

WORTH COUNTY, IOWA

LAND FOR SALE



184 Acres m/l

Abundant Pheasant, Deer & Turkey Populations—Potential Waterfowl Haven!

Property Information

Location

135 Exit #214/Co. Rd 105, east 3.25 miles, N onto easement driveway, past E side of the Hengesteg acreage to the bridge NW of acreage. From Northwood, IA go W 3.25 miles on Co. Rd. 105. Farm driveway is on N side of 105.

Legal Description

Part N1/2 SW1/4 in Sec. 25; S1/2 NE1/4 & N1/2 SE1/4 N of the Drainage Ditch in Sec. 26-T100N-R21, W of the 5th P.M. Final description as per abstract of title.

Possession

Upon settlement at closing.

Real Estate Tax

Taxes Payable in 2017-18: \$1,142.00

Net Taxable Acres: 182.24

FSA Data

Farm Number: 1897

Crop Acres: 173.5 - all in CRP

Corn Base: 0.0 (CRP Reduction 160.3)

Corn Direct/CC Yields: 0/0

Bean Base: 0.0

Bean Direct/CC Yields: 0/0

CRP Contracts

- 40.0 ac. contract. \$4,103/yr.. exp. 9/30/19
- 80.0 ac. contract. \$7,051/yr.. exp. 9/30/19
- 34.8 ac. contract. \$4,060/yr.. exp. 9/30/18 (extended to 9/30/2019)
- 17.9 ac. contract. \$2,837/yr.. exp. 9/30/22

Soil Types / Productivity

Primary soils are Houghton and Kilkenny.

- CSR2: 20.7 per AgriData Inc. 2015. based on FSA crop acres.
- CSR: 30.7 per AgriData Inc. 2015, based on FSA crop acres.
- CSR: 32.4 per County Assessor, based on 182.24 net taxable acres.

Land Description

Level to gently rolling.

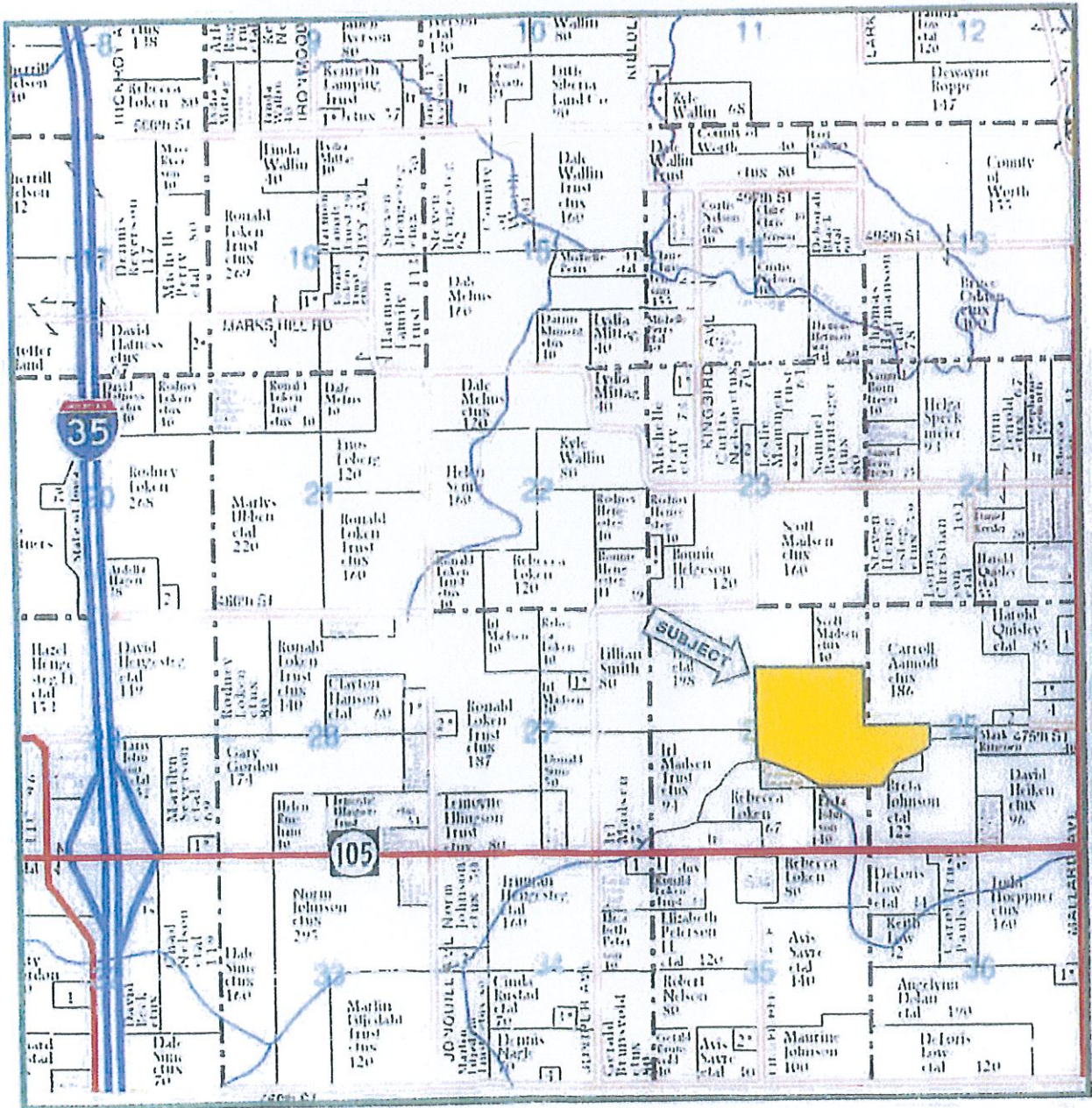
Drainage

Worth Co. Drainage Districts #2 and #15.

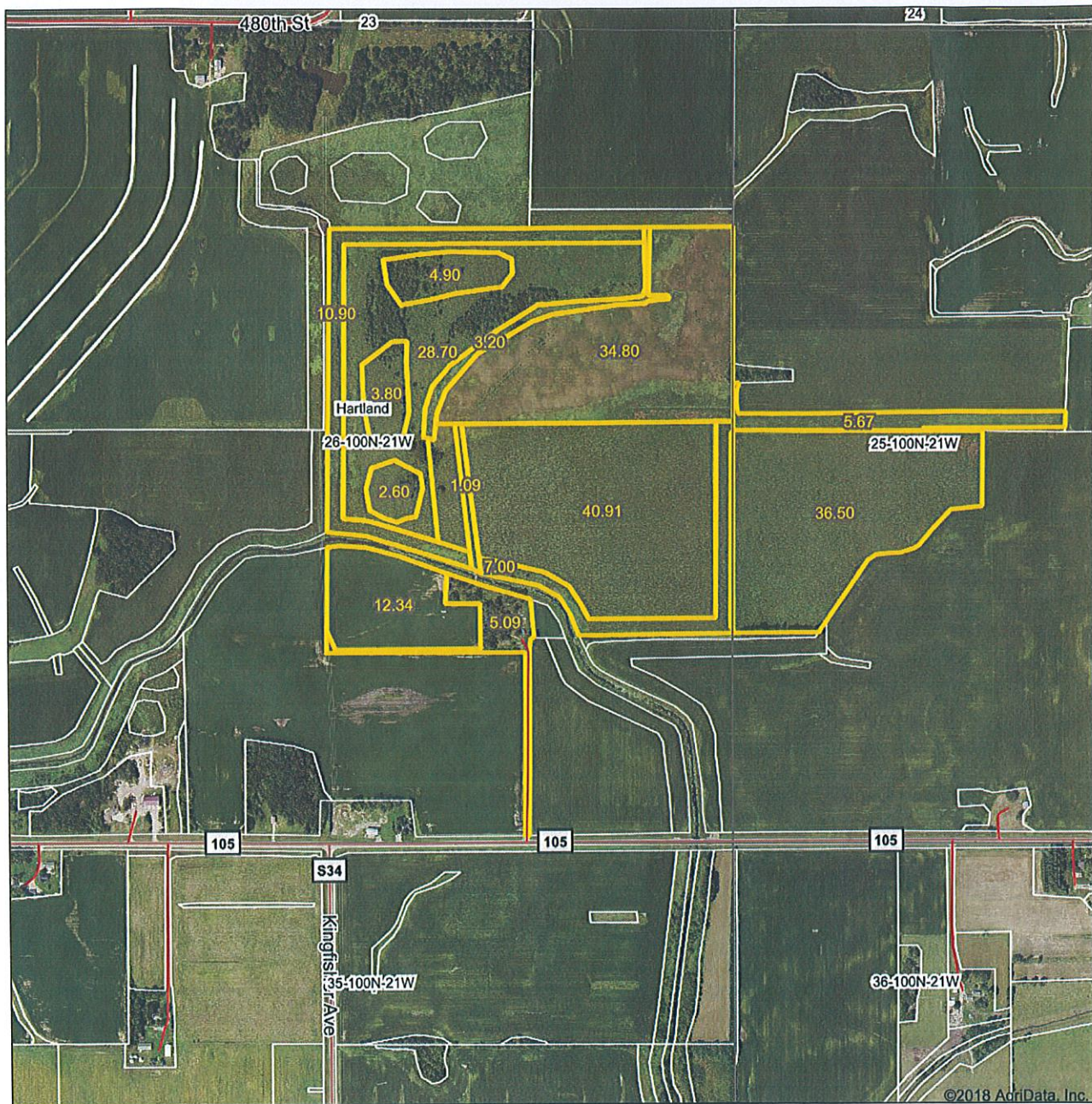
Ditch #2 forms part of the property's southerly boundary. Partially tiled. Maps available upon request. No wells on property.

Contact:

Plat Map



Aerial Map



S ◊ R ◊ E

map center: 43° 26' 57.7, -93° 17' 6.83

0ft 1014ft 2028ft

Sadusky Real Estate

Phone: 712-732-1312

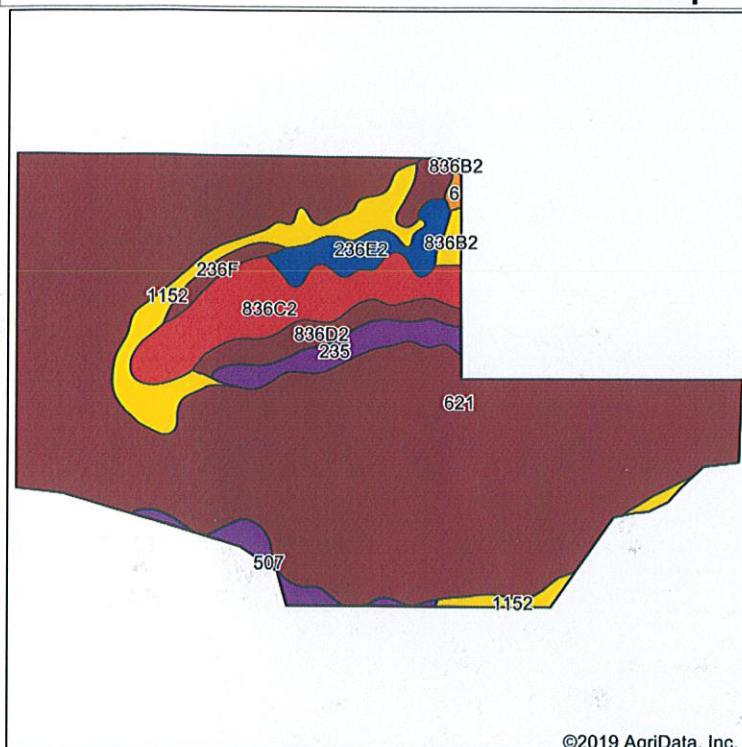
Maps Provided By:

26-100N-21W
Worth County
Iowa

8/31/2018

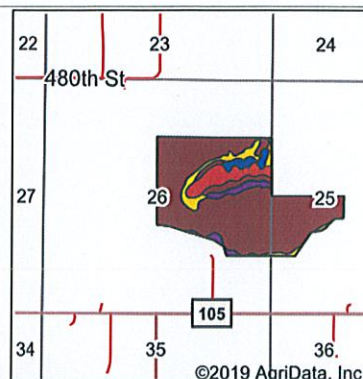
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.

©2019 AgriData, Inc.



©2019 AgriData, Inc.

State: **Iowa**
 County: **Worth**
 Location: **26-100N-21W**
 Township: **Hartland**
 Acres: **179.53**
 Date: **3/7/2019**

S - R - E

Sadusky Real Estate

Phone: 712-732-1312

Maps Provided By:



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www.AgriDataInc.com



Archived Soils Ending 1/21/2012

Code	Soil Description	Acres	Percent of field	CSR Legend	Water Table	Soil Drainage	Non-Irr Class *c	CSR*	Corn	Soybeans
621	Houghton muck, 0 to 1 percent slopes	133.49	74.4%		0ft.	Very poorly drained	Illw	25	120	32
836C2	Kilkenny silty clay loam, 5 to 9 percent slopes, moderately eroded	13.59	7.6%		> 6.5ft.	Well drained	Ille	41	141	38
1152	Marshan clay loam, 0 to 2 percent slopes	10.92	6.1%		0.5ft.	Poorly drained	Ilw	66	175	47
836D2	Kilkenny silty clay loam, 9 to 14 percent slopes, moderately eroded	6.47	3.6%		> 6.5ft.	Well drained	IVe	26	121	33
236E2	Lester loam, 14 to 18 percent slopes, moderately eroded	4.88	2.7%		> 6.5ft.	Well drained	IVe	39	139	38
235	Coland-Turlin complex, 0 to 2 percent slopes	4.70	2.6%		0ft.	Poorly drained	Ilw	75	187	50
507	Canisteo silty clay loam, 0 to 2 percent slopes	2.63	1.5%		0.5ft.	Poorly drained	Ilw	78	191	52
236F	Lester loam, 18 to 25 percent slopes	1.51	0.8%		> 6.5ft.	Well drained	Vle	21	114	31
836B2	Kilkenny silty clay loam, 2 to 5 percent slopes, moderately eroded	0.97	0.5%		> 6.5ft.	Well drained	Ille	61	168	45
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.37	0.2%		0ft.	Very poorly drained	Illw	57	163	44
Weighted Average								31.4	128.6	34.4

*The CSR ratings are dated 1/21/2012 and will be available to aid in the transition to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



NORTH CAROLINA STATE UNIVERSITY



Legend

F415 Boundary

Wetland Determination

Wetland Determination Identifiers

 Resilience Use

United Residuals

(E) Exempt from Conservation Compliance Provisions

IMAGERY YEAR: 2017

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. US-D-A-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-028 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

IOWA
WORTH

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1897

Prepared : Aug 31, 2018

Crop Year : 2018

Operator Name : MARCIA L GRABINSKI
Farms Associated with Operator : 19-195-1897
CRP Contract Number(s) : 1179B, 1198C, 1416B, 1694B
Recon ID : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
178.36	173.51	173.51	0.00	0.00	173.51	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	0.00	0.00		0.00		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	CTAP Yield	PLC Yield	HIP
Corn	0.00	134.50	0	0	

TOTAL 0.00 134.50

NOTES

Tract Number : 1580
Description : F3 SE/NE 26 & G3 SW 25 HARTLAND
FSA Physical Location : IOWA/WORTH
ANSI Physical Location : IOWA/WORTH
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : MARCIA L GRABINSKI, BENNETT AND KAREN GREENE TRUST, LARRY D SMALL, GARY CHARLES SMALL
Other Producers : KAREN A GREENE
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
178.36	173.51	173.51	0.00	0.00	173.51	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	0.00	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	0.00	134.50	0	0

TOTAL 0.00 134.50

Iowa

Worth

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 1897

Prepared: 8/31/18 11:49 AM

Crop Year: 2018

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
MARCIA L GRABINSKI	DIVISION OF 1549-CRP	

Farms Associated with Operator:
None

CRP Contract Number(s): 1179B, 1198C, 1416B, 1694B

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
178.36	173.51	173.51	0.0	0.0	173.51	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	0.0	0.0	0.0	0.0			

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	0.0		0	134.5

Tract Number: 1580 **Description:** F3 SE/NE 26 & G3 SW 25 HARTLAND

BIA Range Unit Number:**HEL Status:** NHEL: no agricultural commodity planted on undetermined fields**Wetland Status:** Tract does not contain a wetland**WL Violations:** None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
178.36	173.51	173.51	0.0	0.0	173.51	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	0.0	0.0	0.0	0.0	

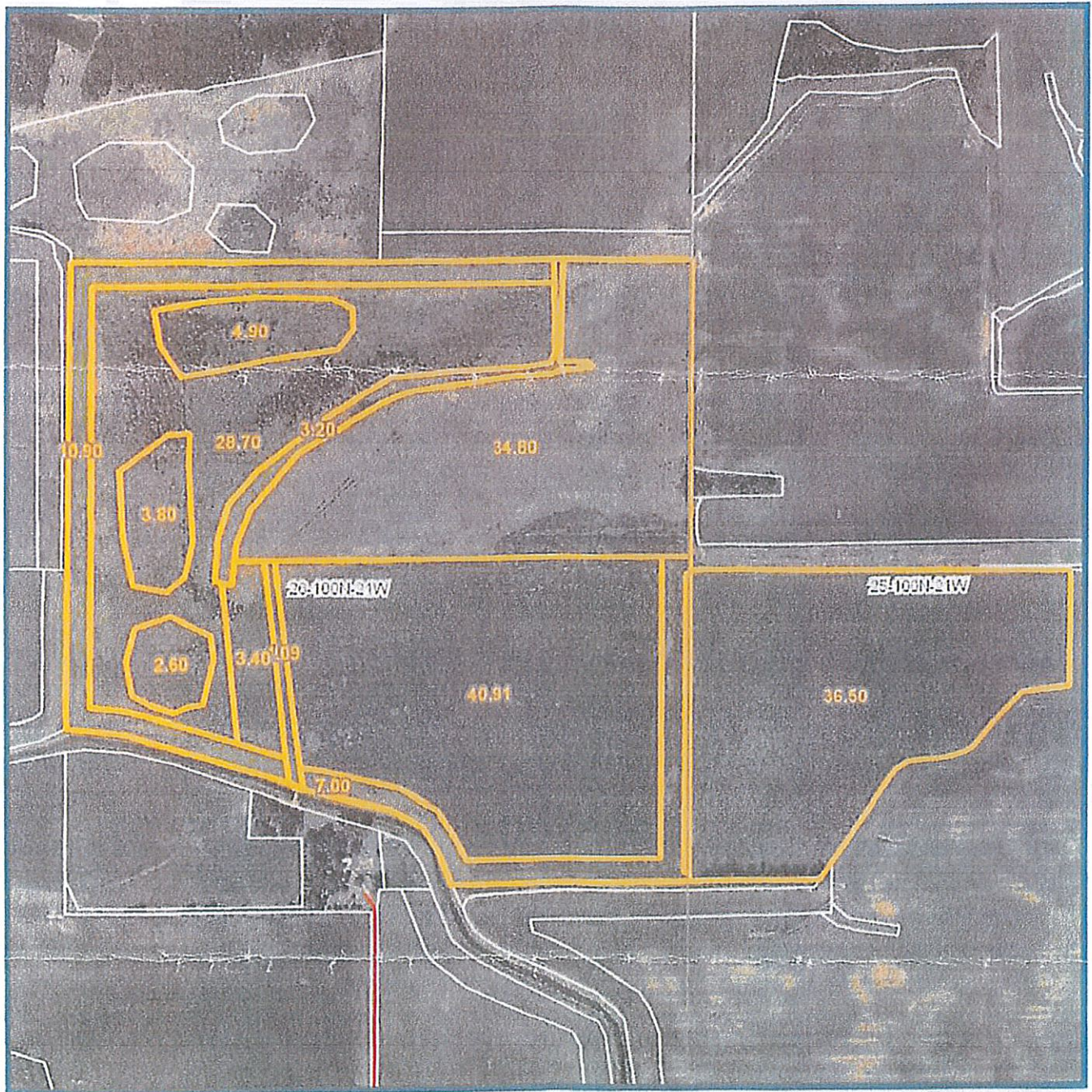
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	0.0		0	134.5

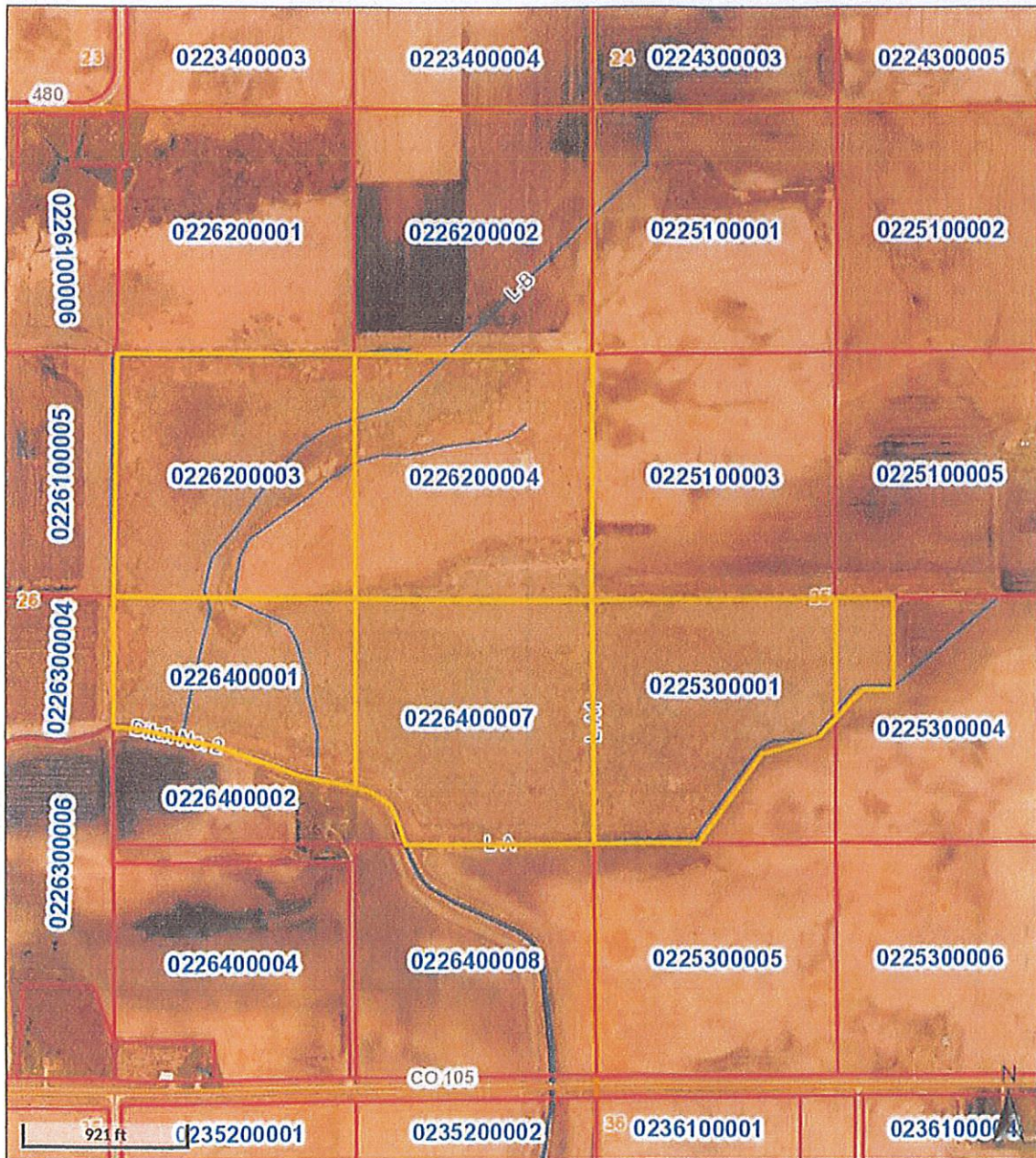
Owners: LARRY D SMALL
MARCIA L GRABINSKI

GARY CHARLES SMALL
BENNETT AND KAREN GREENE TRUST

Other Producers: KAREN A GREENE

Aerial Photo





Overview



Legend

-  Parcels
-  Roads
-  Sections
-  Drainage District Tiles

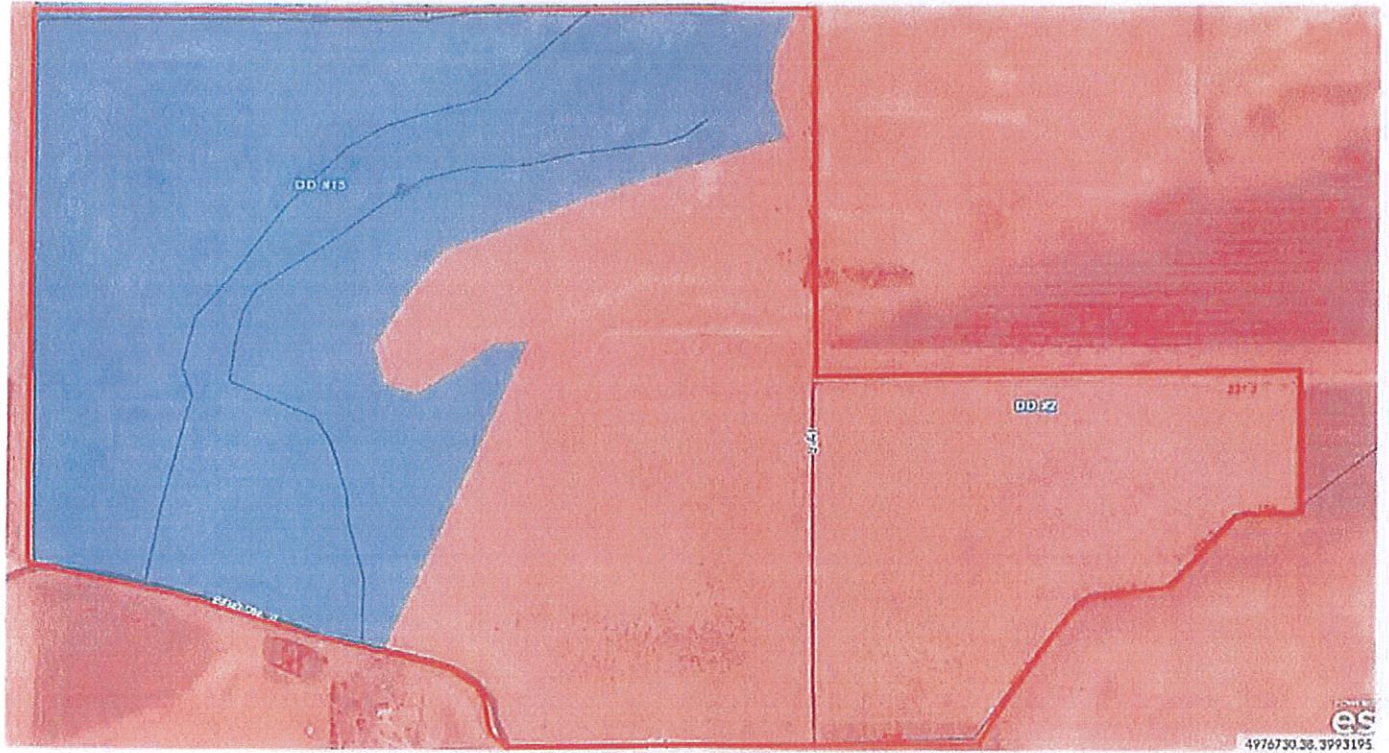
Date created: 3/31/2018
Last Data Uploaded: 3/30/2018 10:56:40 PM

 Developed by
The Schneider Corporation

DRAINAGE DISTRICT MAP

Cassandra Rattay Farm

184 Acres m/l – Sec. 25 & 26 Hartland Township, Worth Co., Iowa



5

DRAIN AREA	<u>4.5</u>	AREA BENEFITED	<u>60</u>
RUNOFF CURVE	<u>C40 = 1.0</u>	DESIGN DISCHARGE	<u>32 CFS</u>
BOTTOM WIDTH	<u>4 ft.</u>	SIDE SLOPES	<u>2:1</u>
GRADE	<u>2.5%</u>	DESIGN VELOCITY	
DESIGN DEPTH	<u>3.5 ft.</u>	MIN. DEPTH	<u>2.0 ft.</u>
LENGTH	<u>1275 ft.</u>	EARTH WORK	<u>143</u> CU. YDS.
DESCRIBE OUTLET	<u>Outlet is into existing Drain Ditch</u> <u>Good Condition.</u>		

YARDAGE COMPUTATIONS

STATION	D	END AREA	SUM OF END AREAS	CU. YD. / 160 FT.	DIST.	CU. YD.
2+00	4.5	58.5				
2+20	3.4	36.7	95.2	3.4	200	680
4+00	7.4	36.7	73.4	2.7	200	540
5+00	5.6	40.3	77.0	2.8	200	560
8+00	4.5	58.3	92.2	3.6	200	720
10+00	3.5	38.5	97.0	3.5	200	700
12+00	3.0	30.0	102.5	2.5	200	500
15+75	3.0	30.0	102.5	2.2	75	165
						3865
						1736
TOTAL						

NOTE: ATTACH FIELD NOTES. CHECK AT 200 FT.

STATIONS, CROSS-SECTION AT 500 FT. INTERVALS OR
MIN. OF 2 PER DITCH.

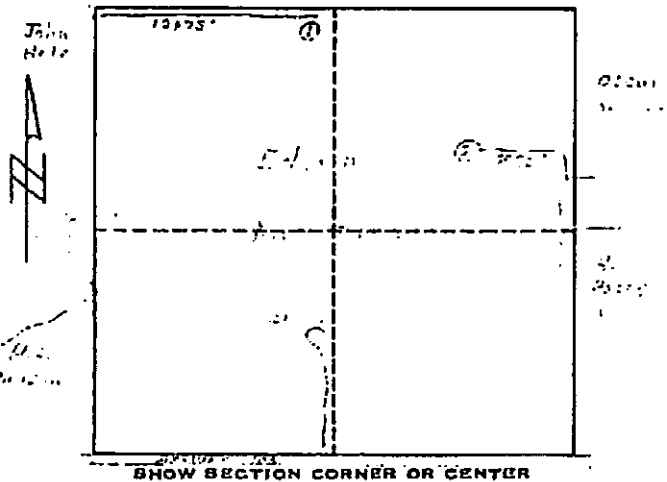
3FOIL BANKS LEVELED

COMPUTATIONS CHECKED BY Sd McDermott
089-765-144000000 WIS 1000

DITCH OR OPEN DRAINS 987.0

NAME WILLIAMSON DATE MAY 25
S.C. DISTRICT 10
T. 100 R. 21 SEC. 26 T. PRINCE
ACP NO. _____ BCS NO. 8

LOCATION MAP



SHOW SECTION CORNER OR CENTER

THIS PRACTICE MEETS SPECIFICATIONS WITH THE FOLLOWING EXCEPTIONS:

_____ CUBIC YARDS ARE ELIGIBLE FOR
A.C.P. COST SHARING

DATE _____ SIGNATURE _____

3-L-45795

TILE DRAINAGE SYSTEMS

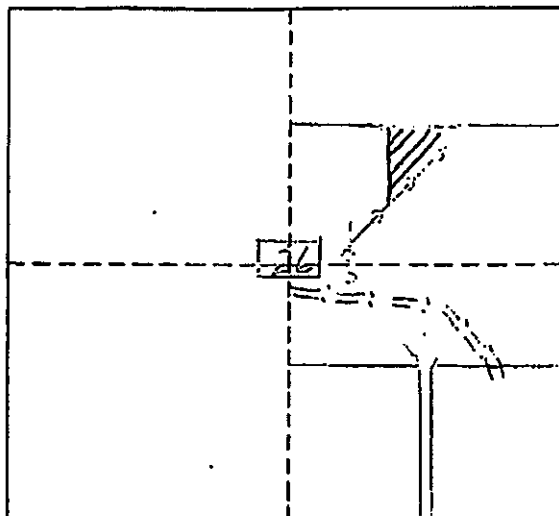
NAME E. J. L. Smith DATE 12-21-61

S.C. DISTRICT Wor 14 92

T. 100 R. 21 SEC. 24 T.

ACP NO. H-11 SCS NO. 703-D

LOCATION MAP



SHOW SECTION CORNER OR CENTER

THIS PRACTICE MEETS SPECIFICATIONS WITH THE FOLLOWING EXCEPTIONS:

_____ FEET ARE

ELIGIBLE FOR A.C.P. COST SHARING.

DATE _____ SIGNATURE _____

Revised 6-7-61 3-L-45794

DESIGN INFORMATION

DRAINAGE AREA _____ AREA USED IN DESIGN 6

OUTLET 15" CAPACITY 7.16 1860

OUTLET TUBE _____ FT. OF _____ IN. C.M.P.

LINE	1	2	3	4	5		
SIZE	6	6	6	6	6		
LGTH.	580	200	400	600	650		
COEF.	3/8	3/8	3/8	3/8	3/8		
MIN. GRD.	.1	.2	.2	.1	.1		
MAX. DEPTH	4.66	5.33	4.16	4.82	4.67		
MIN. DEPTH	4.00	4.20	3.70	3.50	3.20		
TRCH. WIDTH							
TILE QUAL.							

2430 FEET LATERALS _____ FEET MAINS

GRAND TOTAL 2430 FEET

TYPE OF JUNCTIONS 1/2" 1/2" 1/2" 1/2" 1/2"

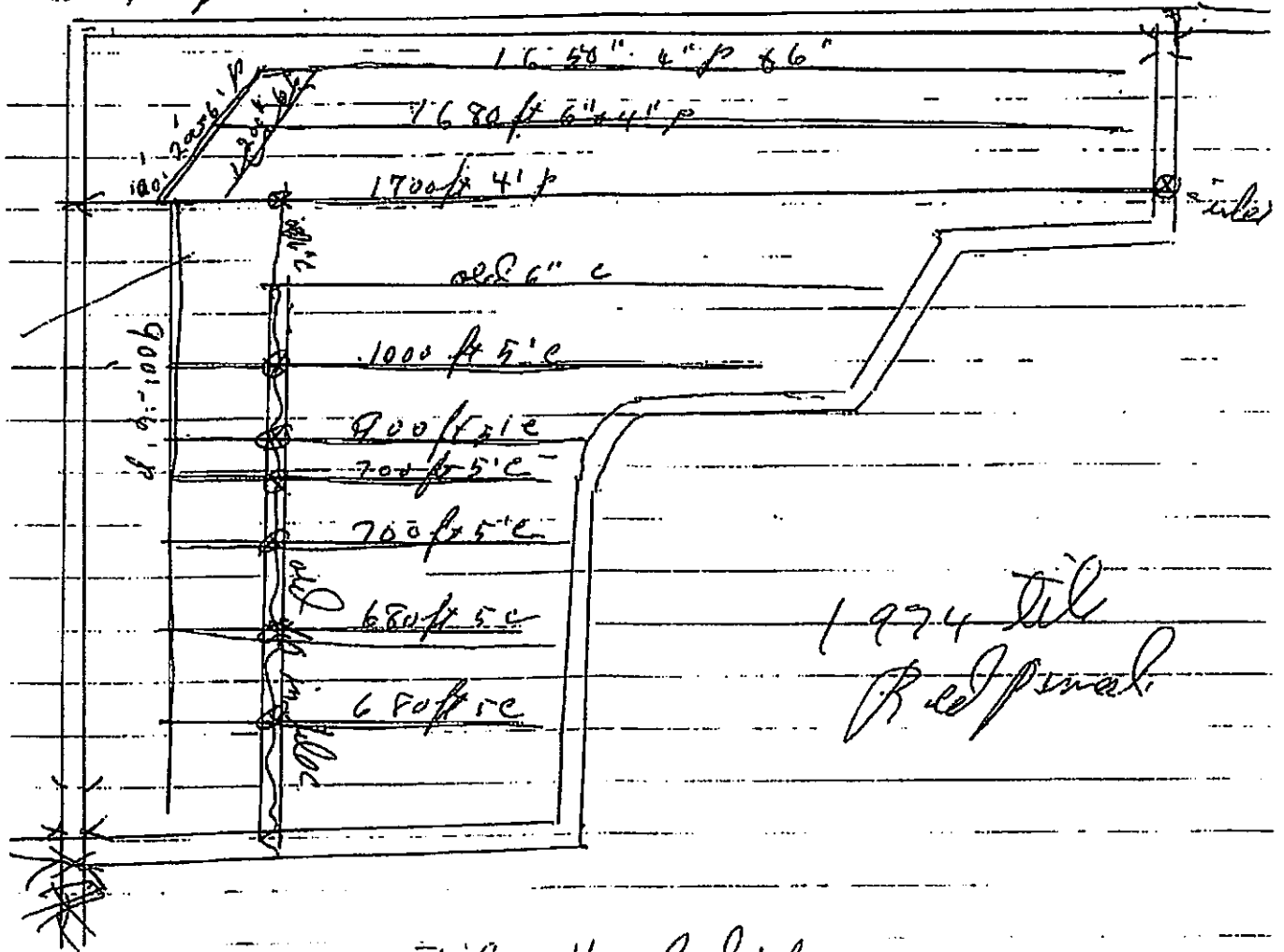
NOTE: SEE ATTACHED FIELD NOTES FOR LAYOUT AND CHECKING

COMPUTATIONS CHECKED BY _____

section 25+26 ~~June 19~~ (7-10/74)

Max Roland. Howe Pocz 38 acres

all estimates. Will make more accurate
map when I locate tile bores.

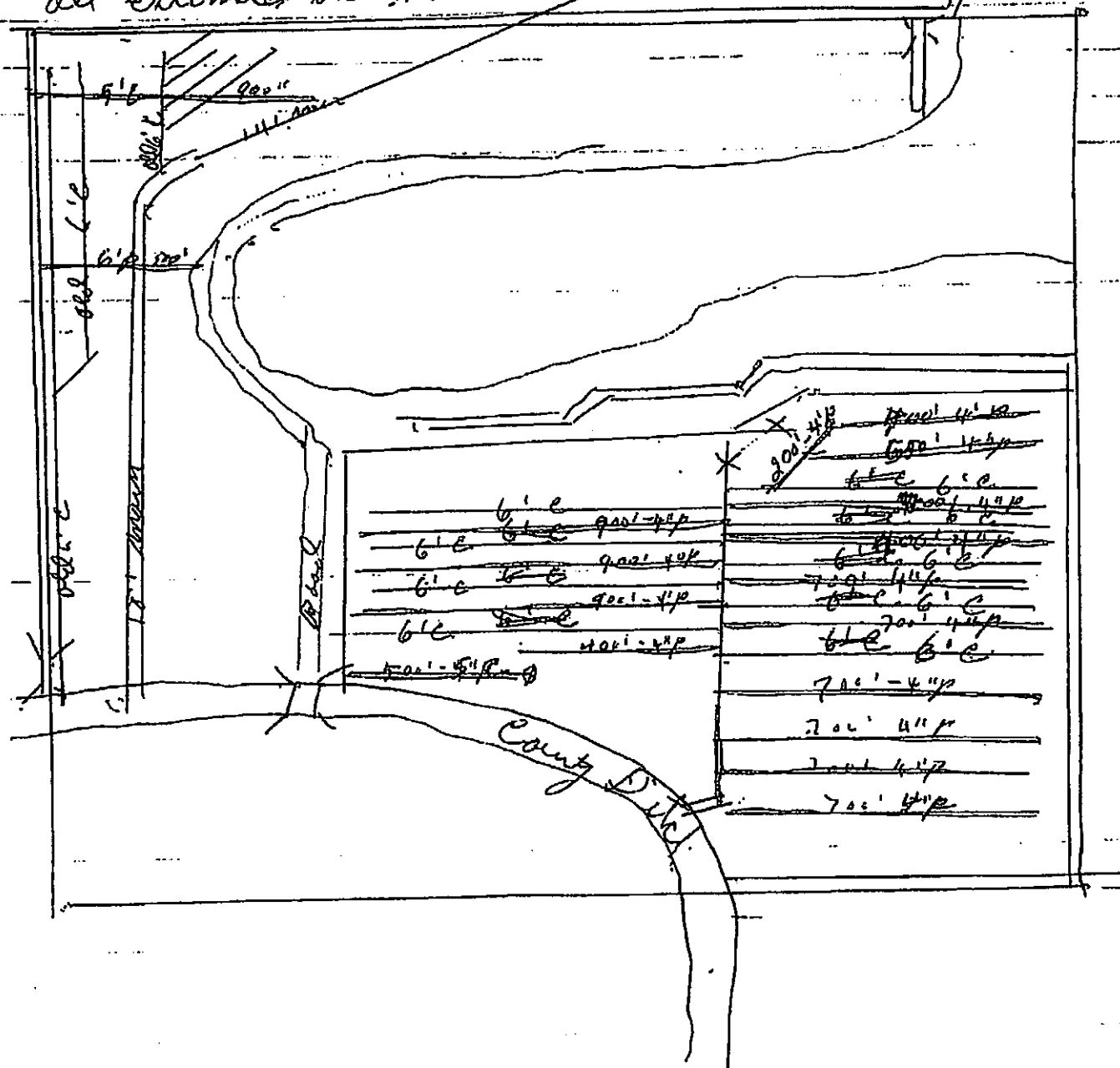


① Tile Hooked up.
Redwood Near Tile

Mary Holley

Ed 971 146 acc

1974 Tile Bed panel
all Extincter will make occure later.



U.S. Department of Agriculture
Soil Conservation Service

SCS-ENG-28 (4-69)

Work Unit: **WORTH**

Former Group: **EC-10**

Location: **SEC. 26, T. 12 N., R. 10 E.**

Job: **TRILE**

Design Sur.: **4**

Const. Layout: **1**

Const. Check: **1**

Other: **1**

Dist. App. No.: **1**

Field No.: **1**

ACP No.: **1**

SCS-ENG-28 (4-69)

Sta.	B.S.	M.I.	F.S. or Grade Rod	Elev. or Planned Elev.
LEVEL		114.90	15.7	100.2
0+10			9.05	100.36 5.5%
0+50			5.92	100.36 5.5%
1+00			5.65	100.25 4.0%
1+75			5.42	100.48 4.10
2+00			5.14	100.72 4.26
2+50			4.18	110.53 4.10
3+00			1.15	112.77 4.27
LAT. ELEV.				
0+00				100.48 4.08
1+00			5.32	100.58 4.08
2+00			5.32	100.58 4.08
3+00			5.32	100.58 4.08
4+00			5.32	100.58 4.08

SCS-ENG-28 (4-69)

[illegible]

Form Boundary	Permanent Fence	Existing Title Lino.	Proposed Title Lino.	New Title Provided
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0

— LEGEND —

Expiring Dec 31, 2011

- | | |
|---|-------------------|
| Estimated Value, incl.
Provision for Contingencies | \$1,000,000 |
| Amount of Title Insured | \$400,000 |
| Contractor | Carlisle Helgeson |
| Subcontracted By | GC |
| Due Insured | June 1985 |
| CONSTRUCTION REPORT | |
| Address | 1111 |
| City | 11 |
| State | 11 |
| Zip | 11 |

12/12/1914
 12/12/1914
 12/12/1914

SECTION <i>14-26</i>	TOWNSHIP <i>100 W</i>	RANGE <i>21 N</i>
COUNTY <i>Butte</i>	STATE <i>Mont.</i>	
COOPERATOR - <i>Walter Hanson #145</i>		
COOPERING WITH <i>Butte Sec 92</i>		
SURRENDER BY <i>Dallas Platt</i>		
AS <i>2nd</i> FILE DRAINAGE PLAN		
U. S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE		
PROJECT <i>WATER</i>		
APPROVAL <i>North Fork Butte # 12</i>		
CROPLAND APPROVED		
OWNER <i>Walter Hanson</i>	TECHNICAL EXPERT <i>Walter Hanson</i>	
DATE <i>12-1-53</i>	DATE <i>12-1-53</i>	
SIGNATURE <i>Walter Hanson</i>	SIGNATURE <i>Walter Hanson</i>	