

# FARMLAND FOR SALE

## 300 ACRES HIGHLAND TOWNSHIP PALO ALTO COUNTY, IOWA

**Legal Description:** The North One Half (N1/2) of Section 21, Township Ninety-Six (96) North, Range Thirty-Four (34) West of the 5<sup>th</sup> PM, Palo Alto County Iowa.

**Soil Types:** Clarion, Webster, Nicollet

**CSR2:** 78.3

**Possession:** At closing, subject to existing lease for 2017 farm season



### Buying or Selling **SADUSKY REAL ESTATE** EXCLUSIVE FARMLAND BROKERS

Licensed in Iowa and Minnesota  
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**Scott Petrich, Salesperson**  
Cell Phone: (712) 291-0656  
Email: [spetrichrealestate@iw.net](mailto:spetrichrealestate@iw.net)



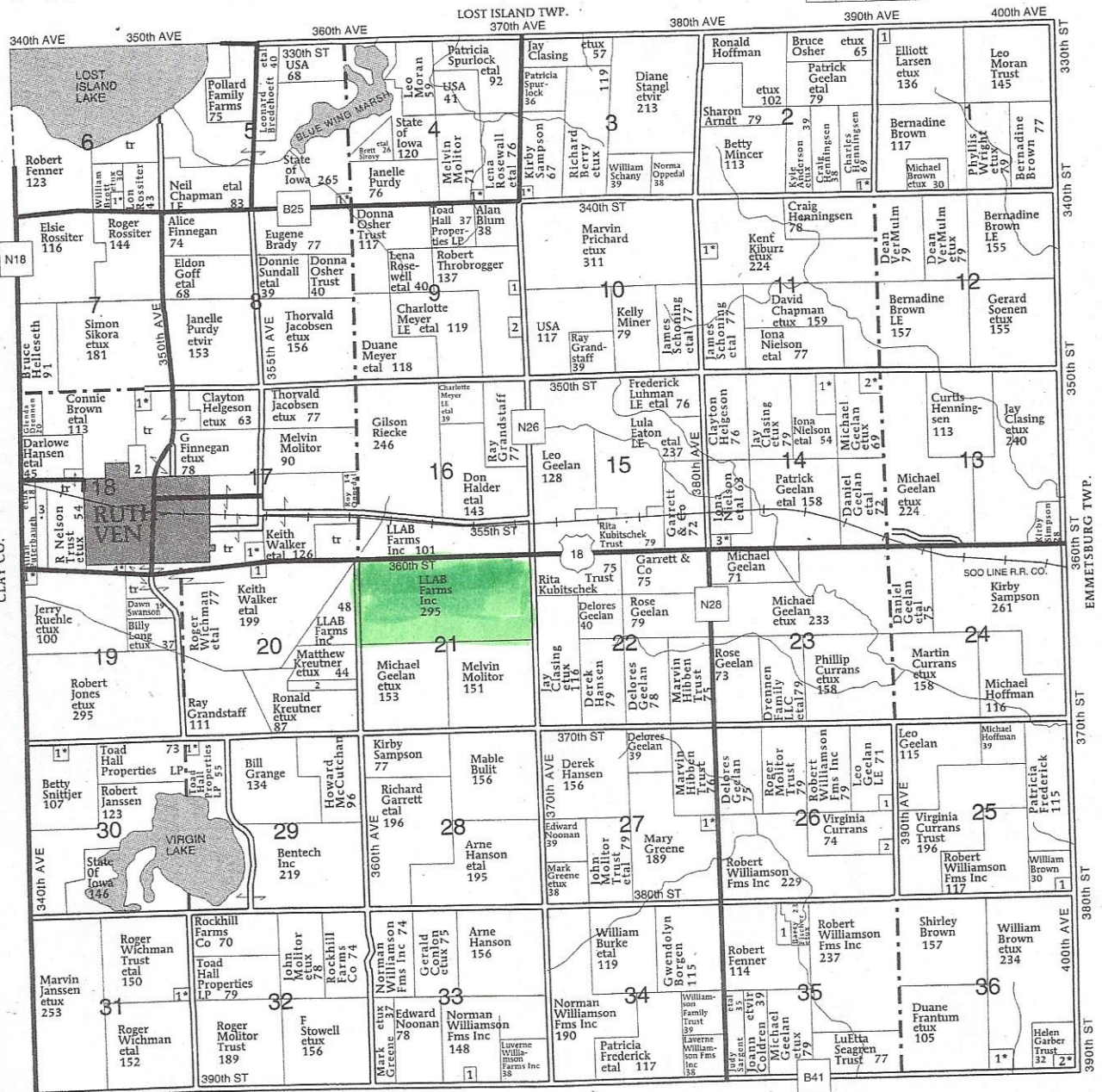
# Who Says...Nothing Is Free Anymore?

Receive a "free" County Plat and Directory  
just for reviewing your township directory map for correct information.  
(The Free book may be of any county in any state printed by FHP for that year.)  
Contact FHP UPDATING DEPARTMENT AT 800-685-7432-EXT. 2605  
Or email: [camille.knowles@farmandhomepublishers.com](mailto:camille.knowles@farmandhomepublishers.com)

T-96-N

## HIGHLAND PLAT

R-34-W



### HIGHLAND TOWNSHIP

#### SECTION 1

1. Leners, Bruce 9

#### SECTION 2

1. Henningsen, Charles 8

#### SECTION 3

1. Henningsen, Charles 9

#### SECTION 4

1. Read, Roger 6

#### SECTION 5

1. Sundall Jr, Don 6

### SECTION 6

1. Brott, David 7

### SECTION 9

1. Highland Township Cemetery 5

2. State of Iowa 12

### SECTION 11

1. Flint, Steven 7

### SECTION 14

1. England, Michael 15

2. Sundall, Jeffrey 10

3. Prairie State Management Co 9

### SECTION 17

1. Henningsen, Charles 7

### SECTION 18

1. Ruehle, Gary 8

2. Farmers Coop Elevator Co 15

3. Crew, Peter 12

4. Ruehle, Gerald 6

### SECTION 19

1. Rubel, Kenneth 8

### SECTION 20

1. Walker, Keith 7

2. Kreutnew, Matthew 11

### SECTION 25

1. Brown, Connie 8

### SECTION 26

1. Geelan, Martin 6

2. Schany, William 5

### SECTION 27

1. Greene, Matthew 7

### SECTION 29

1. Grange, Alan 7

### SECTION 30

1. Rosacker, Jeffrey 13

### SECTION 31

1. Clasing, Jay 6

### SECTION 33

1. Rolo Farms Inc 8

### SECTION 35

1. Rob Williamson Fms Inc 15

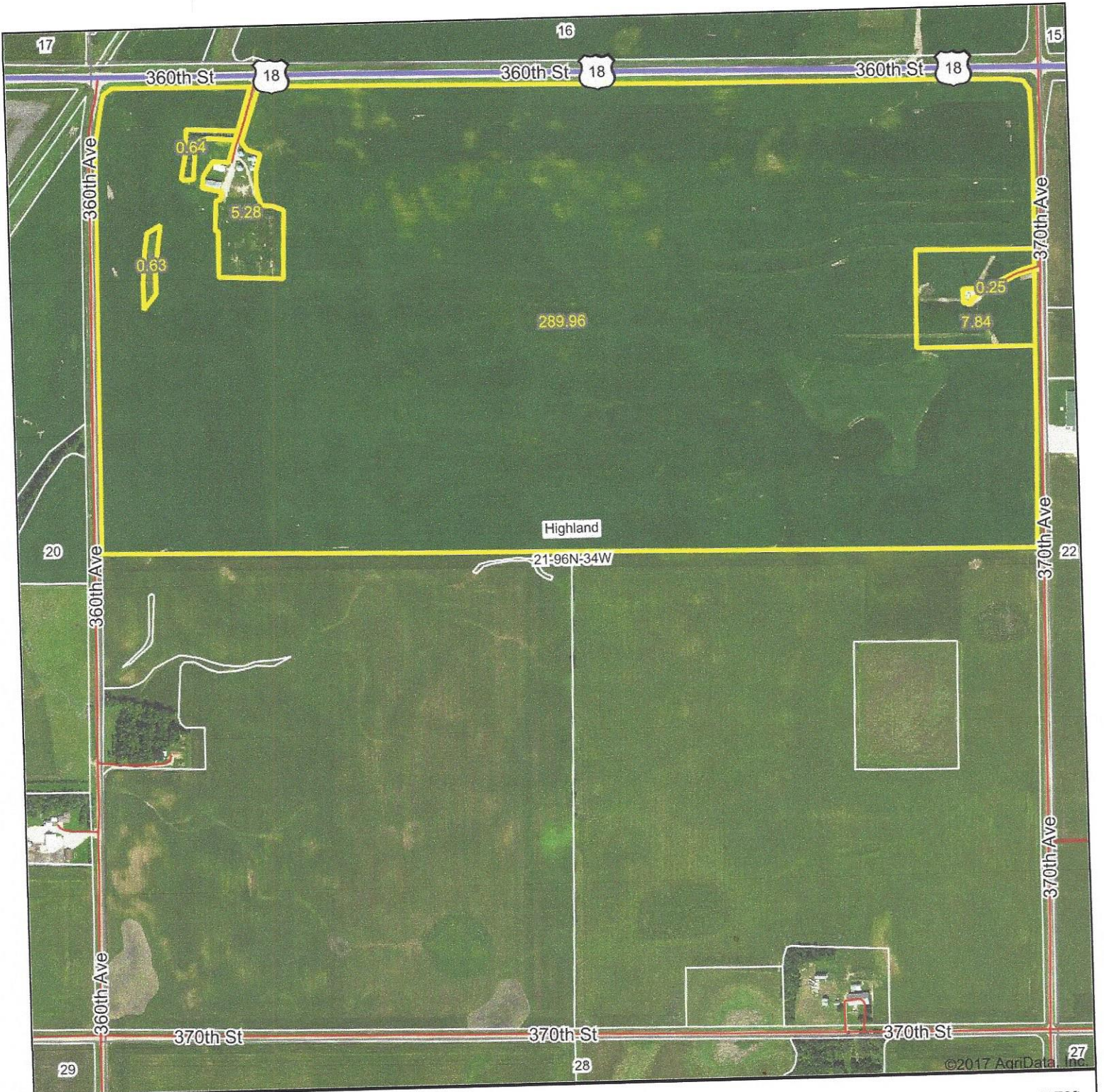
### SECTION 36

1. Meyerdirk, Jimmy 11

2. Schany, Jeffrey 5



# Aerial Map



S ◊ R ◊ E

**Sadusky Real Estate**

Phone: 712-732-1312

Maps Provided By:



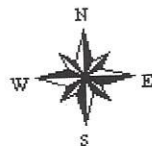
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map center: 43° 7' 9.68, -94° 52' 0.21

**21-96N-34W**  
**Palo Alto County**  
**Iowa**

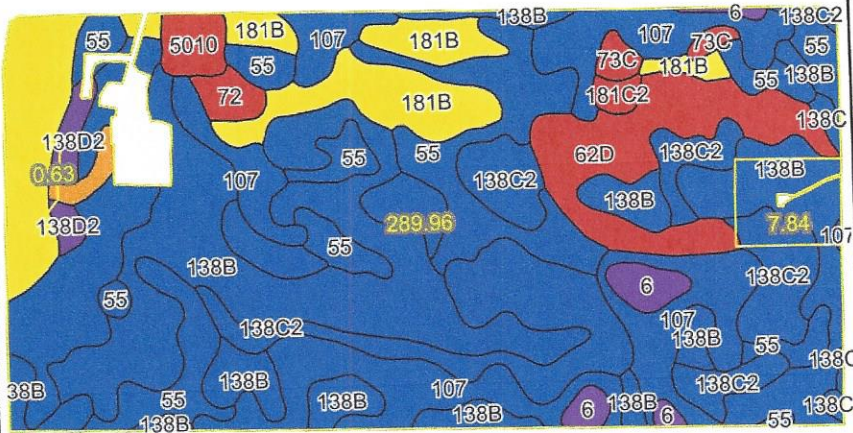
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9/12/2017

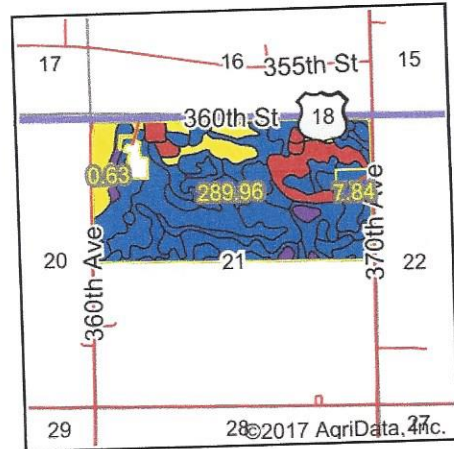


# Soils Map



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Soils data provided by USDA and NRCS.



State: Iowa  
County: Palo Alto  
Location: 21-96N-34W  
Township: Highland  
Acres: 298.43  
Date: 9/12/2017

S - R - E

Sadusky Real Estate  
Phone: 712-732-1312

Maps Provided By:



## Area Symbol: IA147, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	80.11	26.8%		Ile	225.6	65.4	89	76
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	61.52	20.6%		IIle	204.8	59.4	83	58
107	Webster clay loam, 0 to 2 percent slopes	45.40	15.2%		IIw	224	65	86	79
55	Nicollet clay loam, 1 to 3 percent slopes	39.96	13.4%		Iw	233.6	67.7	89	84
62D	Storden loam, 10 to 16 percent slopes, moderately eroded	19.74	6.6%		IVe	145.6	42.2	41	39
181B	Clarion-Estherville complex, 2 to 6 percent slopes	19.03	6.4%		Ile	177.6	51.5	63	53
511	Blue Earth mucky silt loam, 0 to 1 percent slopes	13.34	4.5%		IIIw	177.6	51.5	66	56
6	Okoboji silty clay loam, 0 to 1 percent slopes	5.02	1.7%		IIIw	177.6	51.5	59	54
5010	Pits, Sand, and Gravel	3.42	1.1%			0	0	0	0
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	3.15	1.1%		IIle	176	51	54	51
72	Estherville loam, 0 to 2 percent slopes	2.43	0.8%		IIIs	140.8	40.8	23	53
73C	Hawick gravelly sandy loam, 6 to 12 percent slopes	2.26	0.8%		IVs	88	25.5	31	5
133B	Colo silty clay loam, 2 to 4 percent slopes	1.71	0.6%		IIw	196.8	57.1	80	64
181C2	Clarion-Estherville complex, 5 to 9 percent slopes, moderately eroded	1.34	0.4%		IVe	179.2	52	49	38
Weighted Average						205.6	59.6	78.3	66.5

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

\*i Yield data provided by the ISPAID Database version 8.1 developed by IA State University.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

IOWA  
PALO ALTO



United States Department of Agriculture  
Farm Service Agency

FARM : 476  
Prepared : Aug 29, 2017  
Crop Year : 2017

Form: FSA-156EZ

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : TIMOTHY D ELSER  
Farms Associated with Operator : 19-041-406, 19-147-476, 19-041-550, 19-041-677, 19-041-4691, 19-041-5233, 19-041-5724  
CRP Contract Number(s) : 2102

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
454.89	445.79	445.79	0.00	0.00	10.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	435.79	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	CTAP Yield	PLC Yield	HIP
Corn	324.70	0.00	0	133	
Soybeans	43.20	0.00	0	52	
<b>TOTAL</b>	<b>367.90</b>	<b>0.00</b>			

NOTES

Tract Number : 98  
Description : E DD 20, N2 21, S RR 16 96 34  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : LLAB FARMS INC  
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
454.89	445.79	445.79	0.00	0.00	10.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	435.79	0.00	0.00	0.00	0.00	

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NOTES



This form is available electronically.

<b>CRP-1</b> (10-22-15)  <b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation  <b>CONSERVATION RESERVE PROGRAM CONTRACT</b>	1. ST. & CO CODE & ADMIN. LOCATION  19 147	2. SIGN-UP NUMBER  37
7A. COUNTY OFFICE ADDRESS (Include Zip Code) PALO ALTO COUNTY FARM SERVICE AGENCY 3302 MAIN STREET EMMETSBURG, IA 50536-1514	3. CONTRACT NUMBER 2102	4. ACRES FOR ENROLLMENT 10.00
7B. TELEPHONE NUMBER (Include Area Code): (712) 852-3386	5. FARM NUMBER 476  8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	6. TRACT NUMBER(S) 98  9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2009 TO: (MM-DD-YYYY) 09-30-2019

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 that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. **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 PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.**

10A. Rental Rate Per Acre	\$ 209.89	11. Identification of CRP Land (See Page 2 for additional space)			
10B. Annual Contract Payment	\$ 2,099	A. Tract No.	B. Field No.	C. Practice No.	D. Acres
10C. First Year Payment	\$	98		CP21	10.00
(Item 10C applicable only to continuous signup when the first year payment is prorated.)					E. Total Estimated Cost-Share
					\$ 500

**12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)**

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): LLAB FARMS INC % WINIFRED E BALL 4902 S OXBOW AVE APT 312 SIOUX FALLS, SD 57106-4156	(2) SHARE  100.00%	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE  %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE  %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
<b>13. CCC USE ONLY</b>	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 7 CFR Part 1410, 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.), and the Agricultural Act of 2014 (Pub. L. 113-79). 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.

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). 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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