

For Sale

EDSPENCER
REAL ESTATE

Fremont County, IA

151.99
TAXABLE ACRES M/L

\$8,500/ACRE

DIRECTIONS TO THE FARM: From Tabor, Iowa, South on Highway 275 4 miles, then East on 150th St. 2 miles. Farm is located on the Northeast side of the intersection of 150th St and 290th Ave. Signs posted.

BRIEF LEGAL DESCRIPTION: The SW ¼ Section 25, Township 70N (Green), Range 42, Except Parcel A located in the SW ¼ SW ¼, all in Fremont County, Iowa.

TAXABLE ACRES: 151.99 per Fremont County Iowa Assessor.

CSR2: 76.4 per Surety Maps on the tillable acres.

FSA INFORMATION: Farm# 5668 Tract# 4722

CROPLAND ACRES: 124.70 acres

CORN BASE: 60.26 PLC Yield 164

BEAN BASE: 60.26 PLC Yield 45

Balance in Creek and many Hardwood Trees. This would make an ideal farm with hunting potential.

POSSESSION: New buyer will assume the 50%/50% crop share lease and pay the landlords share of expenses at closing.

For more information, contact Ed Spencer, Broker at 402-510-3276



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WWW.SPENCERGROUPS.COM

Spencer Groups, Inc. | 322 E 7th St, Logan, IA 51546



See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 19-071-2023-55
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
155.78	124.70	124.70	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	124.70	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	60.26	0.00	164	0
Soybeans	60.26	0.00	45	0
TOTAL	120.52	0.00		

NOTES

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Tract Number : 4722

Description :
FSA Physical Location : IOWA/FREMONT
ANSI Physical Location : IOWA/FREMONT
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 : JAYNE A BAUGH
Other Producers : None
Recon ID : 19-071-2023-54

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.78	124.70	124.70	0.00	0.00	0.00	0.00	0.0



Abbreviated 156 Farm Record

Tract 4722 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	124.70	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	60.26	0.00	164
Soybeans	60.26	0.00	45
TOTAL	120.52	0.00	

NOTES

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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: 124.70 acres

2023 Program Year

Map Created April 28, 2023

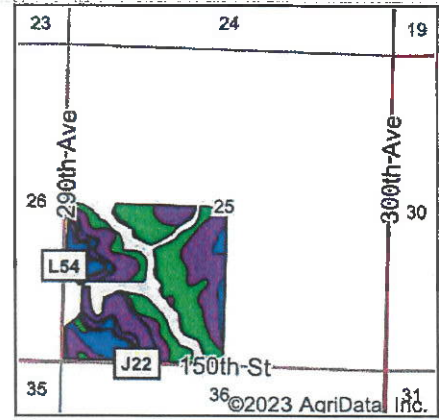
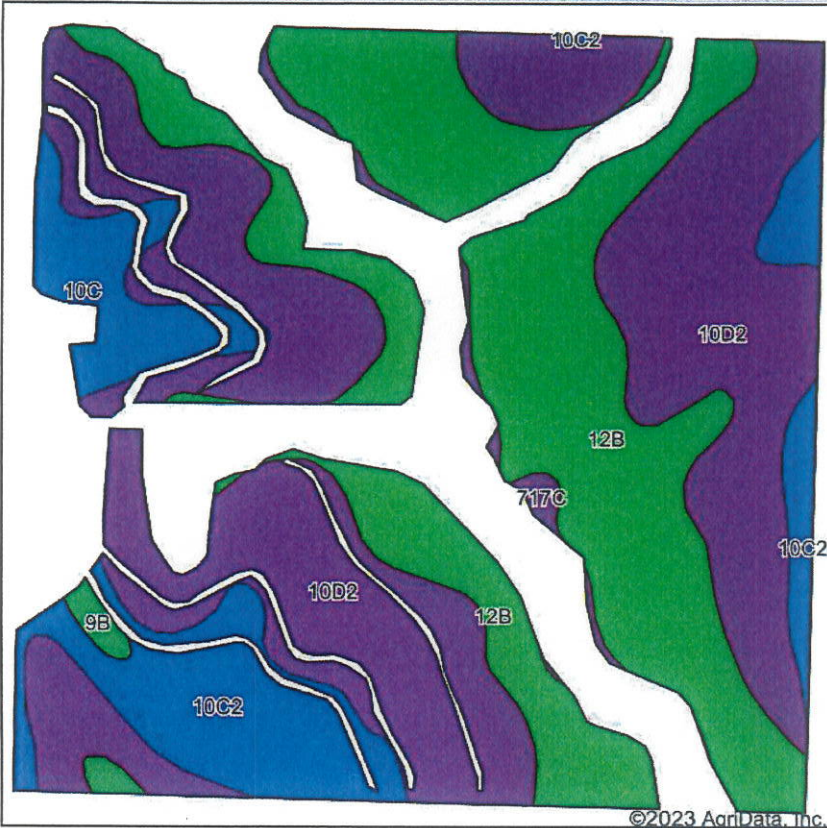
Farm 5668

Tract 4722

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Soils Map



State: Iowa
 County: Fremont
 Location: 25-70N-42W
 Township: Green
 Acres: 120.64
 Date: 10/3/2023

Maps Provided By:







 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IA071, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*j Corn Bu	*j Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans		
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	55.62	46.1%		IIIe		177.6	51.5	60	53	70		
12B	Napier silt loam, 2 to 5 percent slopes	43.85	36.3%		IIe		230.4	66.8	93	77	90		
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	13.41	11.1%		IIIe		211.2	61.2	86	63	76		
10C	Monona silt loam, 5 to 9 percent slopes	5.65	4.7%		IIIe		216.0	62.6	89	65	89		
717C	Napier-Gullied land complex, 2 to 10 percent slopes	1.49	1.2%		IIIe	IVe	88.0	25.5	55	5	10		
9B	Marshall silty clay loam, 2 to 5 percent slopes	0.62	0.5%		IIe		232.0	67.3	95	85	76		
Weighted Average							2.63	*-	201.5	58.4	76.4	63	*n 78.1

**IA has updated the CSR values for each county to CSR2.

*j Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.