

# FARMLAND FOR SALE

## 80 ACRES GREAT OAK TOWNSHIP PALO ALTO COUNTY, IOWA

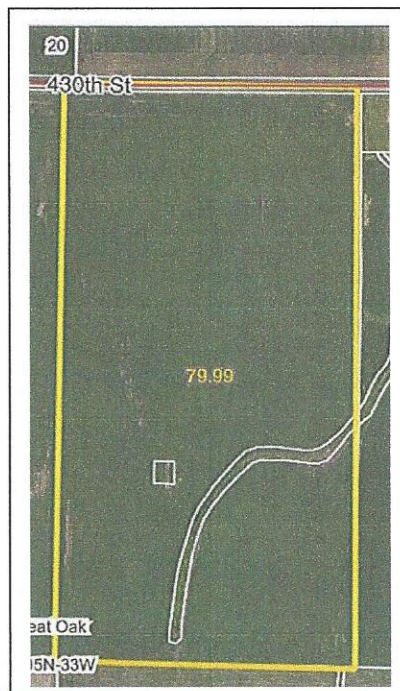
**Legal Description:** The East One-half of the Southwest One-quarter (E1/2SW1/4) of section Twenty-nine (29), Township Ninetyfive (95) North, Range Thirty-Three (33) West of the 5<sup>th</sup> PM, Palo Alto County, Iowa.

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

**CSR1:** 77.6   **CSR2:** 87.7

**Taxes:** \$2,506.00 yearly  
**Drainage:** \$50.51 yearly

**Possession:** Available for the 2019 farming season



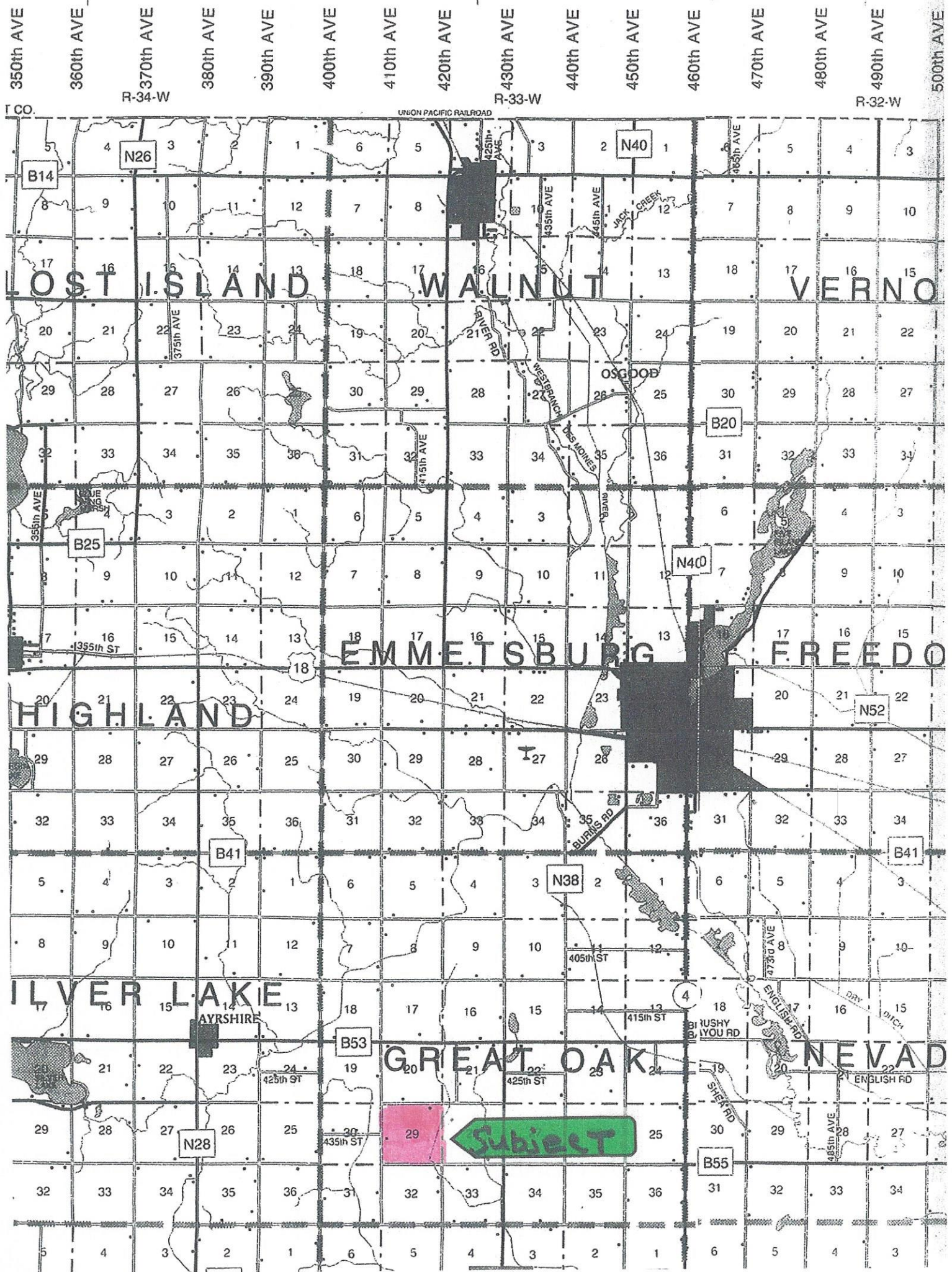
### *Buying or Selling* **SADUSKY REAL ESTATE** **EXCLUSIVE FARMLAND BROKERS**

*Licensed in Iowa and Minnesota*  
**5851 105<sup>th</sup> Avenue Storm Lake, Iowa 50588**  
**Phone: (712) 732-1312**  
**[www.saduskyrealestate.com](http://www.saduskyrealestate.com)**

**Tony Sadusky, Salesperson**  
**Cell Phone: (712) 299-0334**  
**Email:**  
**[tsadusky@saduskyrealestate.com](mailto:tsadusky@saduskyrealestate.com)**

**Butch Sadusky, Broker**  
**Cell Phone: (712) 299-4550**  
**Email:**  
**[bsadusky@saduskyrealestate.com](mailto:bsadusky@saduskyrealestate.com)**



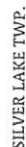




R-33-W

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|  | ■ |  |  |
|  |   |  |  |

400th AVE 410th AVE 420th AVE  430th AVE 440th AVE 450th AVE 460th AVE



420th ST

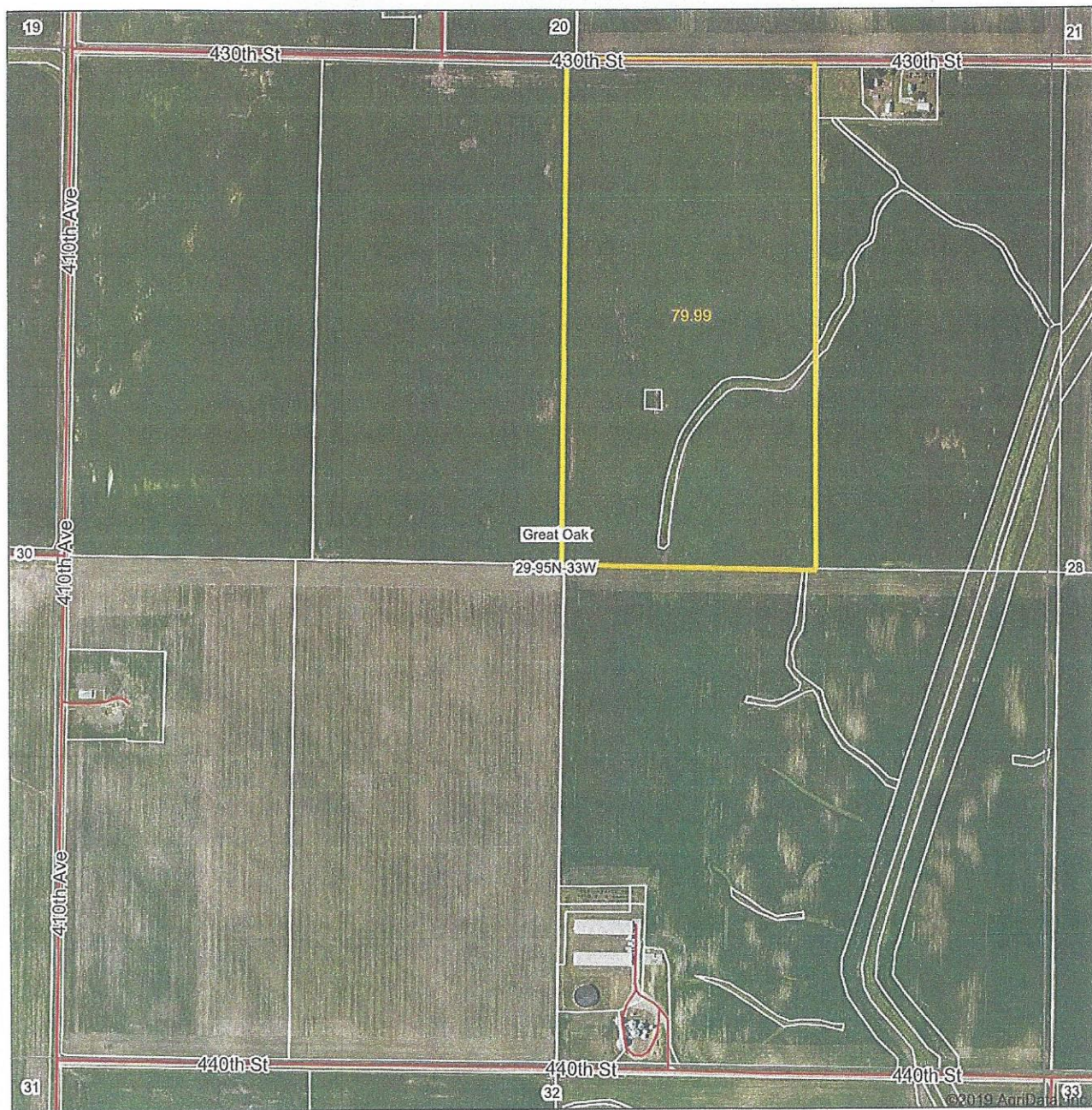
430th ST

440th ST

450t



## Aerial Map



S ◊ R ◊ E

Sadusky Real Estate

Phone: 712-732-1312

Maps Provided By:



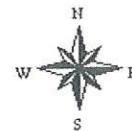
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www.AgrIDataInc.com

map center: 43° 1' 0.99, -94° 46' 2.81

29-95N-33W  
Palo Alto County  
Iowa

0ft 817ft 1634ft

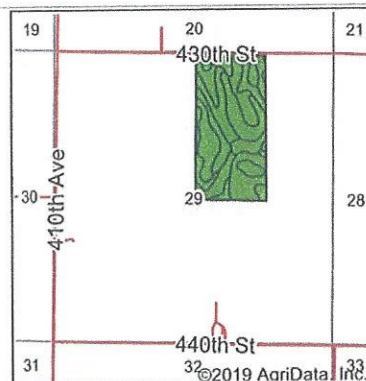
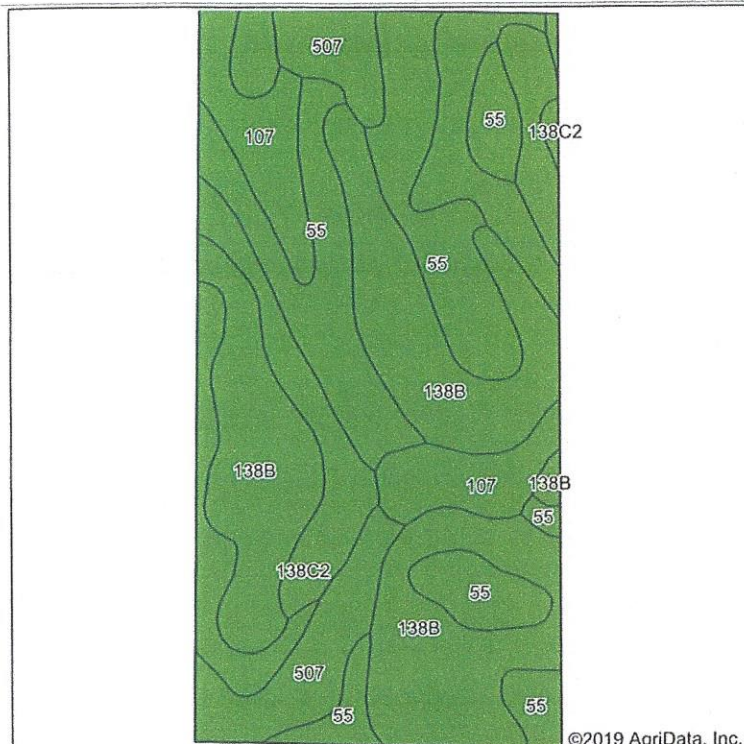


2/13/2019

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



## Soils Map



State: Iowa  
 County: Palo Alto  
 Location: 29-95N-33W  
 Township: Great Oak  
 Acres: 79.99  
 Date: 2/13/2019

S - R - E

Sadusky Real Estate  
 Phone: 712-732-1312

Maps Provided By:



Area Symbol: IA147, Soil Area Version: 25

| Code             | Soil Description                                        | Acres | Percent of field | CSR2 Legend | Water Table | Soil Drainage           | Non-Irr Class *c | *i Corn | *i Alfalfa | *i Soybeans | CSR2** | CSR  | *n NCCPI Soybeans |
|------------------|---------------------------------------------------------|-------|------------------|-------------|-------------|-------------------------|------------------|---------|------------|-------------|--------|------|-------------------|
| 138B             | Clarion loam, 2 to 6 percent slopes                     | 29.86 | 37.3%            |             | 2.9ft.      | Moderately well drained | Ile              | 225.6   | 6.3        | 65.4        | 89     | 76   | 83                |
| 55               | Nicollet clay loam, 1 to 3 percent slopes               | 25.36 | 31.7%            |             | 1.5ft.      | Somewhat poorly drained | Iw               | 233.6   | 6.1        | 67.7        | 89     | 84   | 78                |
| 107              | Webster clay loam, 0 to 2 percent slopes                | 11.91 | 14.9%            |             | 0.6ft.      | Poorly drained          | Ilw              | 224     | 4.7        | 65          | 86     | 79   | 80                |
| 507              | Canisteo clay loam, 0 to 2 percent slopes               | 7.63  | 9.5%             |             | 2ft.        | Poorly drained          | Ilw              | 224     | 4.7        | 65          | 84     | 74   | 79                |
| 138C2            | Clarion loam, 6 to 10 percent slopes, moderately eroded | 5.23  | 6.5%             |             | 4.6ft.      | Well drained            | Ille             | 204.8   | 5.7        | 59.4        | 83     | 58   | 65                |
| Weighted Average |                                                         |       |                  |             |             |                         |                  | 226.4   | 5.8        | 65.6        | 87.7   | 77.6 | *n 79.4           |

\*\*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.

\*c: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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 : 6860

Prepared : Feb 28, 2019

Crop Year : 2019

Operator Name : BRUCE EDWARD NELSON  
Farms Associated with Operator : 19-147-234, 19-147-5416, 19-147-6187, 19-147-6860  
CRP Contract Number(s) : None  
Recon ID : 19-147-2016-86

#### Farm Land Data

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP  | CRP  | GRP           | Sugarcane | Farm Status          | Number Of Tracts       |
|--------------------|--------------------|------------------------|----------------|------|------|---------------|-----------|----------------------|------------------------|
| 156.73             | 156.53             | 156.53                 | 0.00           | 0.00 | 0.00 | 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               | 156.53                 | 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 | CTAP Yield | PLC Yield | HIP |
|--------------|---------------|-----------------------------|------------|-----------|-----|
| Corn         | 78.92         | 0.00                        | 0          | 168       |     |
| Soybeans     | 77.61         | 0.00                        | 0          | 46        |     |
| <b>TOTAL</b> | <b>156.53</b> | <b>0.00</b>                 |            |           |     |

#### NOTES

|  |
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|  |
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Tract Number : 719  
Description : E9; E2 NW4, W2 NE4 29 95 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 : MRS ANNE MARIE NELSON, CHARLES F SCHANY, GERALYN LANNON, GERENE E THOM, CENTRAL LIVESTOCK ASSOCIATION LLC, COLLEEN STANLEY, MRS PATTY JEAN SCHANY  
Other Producers : MR JEFFREY J SCHANY, WILLIAM JOSEPH SCHANY II  
Recon ID : None

#### Tract Land Data

| Farm Land          | Cropland           | DCP Cropland           | WBP            | WRP  | CRP  | GRP                  | Sugarcane              |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------------------------|
| 156.73             | 156.53             | 156.53                 | 0.00           | 0.00 | 0.00 | 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               | 156.53                 | 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      | 78.92      | 0.00                        | 0          | 168       |





United States  
Department of  
Agriculture

# Palo Alto County, Iowa



## 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: 156.53 acres

2019 Program Year

Map Created October 12, 2018

Farm 6860

Tract 719

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).

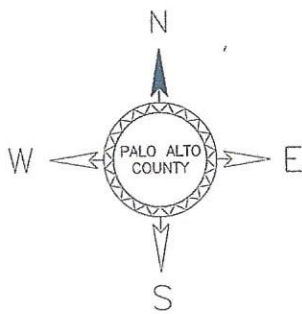
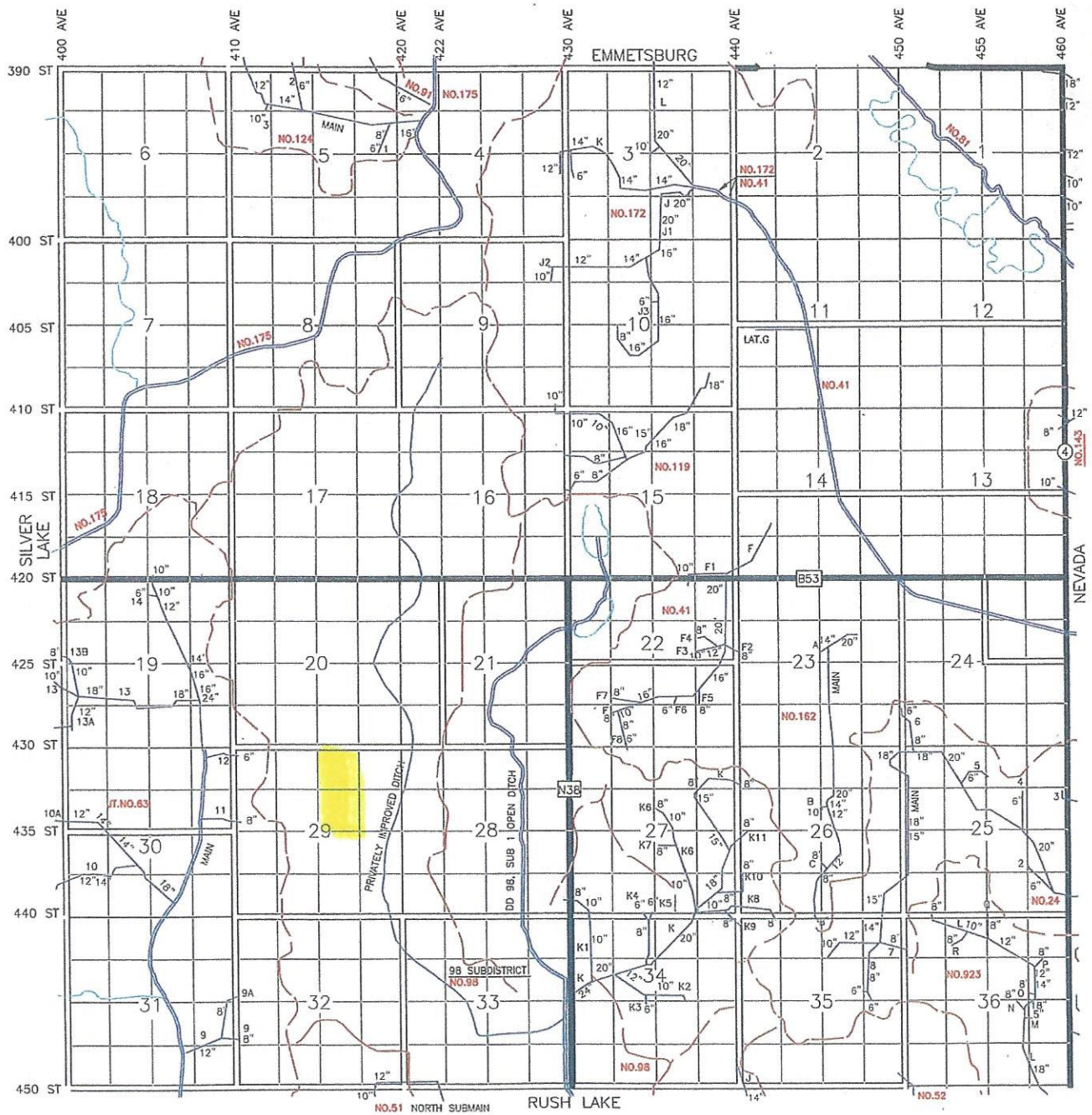


| Owner                                            | Items    | Due                                                                                                                                                                                              | Status |          |                        |      |                                                  |          |                               |
|--------------------------------------------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----------|------------------------|------|--------------------------------------------------|----------|-------------------------------|
| Schany, Monica J, L E, Etal                      | 9        | <table><tr><td>Total:</td><td>2,500.00</td></tr><tr><td>First Installment Due:</td><td>0.00</td></tr><tr><td><input type="checkbox"/> Pay Second Installment:</td><td>2,500.00</td></tr></table> | Total: | 2,500.00 | First Installment Due: | 0.00 | <input type="checkbox"/> Pay Second Installment: | 2,500.00 | Unpaid<br>Details/Pay Partial |
| Total:                                           | 2,500.00 |                                                                                                                                                                                                  |        |          |                        |      |                                                  |          |                               |
| First Installment Due:                           | 0.00     |                                                                                                                                                                                                  |        |          |                        |      |                                                  |          |                               |
| <input type="checkbox"/> Pay Second Installment: | 2,500.00 |                                                                                                                                                                                                  |        |          |                        |      |                                                  |          |                               |

| Parcel Number                                                                 | District | Site or Legal Address | Year Type                | Annual Amount                   | Status                                                    |
|-------------------------------------------------------------------------------|----------|-----------------------|--------------------------|---------------------------------|-----------------------------------------------------------|
| 000170029001020<br>Additional<br>Information<br>Request an address<br>change. | 170      | NW NE                 | 2018-2019-Real<br>Estate | 1,238.00                        | Unpaid                                                    |
|                                                                               |          | Installment           | Interest<br>Begins       | Due                             | Other                                                     |
|                                                                               |          | First                 | 10/02/2018               | 0.00                            |                                                           |
|                                                                               |          | Second                | 04/02/2019               | <input type="checkbox"/> 619.00 | 0.00                                                      |
| 000170029001020<br>Additional<br>Information<br>Request an address<br>change. | 170      | NW NE                 | 2018-2019-<br>Drainage   | 28.41                           | Paid<br>Setup<br>installments<br><input type="checkbox"/> |
|                                                                               |          | Installment           | Interest<br>Begins       | Due                             | Other                                                     |
|                                                                               |          | First                 | 10/02/2018               | 0.00                            |                                                           |
|                                                                               |          | Second                | 04/02/2019               | 0.00                            |                                                           |
| 000170029001030<br>Additional<br>Information<br>Request an address<br>change. | 170      | SW NE                 | 2018-2019-Real<br>Estate | 1,268.00                        | Unpaid                                                    |
|                                                                               |          | Installment           | Interest<br>Begins       | Due                             | Other                                                     |
|                                                                               |          | First                 | 10/02/2018               | 0.00                            |                                                           |
|                                                                               |          | Second                | 04/02/2019               | <input type="checkbox"/> 634.00 | 0.00                                                      |
| 000170029001030<br>Additional<br>Information<br>Request an address<br>change. | 170      | SW NE                 | 2018-2019-<br>Drainage   | 22.10                           | Paid<br>Setup<br>installments<br><input type="checkbox"/> |
|                                                                               |          | Installment           | Interest<br>Begins       | Due                             | Other                                                     |
|                                                                               |          | First                 | 10/02/2018               | 0.00                            |                                                           |
|                                                                               |          | Second                | 04/02/2019               | 0.00                            |                                                           |

TAXES: \$2506 /yr. DRAINAGE \$50.51 /yr.





| KEY |                   |
|-----|-------------------|
|     | DRAINAGE TILE     |
|     | OPEN DITCH        |
|     | WATERSHED LINE    |
|     | WATERWAY - NOT DD |
|     | PAVED ROAD        |
|     | UNPAVED ROAD      |
|     | PRIVATE TILE      |
|     | PRIVATE DITCH     |

R-33W-T-95N

# GREAT OAK