

78 Acres m/l

T77N R44W
 SEC 27

LAND FOR SALE

ROCKFORD TOWNSHIP
 POTTAWATTAMIE COUNTY,
 IOWA

\$936,000

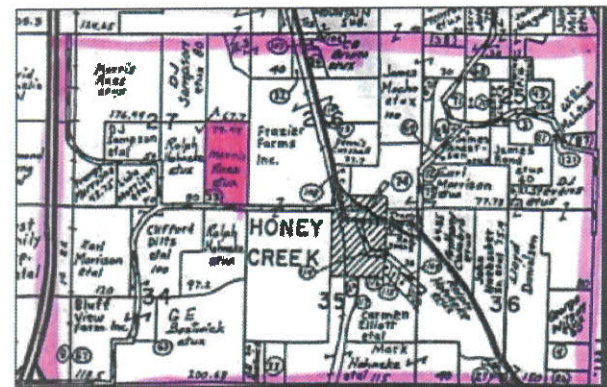
**2024
 POSSESSION**

DIRECTIONS TO THE FARM:

From Honey Creek, Iowa intersection of Old Lincoln Highway and Sumac Road, West on Sumac Road approximately 1/2 mile to the farm. Farm is located on the North side of Sumac Road. Signs Posted

**TERMS:
 BUYER MAY HAVE
 POSSESSION AND FULL
 FARMING RIGHTS FOR
 2024 AT CLOSING AND
 UPON PAYMENT OF 2024
 INPUTS.**

- ✓ **TAXABLE ACRES: 78 M/L**
- ✓ **CROPLAND ACRES: 77.02**
- ✓ **TAXES: \$2,370 FOR 2023; PRORATED TO THE DATE OF CLOSING**
- ✓ **CSR2: 65.3 PER SURETY MAPS**
- ✓ **DRAINAGE: \$537.00 DRAINAGE ASSESSMENT FOR 2023**
- ✓ **CLOSING: SELLER WILL PROVIDE AN UPDATED ABSTRACT. BUYER TO HAVE TITLE OPINION COMPLETED BY THE BUYERS CHOICE.**

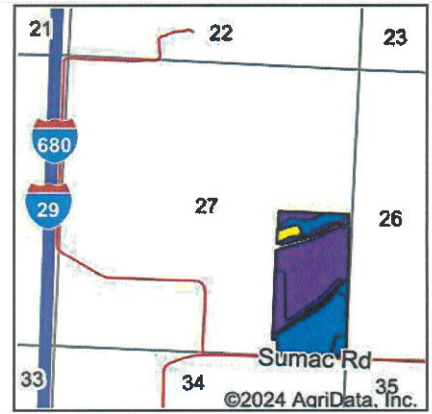
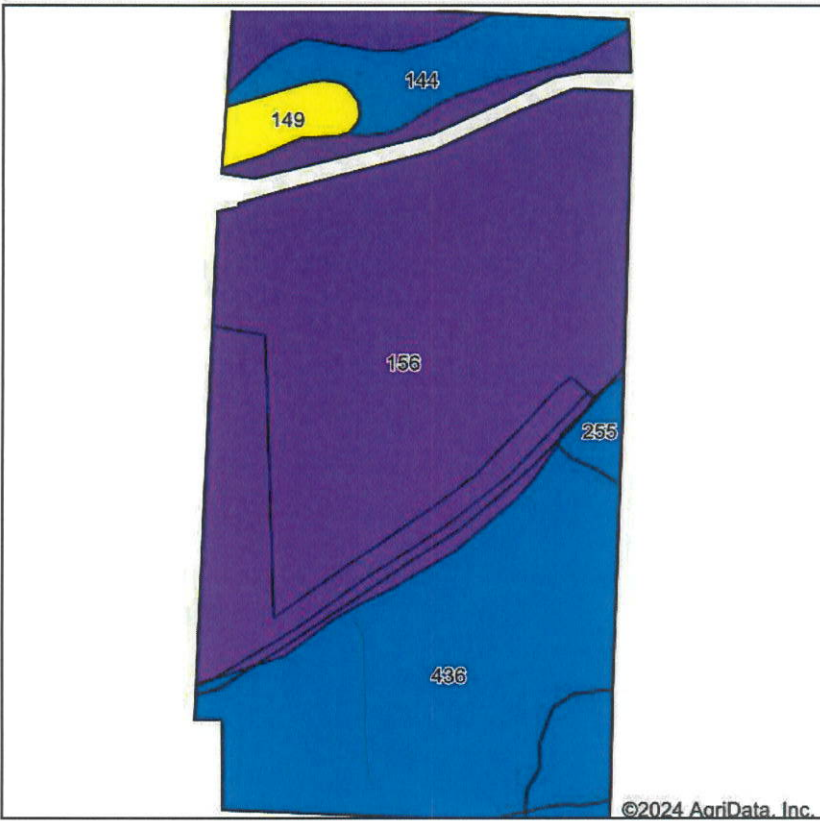


CONTACT:

ED SPENCER, BROKER (402-510-3276) OFFICE: 712-644-2151
FARMS AMERICA, INC | ED SPENCER REAL ESTATE | 322 E. 7TH ST. LOGAN, IOWA 51546

 WWW.SPENCERGROUPS.COM

Soils Map



State: **Iowa**
 County: **Pottawattamie**
 Location: **27-77N-44W**
 Township: **Rockford**
 Acres: **77.04**
 Date: **3/15/2024**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA155, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans		
156	Albaton silty clay, 0 to 2 percent slopes, occasionally flooded	45.81	59.5%		0ft.	IIIw	IIIw	161.6	46.9	52	55	51		
436	Lakeport silty clay loam, 0 to 2 percent slopes	23.07	29.9%		1ft.	Iw		214.4	62.2	86	80	71		
144	Blake silty clay loam, 0 to 2 percent slopes	5.03	6.5%		1ft.	Iw	Iw	230.4	66.8	86	75	82		
149	Modale silt loam, 0 to 2 percent slopes	1.77	2.3%		4ft.	Iw		208.0	60.3	69	68	63		
255	Cooper silty clay loam, 0 to 2 percent slopes	1.36	1.8%		1ft.	IIw		80.0	23.2	82	70	60		
Weighted Average								2.21	*-	181.5	52.7	65.3	64.4	*n 59.4

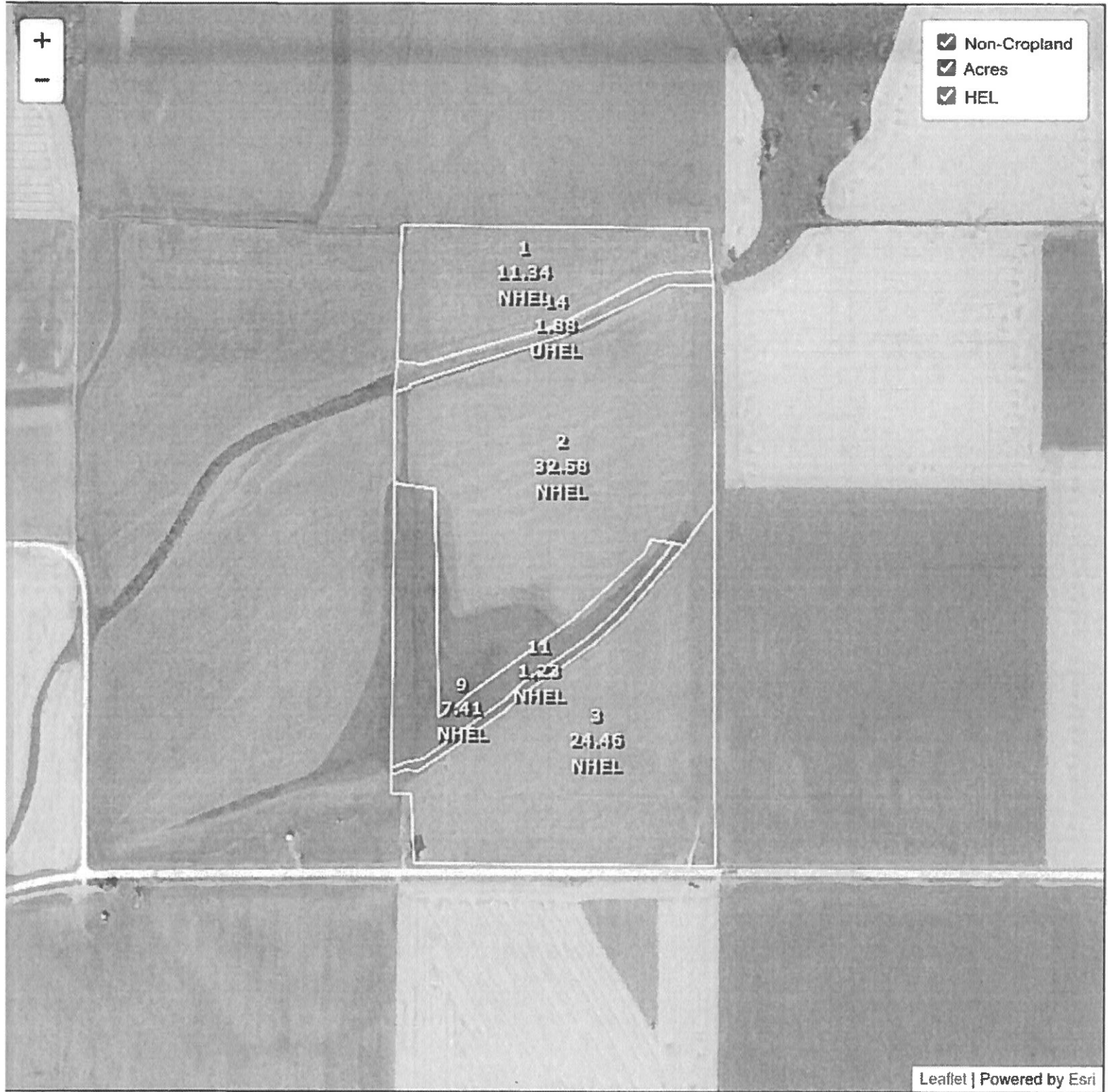
**IA has updated the CSR values for each county to CSR2.

*i 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.



Leaflet | Powered by Esri

Common Land Unit

Cropland
 Non-cropland
 CRP

2024 Crop Year

Wetland Determination Identifiers

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

Farm 1108
Tract 1545



Tract 1 of 1

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Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : LARSON WONDER VALLEY LLC
 CRP Contract Number(s) : None
 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
78.90	77.02	77.02	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	77.02	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	49.60	0.00	118	0
Soybeans	15.10	0.00	31	0
TOTAL	64.70	0.00		

NOTES

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Tract Number : 1545

Description : E4 S27 Rockford 77/44-45
 FSA Physical Location : IOWA/WEST POTTAWATTAMIE
 ANSI Physical Location : IOWA/POTTAWATTAMIE
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : LARSON WONDER REALTY LLC
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.90	77.02	77.02	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 1545 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	77.02	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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

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