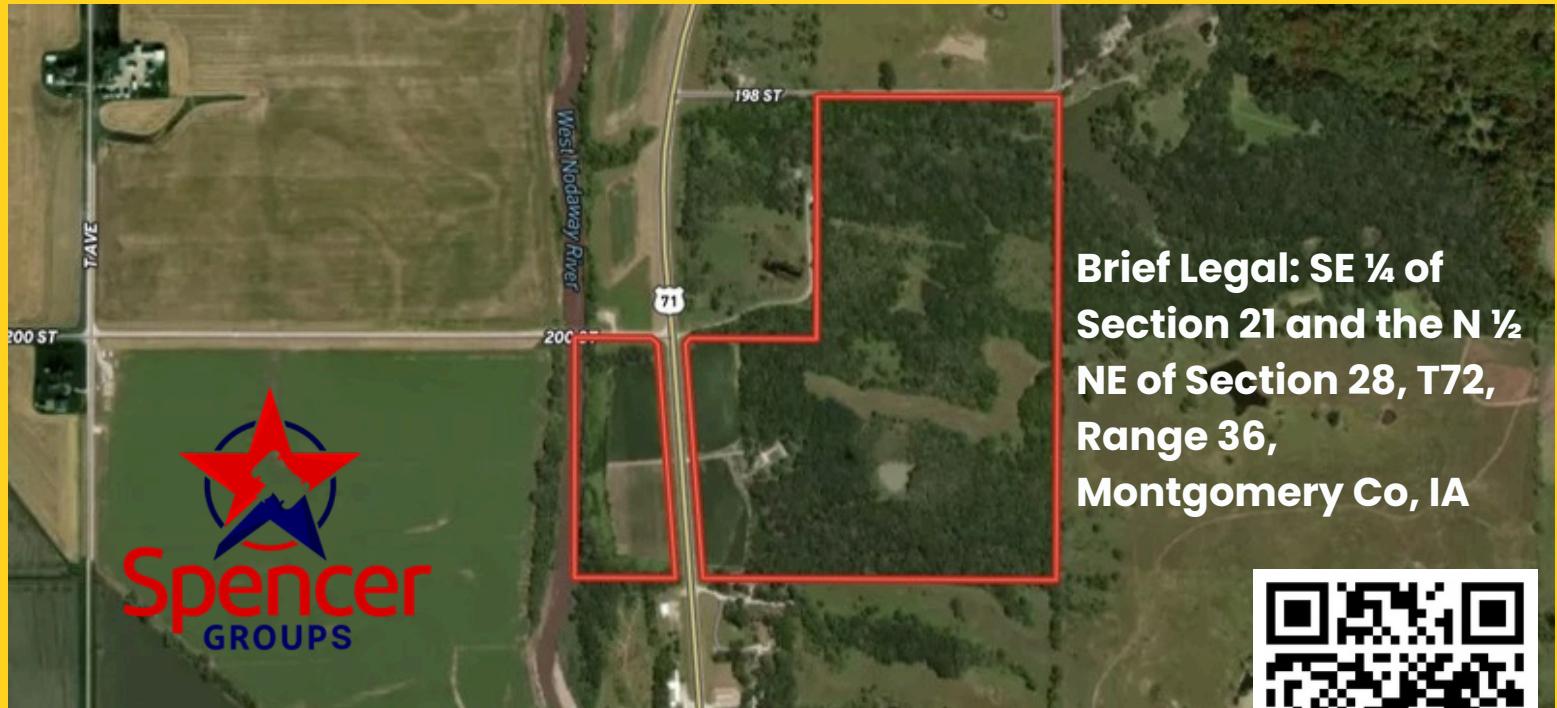


MONTGOMERY COUNTY IOWA

107.48 ACRES M/L

2014 Old Highway 71, Villisca Iowa

Farm is located approximately 1.5 miles North of US Hwy 34



**Brief Legal: SE $\frac{1}{4}$ of
Section 21 and the N $\frac{1}{2}$
NE of Section 28, T72,
Range 36,
Montgomery Co, IA**



107.48 taxable acres located along Highway 71 and just North of Highway 34. East side features a 2 bed ranch home, 3 large, newer machine sheds, 3 ponds & 7.85 crop acres. West Nodaway River Frontage & 2.5 acres CRP/7.22 crop acres on the west. This is an ideal recreational opportunity!!

Taxes: \$1190

Tillable: 15.07

BUYING OPTIONS

107.48 acres m/l: \$936,080

East Tract - 92.48 acres m/l: \$786,080

West Tract - 15 acres m/l: \$150,000



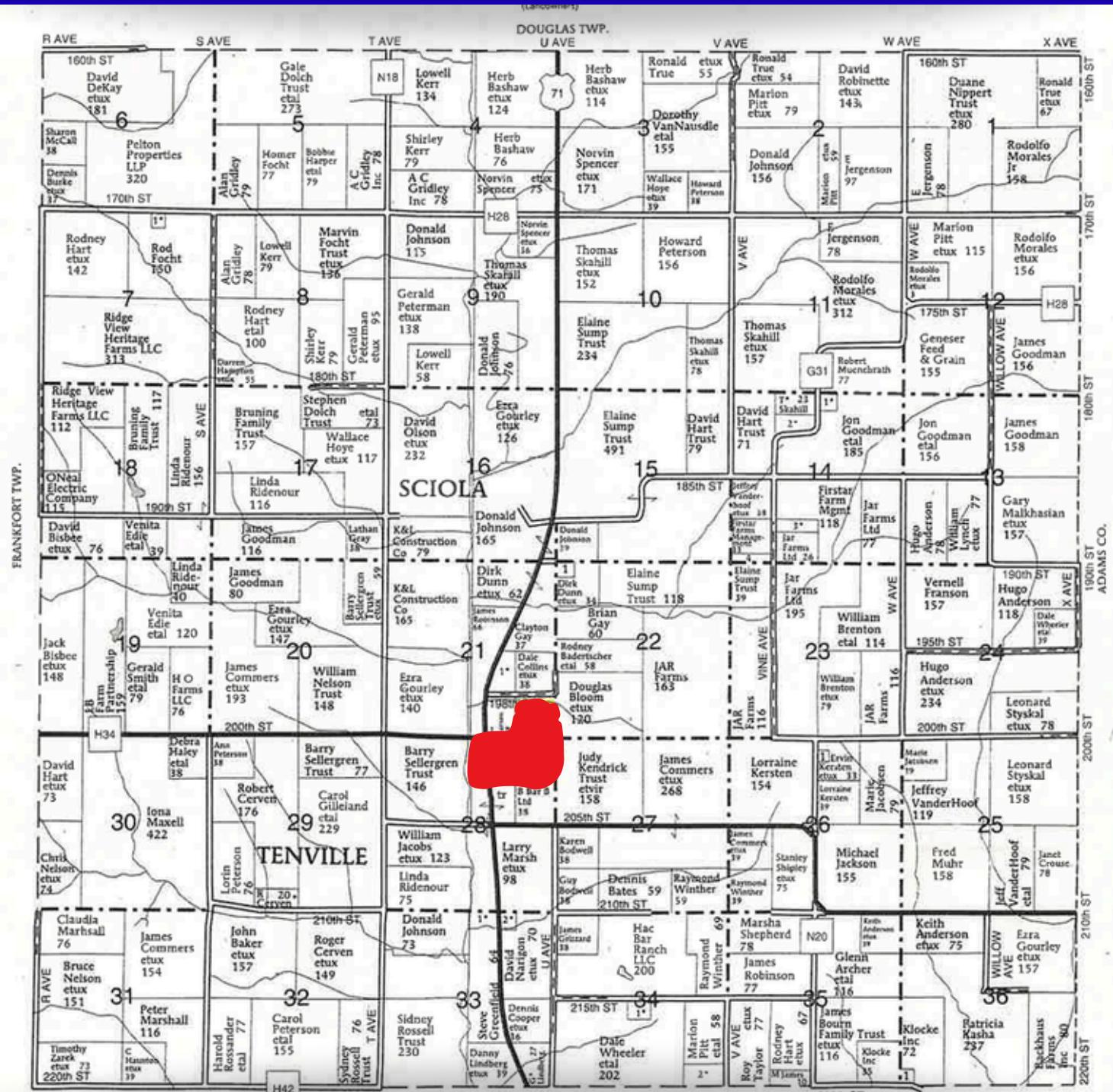
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EQUAL HOUSING
OPPORTUNITY

PLAT MAP



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FSA MAP



Legend

	Non-Cropland		CRP		Iowa PLSS
	Cropland		Tract Boundary		Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions

Tract Cropland Total: 23.01 acres

2025 Program Year

Map Created April 15, 2025

Farm 1016

Tract 1636

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FSA MAP



Farm 1916
Tract 2208

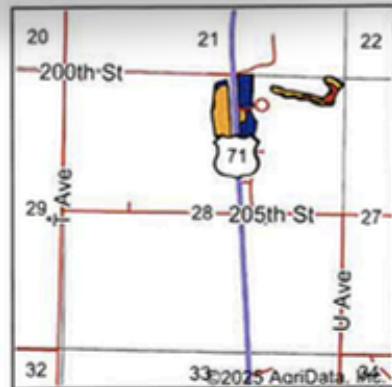
Tract Cropland Total: 0.00 acres

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SOILS MAP



Maps Provided By
 **surety**[®]
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Soil Area Symbol: IA137, Soil Area Version: 32	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
20	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded	7.51	36.6%	■	1ft.	llw			87		92
3+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	7.26	35.4%	■	0ft.	llw	204.8	59.4	78	85	85
C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	2.76	13.5%	■	4ft.	llle	192.0	55.7	75	62	65
D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	2.31	11.3%	■	4ft.	llle	163.2	47.3	49	52	61
9E	Gara loam, dissected till plain, 14 to 18 percent slopes	0.29	1.4%	■	> 6.5ft.	Vle	144.0	41.8	37	35	59
9D2	Gara loam, dissected till plain, 9 to 14 percent slopes, eroded	0.20	1.0%	■	> 6.5ft.	Vle	163.2	47.3	43	43	52
9D	Gara loam, dissected till plain, 9 to 14 percent slopes	0.11	0.5%	■	> 6.5ft.	Vle	168.0	48.7	49	45	64
D	Ladoga silt loam, 9 to 14 percent slopes	0.07	0.3%	■	4ft.	llle	177.6	51.5	52	57	68
Weighted Average							2.34	121.8	35.3	76.5	*- n 81.3

IA has updated the CSR values for each county to CSR2.

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CRP CONTRACT INFO

CRP-1 (01-08-24)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		Page 1 of 1	
CONSERVATION RESERVE PROGRAM CONTRACT			1. ST. & CO. CODE & ADMIN. LOCATION 15 137	2. SIGN-UP NUMBER E1
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) CLINTON COUNTY FARM SERVICE AGENCY 251 N PINEHORN ST, STE 1 BETTISVILLE, IA 50610-1174			3. CONTRACT NUMBER 11636	4. ACRES FOR ENROLLMENT 2.50
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): 515-963-1234			6. TRACT NUMBER 1636	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10/1/2024 TO: (MM-DD-YYYY) 9/30/2034
			8. SIGNUP TYPE: Continuous	D.J.
<p>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.</p>				
9A. Rental Rate Per Acre \$ 300.00	10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment \$ 750.00	A. Tract No. 1636	B. Field No. 0005	C. Practice No. CP21	D. Acres 2.50
9C. First Year Payment \$				\$ 458.00
(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) DIANA JENSEN 1636 137th Street Clinton, IA 50610-1174	(2) SHARE 100.00 %	(3) SIGNATURE (By) e-Signed by DIANA JENSEN For, if applicable: On 03-22-24	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY REPRESENTATIVE	(5) DATE (MM-DD-YYYY) 03-22-24
B(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)
C(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)
12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE Diana Jensen, 03-22-24			B. DATE (MM-DD-YYYY) 9-5-24
<p>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), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), and the Conservation Reserve Program 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.</p>				
<p>Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). 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</p> <p>In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.</p> <p>Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.</p>				
<p>To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html</p>				

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