

FARMLAND FOR SALE

105 ACRES BARNES TOWNSHIP COUNTY, IOWA

Legal Description

PARCEL # 1 THE NORTH HALF OF THE NORTHWEST QUARTER (N1/2NW1/4) EXCEPT (PT 437.03 FEET X 331.3 FEET) AND THE EAST 24.64 ACRES OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4NW1/4) ALL IN SECTION TWENTY FOUR (24), TOWNSHIP NINETY-THREE (93) NORTH, RANGE THIRTY-SEVEN (37) WEST OF THE 5TH P.M. BARNES TOWNSHIP, BUENA VISTA COUNTY IOWA.

Soil Types: Nicollet, Canisteo, Clarion

CSR2: 76.6

Taxes: \$2,366.00

Possession: At closing



FSA INFORMATION

Cropland Acres: 101.14

Corn base Acres: 43.2

Soybean base Acres: 43.1

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

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Cell Phone: (507) 840-1800

Email: aphillipsrealestate@iw.net

Tony Sadusky, Salesperson

Cell Phone: (712) 299-0334

Email: tsaduskyrealestate@iw.net

Butch Sadusky, Broker

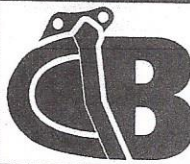
Cell Phone: (712) 299-4550

Email: bsaduskyrealestate@iw.net

Scott Petrich, Salesperson

Cell Phone: (712) 291-0656

Email: spetrichrealestate@iw.net



Christian Bros.

Excavating L.C.

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AGRICULTURAL

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Phone: 712-283-2496

Fax: 712-283-2974

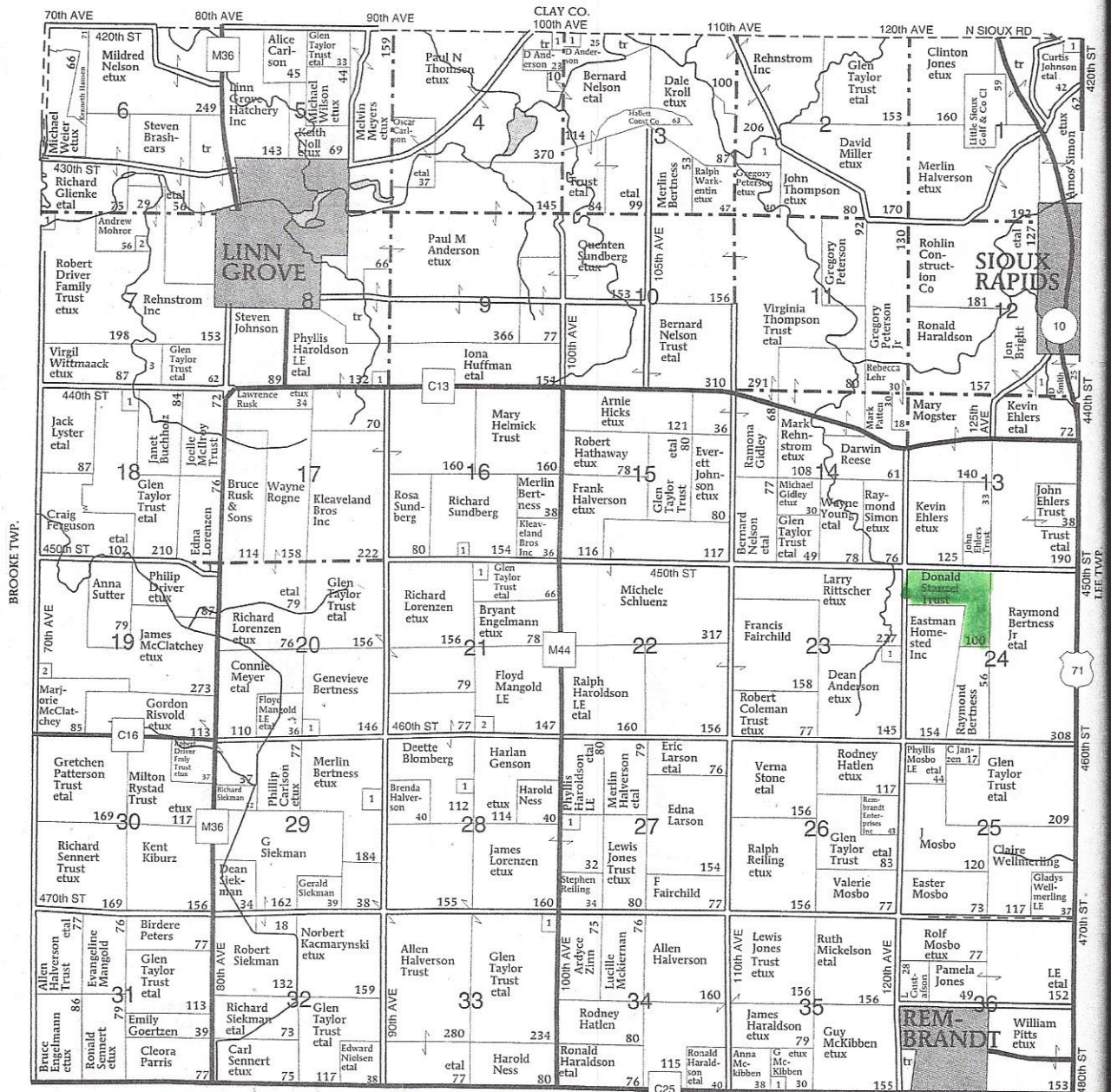
Cell: 712-390-4000 (Eric) 712-390-4001 (Paul)



T-93-N

BARNES PLAT

R-37-W



BARNES TOWNSHIP

- SECTION 1**
1. Noll, Richard
- SECTION 2**
1. Kroil, Dale
- SECTION 3**
1. Witttry, David

SECTION 4

1. Witttry, David
- SECTION 7**
1. Fibelstad, Dale
2. Harskamp, Daniel
3. Magnusson, Dean
- SECTION 8**

SECTION 12

1. Linn Grove Pullets Inc
- SECTION 16**
1. Petty, Thomas
- SECTION 18**
1. Sundberg, Ronald
1. Mangold, Gregory

SECTION 19

1. Goodwin, Myron
- SECTION 20**
1. Wendel, Nancy
- SECTION 21**

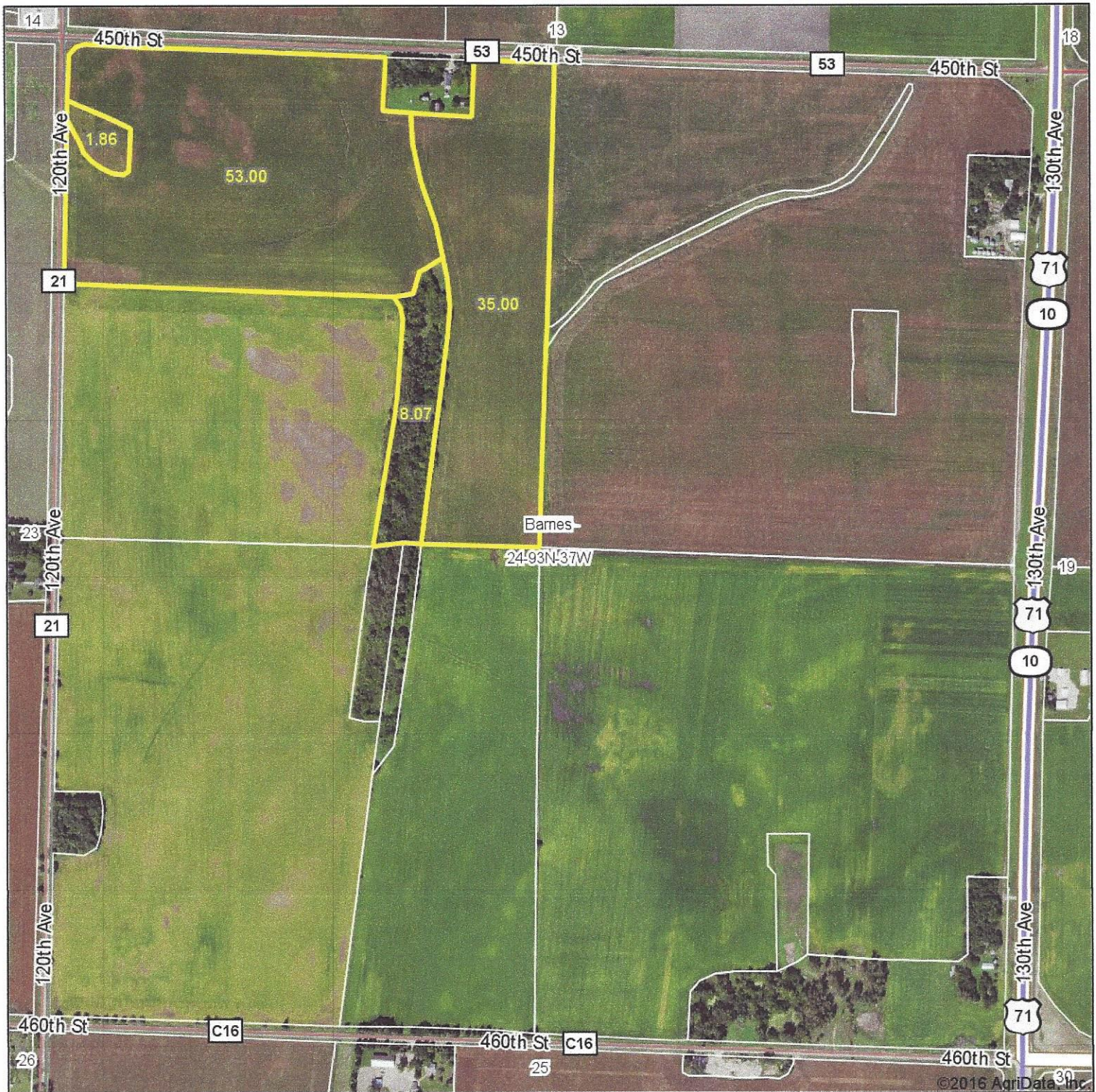
SECTION 23

1. Axdahl, Gary
- SECTION 24**
1. Andreassen, Charles
- SECTION 28**

SECTION 29

1. Blomberg, Thomas
- SECTION 33**
1. Moali, Steven
- SECTION 35**
1. Kraal, Kae

Aerial Map



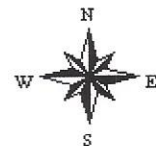
S ◊ R ◊ E
Sadusky Real Estate
Phone: 712-732-1312

map center: 42° 51' 29.37, -95° 9' 39.49

0ft 830ft 1660ft

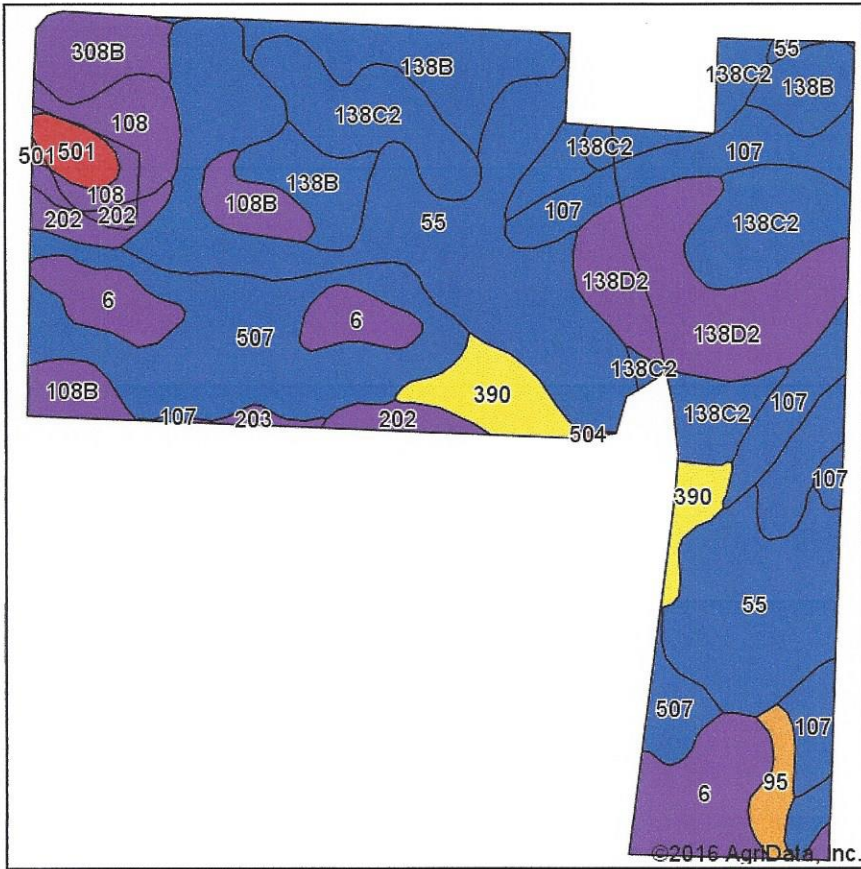
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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24-93N-37W
Buena Vista County
Iowa

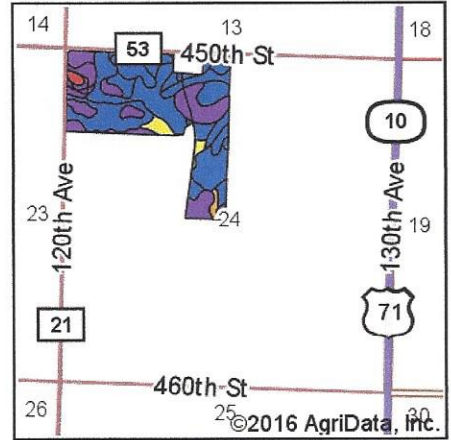


12/13/2016

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Buena Vista**
 Location: **24-93N-37W**
 Township: **Barnes**
 Acres: **89.86**
 Date: **12/13/2016**

S - R - E

Sadusky Real Estate

Phone: 712-732-1312

Maps Provided By:



Area Symbol: IA021, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR
55	Nicollet clay loam, 1 to 3 percent slopes	22.29	24.8%		Iw	233.6	67.7	89	84
507	Canisteo clay loam, 0 to 2 percent slopes	11.20	12.5%		Ilw	224	65	84	74
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	10.46	11.6%		Ille	204.8	59.4	83	60
138B	Clarion loam, 2 to 6 percent slopes	10.13	11.3%		Ille	225.6	65.4	89	76
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	7.39	8.2%		Ille	176	51	51	51
107	Webster clay loam, 0 to 2 percent slopes	6.84	7.6%		Ilw	224	65	86	79
6	Okoboji silty clay loam, 0 to 1 percent slopes	6.49	7.2%		Illw	177.6	51.5	59	54
390	Waldorf silty clay loam, 0 to 2 percent slopes	3.18	3.5%		Ilw	193.6	56.1	69	64
108	Wadena loam, moderately deep, 0 to 2 percent slopes	2.74	3.0%		Ils	177.6	51.5	58	56
108B	Wadena loam, moderately deep, 2 to 5 percent slopes	2.59	2.9%		Ille	161.6	46.9	51	48
308B	Wadena loam, deep, 1 to 5 percent slopes	2.24	2.5%		Ille	177.6	51.5	55	61
202	Cylinder loam, moderately deep, 0 to 2 percent slopes	1.90	2.1%		Ils	185.6	53.8	60	61
501	Gravel pits	1.06	1.2%			88	25.5	0	0
95	Harps clay loam, 0 to 2 percent slopes	1.05	1.2%		Ilw	198.4	57.5	72	59
203	Cylinder loam, deep, 0 to 2 percent slopes	0.30	0.3%		I	185.6	53.8	60	73
					Weighted Average	208.7	60.5	76.6	68.8

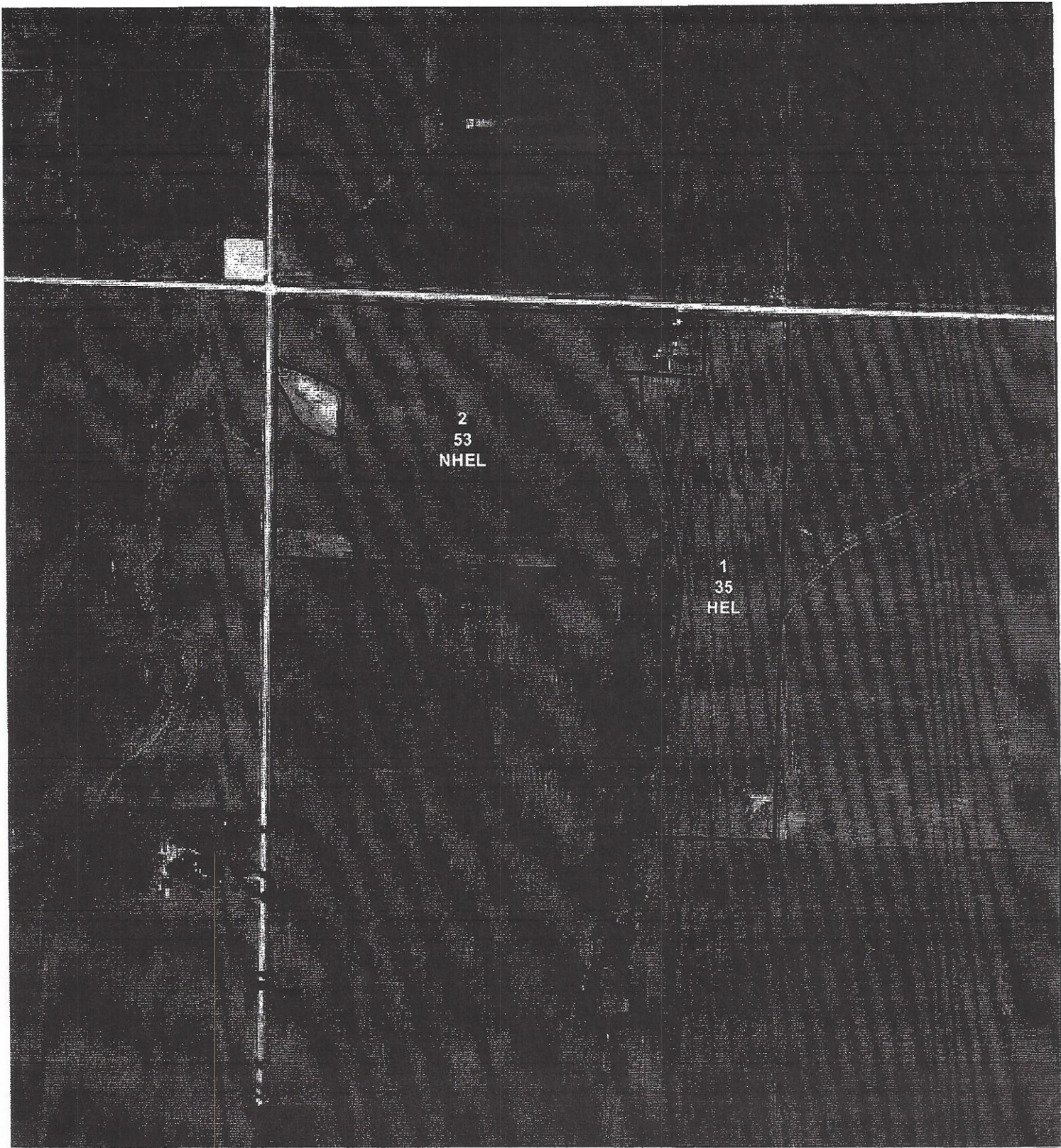
Area Symbol: IA021, Soil Area Version: 20

**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.



USDA United States Department of Agriculture
Farm Service Agency

BUENA VISTA COUNTY, IA
FARM - TRACT
74 - 2299
SECTION: 24
TWP: BARNES

April 17, 2015

1 inch = 660 feet



Legend

National_Wetland.SDE.wetlands
Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- GIS_IA.sde.clu_a_la021

Disclaimer: 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 wetland boundaries and determinations, or contact NRCS.

Iowa
Buena Vista

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

Report ID: FSA-156EZ

FARM: 74
Prepared: 8/31/16 2:39 PM
Crop Year: 2016
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: ALAN R MILLS
Farm Identifier:
Recon Number:

Farms Associated with Operator:
None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
101.14	88.0	88.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		FAV/WR History	
0.0	0.0	88.0	0.0	0.0	0.0			

ARC-IC NONE	ARC-CO CORN , SOYBN	ARC/PLC	PLC NONE	PLC-Default NONE
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Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	43.2		158	0.0
SOYBEANS	43.1		48	0.0
Total Base Acres:	86.3			

Tract Number: 2299 Description: N2NW4 & POR SE4NW4 24-93-37 BAR

FAV/WR History

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
101.14	88.0	88.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	88.0	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	43.2		158	0.0
SOYBEANS	43.1		48	0.0
Total Base Acres:	86.3			

Owners: DONALD STANZEL

Other Producers: None