

**FOR SALE - 2026 POSSESSION**

**319.5 ACRES M/L**

**\$6000 /ACRE**



**319.5 ACRES M/L - ADAMS AND MONTGOMERY COUNTIES, IOWA**

**Directions to the Farm: From Grant, Iowa, South on Old Highway 71, then East on 115<sup>th</sup> Street 2 ½ miles to the Southwest edge of the farm. Farm is located on the North side of 115<sup>th</sup> St.**

**Brief Legal: 158 ac m/l NE ¼ Sec 12, T73, R36 Montgomery Co & 161.5 ac m/l (NW ¼ & W ½ W ½ NE ¼ Sec 7, T73, R35 Adams Co, IA**

**Taxes: \$6286**

319.5 acres m/l located in Adams and Montgomery Counties in Iowa. Farm has approximately 92 acres of CRP paying \$20,001 with contracts expiring 2030 & 2033. Approximately 30 acres tillable, Remainder of the farm is in pasture and trees. Great recreation and income producing tract!

**ED SPENCER, BROKER**

402-510-FARM  
322 E. 7<sup>TH</sup> ST  
LOGAN, IA 51546

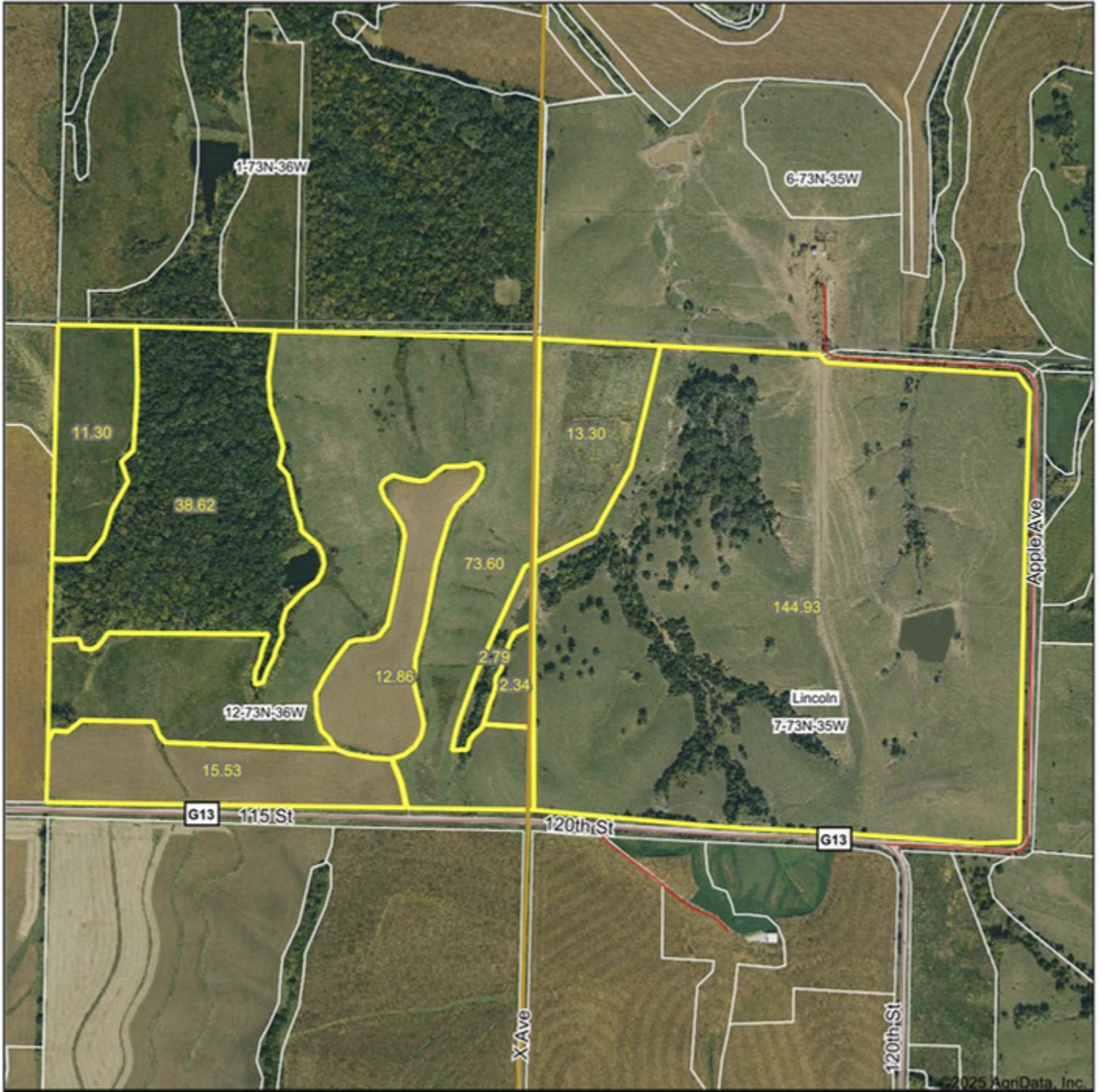


Scan me!

**[www.spencergroups.com](http://www.spencergroups.com)**

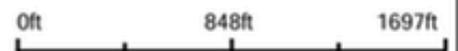


# Aerial Map



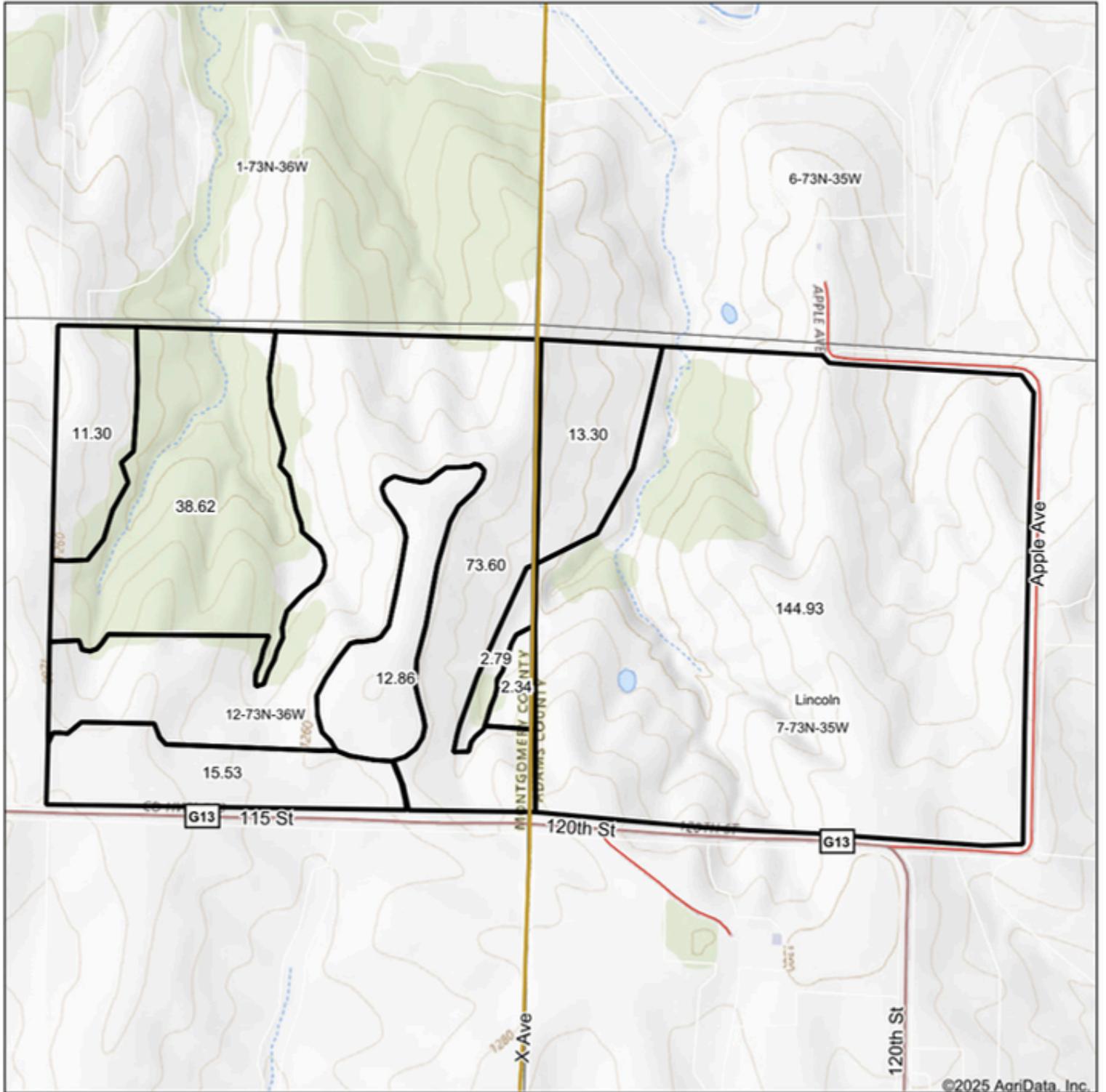
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Boundary Center: 41° 8' 27.07, -94° 55' 38.9



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# Topography Map

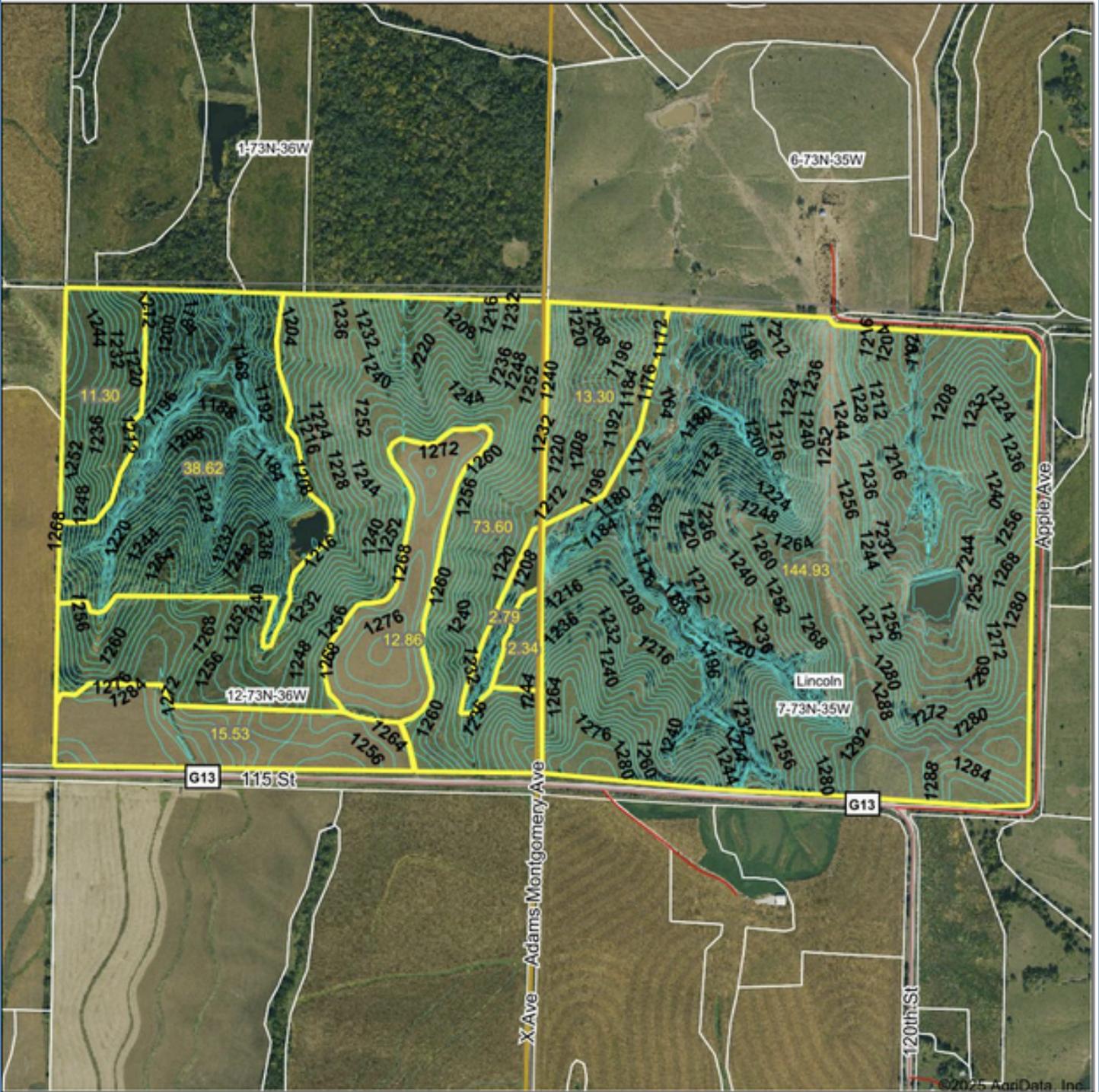


Map Center: 41° 8' 29.15, -94° 55' 38.24



[www.spencergroups.com](http://www.spencergroups.com)

# Topography Contours




Maps Provided By:  
**Spencer GROUPS**  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgrDataInc.com  
 Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 3 meter dem  
 Interval(ft): 4.0  
 Min: 1,151.1  
 Max: 1,300.3  
 Range: 149.2  
 Average: 1,236.9  
 Standard Deviation: 31.04 ft



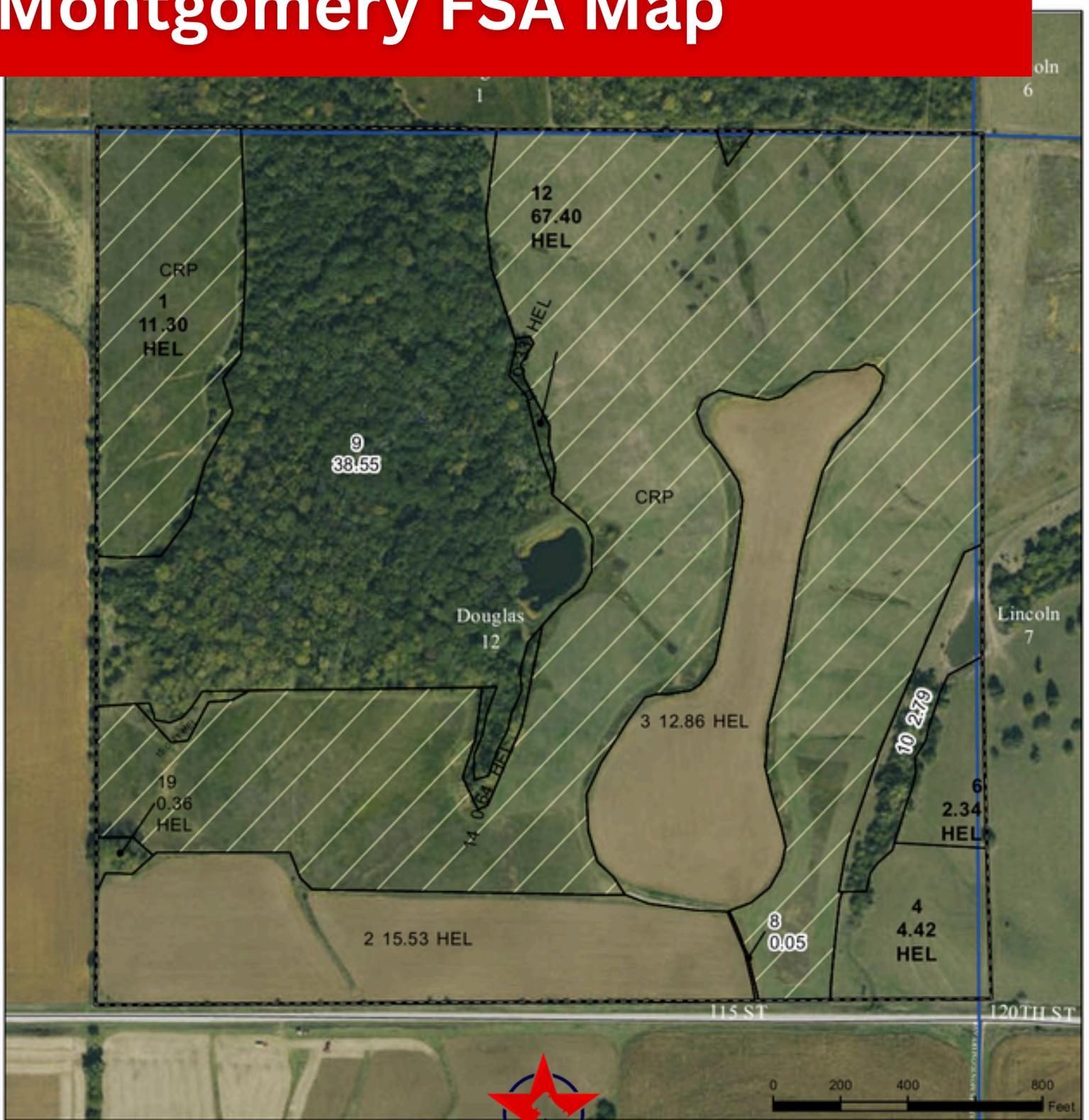
10/17/2025

7-73N-35W  
 Adams County  
 Iowa

Boundary Center: 41° 8' 27.07, -94° 55' 38.9



# Montgomery FSA Map



- Legend**
- Non-Cropland
  - Cropland
  - CRP
  - Tract Boundary
  - Iowa PLSS
  - Iowa Roads

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

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-ESEA 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 boundaries and determinations or contact



Tract Cropland Total: 115.62 acres

2025 Program Year  
Map Created April 23, 2025

Farm **2773**  
Tract **2488**

# Montgomery CRP Information

|  |   |                                   |  |   |
|--|---|-----------------------------------|--|---|
| <b>CRP-1</b><br>(12-02-19)<br><br><b>CONSERVATION RESERVE PROGRAM CONTRACT</b>   | <b>U.S. DEPARTMENT OF AGRICULTURE</b><br>Commodity Credit Corporation |                                   | <b>1. ST. &amp; CO. CODE &amp; ADMIN. LOCATION</b><br>19 003                           | <b>2. SIGN-UP NUMBER</b><br>54          |
|  | <b>3. CONTRACT NUMBER</b><br>11111                                    |                                   |  | <b>4. ACRES FOR ENROLLMENT</b><br>13.30 |
| <b>5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code)</b><br>ADAMS - UNION COUNTY FARM SERVICE AGENCY<br>2243 LOOMIS AVE STE 1<br>CORNING, IA 50841-8008 |   | <b>6. TRACT NUMBER</b><br>2484    | <b>7. CONTRACT PERIOD</b><br>FROM: (MM-DD-YYYY) 10-01-2020 TO: (MM-DD-YYYY) 09-30-2030 |   |
| <b>5B. COUNTY FSA OFFICE PHONE NUMBER</b><br>(Include Area Code): (641) 322-4240   |   | <b>8. SIGNUP TYPE:</b><br>General |  |   |

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 receipt of a copy of the Appendix/Appendices for the applicable contract period. 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 PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.

|   |   |                     |                        |                 |                                      |
|---|---|---------------------|------------------------|-----------------|--------------------------------------|
| <b>9A. Rental Rate Per Acre</b> \$ 168.00                             | <b>10. Identification of CRP Land (See Page 2 for additional space)</b> |                     |                        |                 |                                      |
| <b>9B. Annual Contract Payment</b> \$ 2,234.00                        | <b>A. Tract No.</b>   | <b>B. Field No.</b> | <b>C. Practice No.</b> | <b>D. Acres</b> | <b>E. Total Estimated Cost-Share</b> |
| <b>9C. First Year Payment</b> \$                                      | 2484  | 0003                | CP42                   | 1.33            | \$ 705.00                            |
| (Item 9C is applicable only when the first year payment is prorated.) |   |                     |                        |                 |                                      |
|   | 2484  | 0004                | CP2                    | 11.97           | \$ 2,191.00                          |

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

| A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)        | (2) SHARE | (3) SIGNATURE (By) | (4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY | (5) DATE (MM-DD-YYYY) |
|---|-----------|--------------------|---|-----------------------|
| BETTY J PORTER<br>66357 690TH ST<br>CIMBERLAND, IA 50843-9000 | 100.00 %  | [REDACTED]         |   | [REDACTED]            |
| B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)        | %         | [REDACTED]         |   | [REDACTED]            |
| C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)        | %         | [REDACTED]         |   | [REDACTED]            |

|                         |   |                              |
|-------------------------|---|------------------------------|
| <b>12. CCC USE ONLY</b> | <b>A. SIGNATURE OF CCC REPRESENTATIVE</b><br>[REDACTED] | <b>B. DATE</b><br>[REDACTED] |
|-------------------------|---|------------------------------|

**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 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.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. 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.

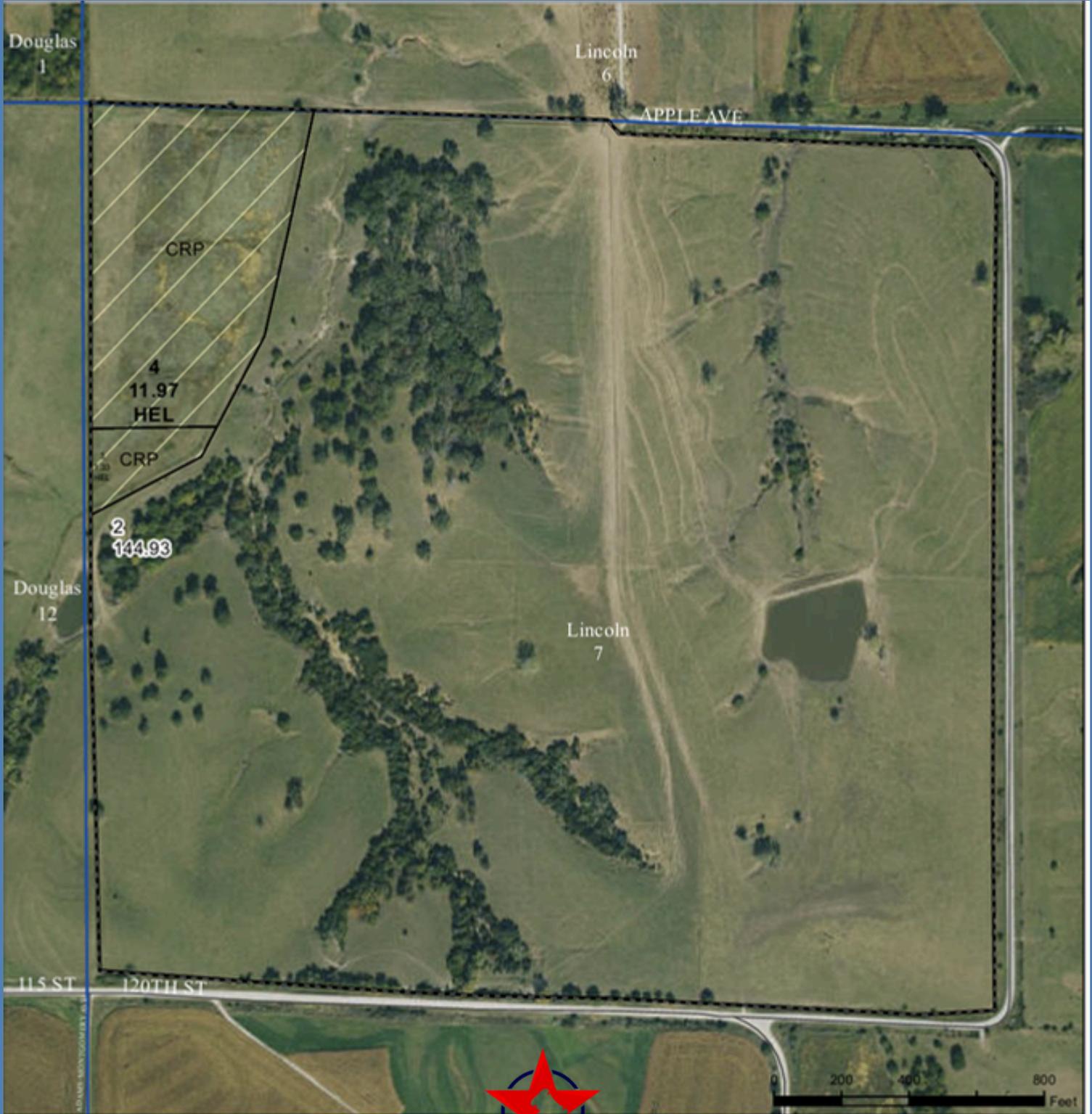
**Paperwork Reduction Act (PRA) Statement:** The information collection is exempted from PRA as specified in 7 U.S.C. 9091(2)(c)(B). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ussda.gov/complaint\\_filing\\_cust.html](http://www.ussda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.



# Adams FSA Map



- Legend**
- Non-Cropland
  - Cropland
  - CRP
  - Tract Boundary
  - Iowa PLSS
  - Iowa Roads

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



Tract Cropland Total: 13.30 acres

2025 Program Year

Map Created April 23, 2025

Farm 2773

Tract 2484

# Adams CRP Information

|   |   |   |  |
|---|---|---|--|
| <b>CRP-1</b><br>(07-06-20)  | <b>U.S. DEPARTMENT OF AGRICULTURE</b><br>Commodity Credit Corporation | 1. ST. & CO. CODE & ADMIN. LOCATION<br>19 003                             | 2. SIGN-UP NUMBER<br>59  |
|   |   | 3. CONTRACT NUMBER<br>11599   | 4. ACRES FOR ENROLLMENT<br>78.70   |
| <b>CONSERVATION RESERVE PROGRAM CONTRACT</b>  |   | 6. TRACT NUMBER<br>2488   | 7. CONTRACT PERIOD<br>FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY)<br>10/01/2023 09/30/2033 |
| 5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code)<br>ADAMS - UNION COUNTY FARM SERVICE AGENCY<br>2243 LOOMIS AVE STE 1<br>CORNING, IA 50841-8008 |   | 8. SIGNUP TYPE:<br>HEL Iowa Initial <u>[Signature]</u> Date <u>Feb-23</u> |  |
| 5B. COUNTY FSA OFFICE PHONE NUMBER<br>(Include Area Code): (641) 322-4240   |   |   |  |

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 receipt of a copy of the Appendix/Appendices for the applicable contract period. 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 PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

|   |   |  |              |                 |                |                               |
|---|---|--|--------------|-----------------|----------------|-------------------------------|
| 9A. Rental Rate Per Acre  | \$ 225.75                                 | 10. Identification of CRP Land (See Page 2 for additional space) |              |                 |                |                               |
| 9B. Annual Contract Payment   | \$ 17,767.00                              | A. Tract No.   | B. Field No. | C. Practice No. | D. Acres       | E. Total Estimated Cost-Share |
| 9C. First Year Payment  | Initial \$ [Signature] Date <u>Feb-23</u> | 2488<br>2488   | 0001<br>0012 | CP1<br>CP1      | 11.30<br>67.40 | \$ 452.00<br>\$ 2,696.00      |
| (Item 9C is applicable only when the first year payment is prorated.) |   |  |              |                 |                |                               |

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

|   |                       |  |   |  |
|---|-----------------------|--|---|--|
| A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)<br>BETTY J PORTER<br>66357 690TH ST<br>CUMBERLAND, IA 50843-8000 | (2) SHARE<br>100.00 % | (3) SIGNATURE (By)<br>[Redacted Signature] | (4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY | (5) DATE (MM-DD-YYYY)<br>[Redacted Date] |
| B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)  | (2) SHARE<br>%        | (3) SIGNATURE (By)<br>[Redacted Signature] | (4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY | (5) DATE (MM-DD-YYYY)                    |
| C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)  | (2) SHARE<br>%        | (3) SIGNATURE (By)<br>[Redacted Signature] | (4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY | (5) DATE (MM-DD-YYYY)                    |

|                  |  |         |
|------------------|--|---------|
| 12. CCC USE ONLY | A. SIGNATURE OF CCC REPRESENTATIVE<br>[Redacted Signature] | B. DATE |
|------------------|--|---------|

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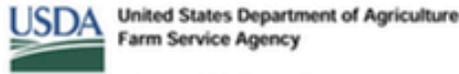
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IOWA  
ADAMS  
Form: FSA-156EZ



FARM : 2773  
Prepared : 11/18/25 9:31 AM CST  
Crop Year : 2026

See Page 2 for non-discriminatory Statements.

### Abbreviated 156 Farm Record

Operator Name : KIRK J HARTMAN  
CRP Contract Number(s) : 11401, 11599  
Recon ID : None  
Transferred From : None  
ARCPLC G/WF Eligibility : Eligible

#### Farm Land Data

| Farmland           | Cropland           | DCP Cropland           | WBP            | EWP  | WRP   | GRP  | Sugarcane            | Farm Status | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|-------|------|----------------------|-------------|------------------|
| 315.24             | 128.92             | 128.92                 | 0.00           | 0.00 | 0.00  | 0.00 | 0.0                  | Active      | 2                |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped |      | CRP   | MPL  | DCP Ag.Rel. Activity | SOD         |                  |
| 0.00               | 0.00               | 36.92                  | 0.00           |      | 92.00 | 0.00 | 0.00                 | 0.00        |                  |

#### Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|------------|---------------------|
| None           | CORN       | None                |

#### DCP Crop Data

| Crop Name    | Base Acres   | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|--------------|--------------|-----------------------------|-----------|-----|
| Corn         | 33.30        | 11.40                       | 143       |     |
| <b>TOTAL</b> | <b>33.30</b> | <b>11.40</b>                |           |     |

#### NOTES

|  |
|--|
|  |
|--|

Tract Number : 2484

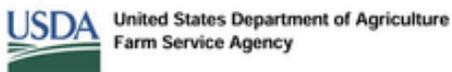
Description : Lincoln 7  
FSA Physical Location : IOWA/ADAMS  
ANSI Physical Location : IOWA/ADAMS  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : BETTY J PORTER  
Other Producers : JDH INCORPORATED  
Recon ID : None

#### Tract Land Data

| Farm Land          | Cropland           | DCP Cropland           | WBP            | EWP   | WRP  | GRP                  | Sugarcane |
|--------------------|--------------------|------------------------|----------------|-------|------|----------------------|-----------|
| 158.23             | 13.30              | 13.30                  | 0.00           | 0.00  | 0.00 | 0.00                 | 0.0       |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP   | MPL  | DCP Ag. Rel Activity | SOD       |
| 0.00               | 0.00               | 0.00                   | 0.00           | 13.30 | 0.00 | 0.00                 | 0.00      |



IOWA  
ADAMS  
Form: FSA-156EZ



### Abbreviated 156 Farm Record

FARM : 2773  
Prepared : 11/18/25 9:31 AM CST  
Crop Year : 2026

Tract 2484 Continued ...

DCP Crop Data

| Crop Name    | Base Acres  | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|-------------|-----------------------------|-----------|
| Corn         | 0.00        | 11.40                       | 0         |
| <b>TOTAL</b> | <b>0.00</b> | <b>11.40</b>                |           |

NOTES

Tract Number : 2488

Description : Mont Co Douglas 12  
 FSA Physical Location : IOWA/MONTGOMERY  
 ANSI Physical Location : IOWA/MONTGOMERY  
 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 : BETTY J PORTER  
 Other Producers : JDH INCORPORATED  
 Recon ID : None

Tract Land Data

| Farm Land          | Cropland           | DCP Cropland           | WBP            | EWP   | WRP  | GRP                  | Sugarcane |
|--------------------|--------------------|------------------------|----------------|-------|------|----------------------|-----------|
| 157.01             | 115.62             | 115.62                 | 0.00           | 0.00  | 0.00 | 0.00                 | 0.0       |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP   | MPL  | DCP Ag. Rel Activity | SOD       |
| 0.00               | 0.00               | 36.92                  | 0.00           | 78.70 | 0.00 | 0.00                 | 0.00      |

DCP Crop Data

| Crop Name    | Base Acres   | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|--------------|-----------------------------|-----------|
| Corn         | 33.30        | 0.00                        | 143       |
| <b>TOTAL</b> | <b>33.30</b> | <b>0.00</b>                 |           |

NOTES

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