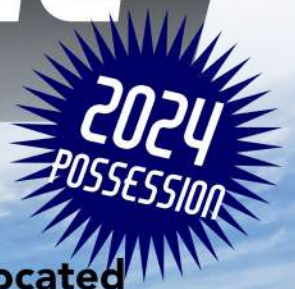


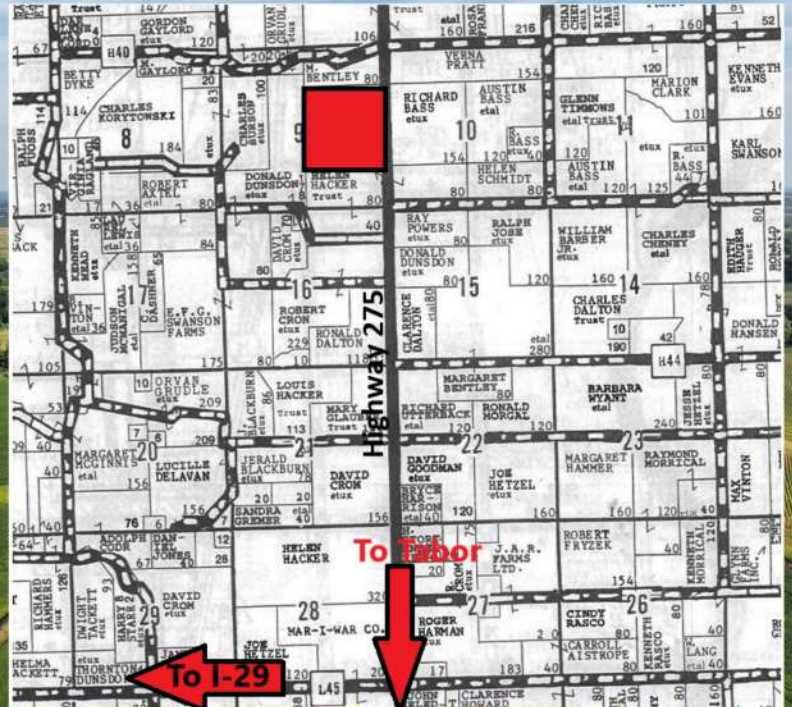
160 ACRE MILLS COUNTY, IA FARM FOR SALE

\$11,000/ACRE



FARM LOCATION: 63592 US Highway 275, Tabor - Farm is located approximately 4.2 miles north of Tabor, Iowa on Highway 275.

LEGAL DESCRIPTION: S 1/2 NE 1/4 and N 1/2 SE 1/4, all in Section 9, Township 71 (Rawles) Range 42, Mills



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FSA INFORMATION

FARM FOR SALE 160 ACRES - MILLS COUNTY, IA

IOWA MILLS Form: FSA-156EZ <small>See Page 2 for non-discriminatory Statements.</small>	 United States Department of Agriculture Farm Service Agency	FARM : 1693 Prepared : 8/10/23 12:26 PM CST Crop Year : 2023							
Abbreviated 156 Farm Record									
Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
156.53	145.40	145.40	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	145.40	0.00		0.00	0.00	0.00	0.00	
Crop Election Choice									
ARC Individual			ARC County			Price Loss Coverage			
None			CORN, SOYBN			None			
Tract Number : 1034 Description : F 9 SEC 9 T71N R42W FSA Physical Location : IOWA/MILLS ANSI Physical Location : IOWA/MILLS BIA Unit Range Number : HEL Status : HEL field on tract.Conservation system being actively applied Wetland Status : Wetland determinations not complete WL Violations : None Owners : CAROL ANN HACKER Other Producers : None Recon ID : None									
Farm Land Data									
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane		
156.53	145.40	145.40	0.00	0.00	0.00	0.00	0.0		
Tract 1034 Continued ...									
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD		
0.00	0.00	145.40	0.00	0.00	0.00	0.00	0.00		
DCP Crop Data									
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield						
Corn	71.20	0.00	130						
Soybeans	64.20	0.00	37						
TOTAL	135.40	0.00							
NOTES									

FARM# 1693 TRACT #1034
CORN BASE: 71.20 PLC YIELD: 130
BEAN BASE: 64.20 PLC YIELD: 37
CSR2: 72.2 TAXES: 5,138 for 2022/
 Prorated at Closing
CROPLAND ACRES: 145.40
TAXES: \$5138 FOR 2022



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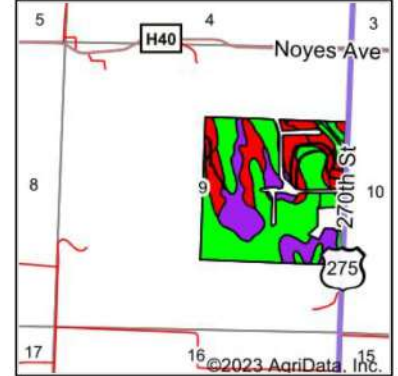
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CSR 2

FARM FOR SALE 160 ACRES - MILLS COUNTY, IA

**72.2
CSR 2**

Soils Map



State: **Iowa**
 County: **Mills**
 Location: **9-71N-42W**
 Township: **Rawles**
 Acres: **141.33**
 Date: **8/10/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IA129, Soil Area Version: 33											
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans	
9B	Marshall silty clay loam, 2 to 5 percent slopes	52.92	37.4%		Ile	232.0	67.3	95	83	76	
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	30.99	21.9%		IIle	177.6	51.5	60	53	70	
12B	Napier silt loam, 2 to 5 percent slopes	22.08	15.6%		Ile	230.4	66.8	93	77	90	
1D	Ida silt loam, 9 to 14 percent slopes	19.81	14.0%		IIle	142.4	41.3	41	45	77	
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	6.29	4.5%		IIle	126.4	36.7	32	40	59	
1E	Ida silt loam, 14 to 20 percent slopes	4.37	3.1%		Ive	113.6	32.9	25	35	72	
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	2.98	2.1%		Ive	97.6	28.3	18	30	54	
10E2	Monona silt loam, 14 to 20 percent slopes, eroded	1.78	1.3%		Ive	153.6	44.5	45	43	63	
112D2	Strahan silt loam, 9 to 14 percent slopes, moderately eroded	0.11	0.1%		IIle	137.6	39.9	33	40	65	
Weighted Average						2.53	195	56.6	72.2	65.1	*n 75.5

**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



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