 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.



Overview



Legend

Parcels

-  BLL
-  Wind Turbine
-  Parcel
-  Roads
-  Corporate Limits

Date created: 6/23/2025
Last Data Uploaded: 6/23/2025 6:20:03 AM

Developed by  **SCHNEIDER**
GEOSPATIAL



District Tile Map

