

MONTGOMERY COUNTY

IOWA



107.48

ACRES M/L

RECREATIONAL PROPERTY



ADDRESS:

2014 Old Highway 71
Villisca, Iowa



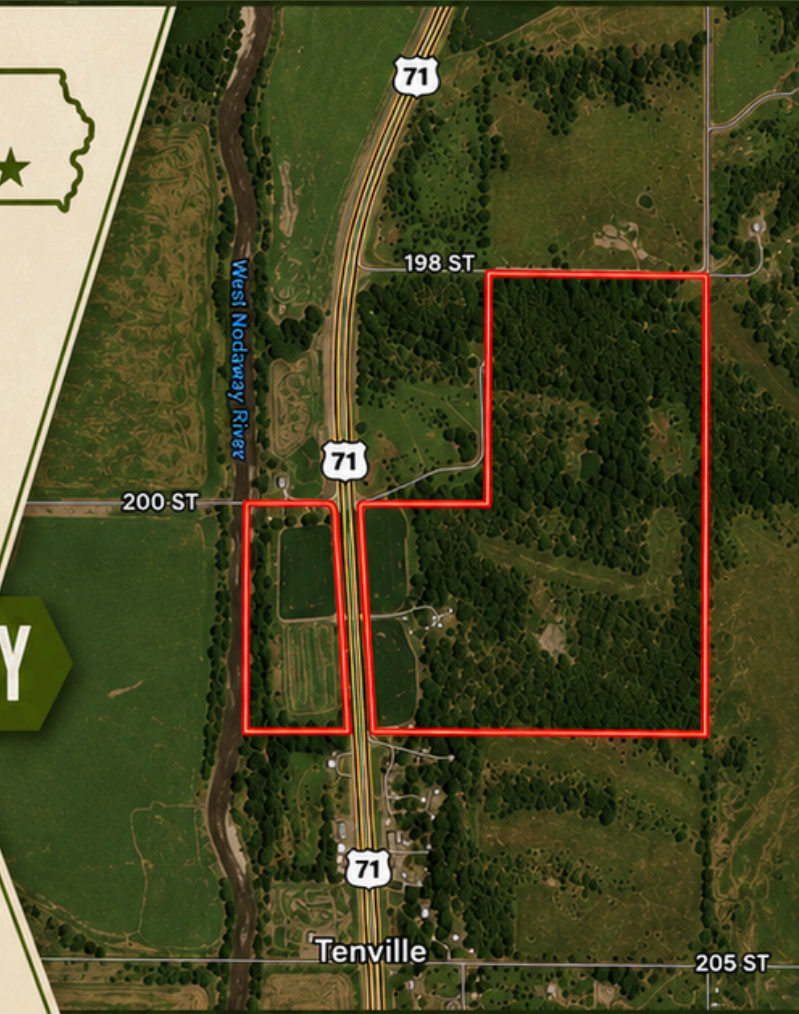
FARM IS LOCATED APPROXIMATELY
1.5 MILES NORTH OF US HWY 34



Spencer

GROUPS

EXPERIENCE.
INTEGRITY.
RESULTS.



BRIEF LEGAL:

SE ¼ of Section 21 and the N ½ 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 2bd/1 bath pine finish home, 40x80 shed & 2 additional machine sheds, 3 ponds & 7.85 crop acres. West Nodaway River Frontage & 2.5 acres CRP/7.22 crop acres on the west. Outstanding deer, turkey & mushroom hunting make this an ideal recreational opportunity.

Taxes: \$1190

Tillable: 15.07

\$855,000



— EXPERIENCE. INTEGRITY. RESULTS. —

Ed Spencer, *Broker*

402-510-3276



Spencer Groups/
Ed Spencer Real Estate



322 E 7th St,
Logan, IA 51546



712-644-2151 - office



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EQUAL HOUSING OPPORTUNITY

FSA MAP



Legend
 [White Box] Non-Cropland [White Box with Dashed Border] CRP [Blue Box] Iowa PLSS
 [White Box with Dotted Border] Cropland [Black Box with Dashed Border] Tract Boundary [Black Line] 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



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

Wetland Determination Identifiers
● Restricted Use
▼ Limited Restrictions
■ Exempt from Conservation

Tract Cropland Total: 0.00 acres

2025 Program Year

Map Created April 15, 2025

Farm **1916**

Tract **2208**

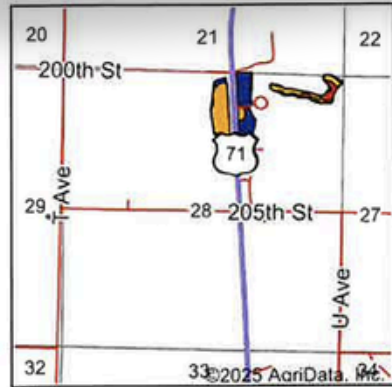
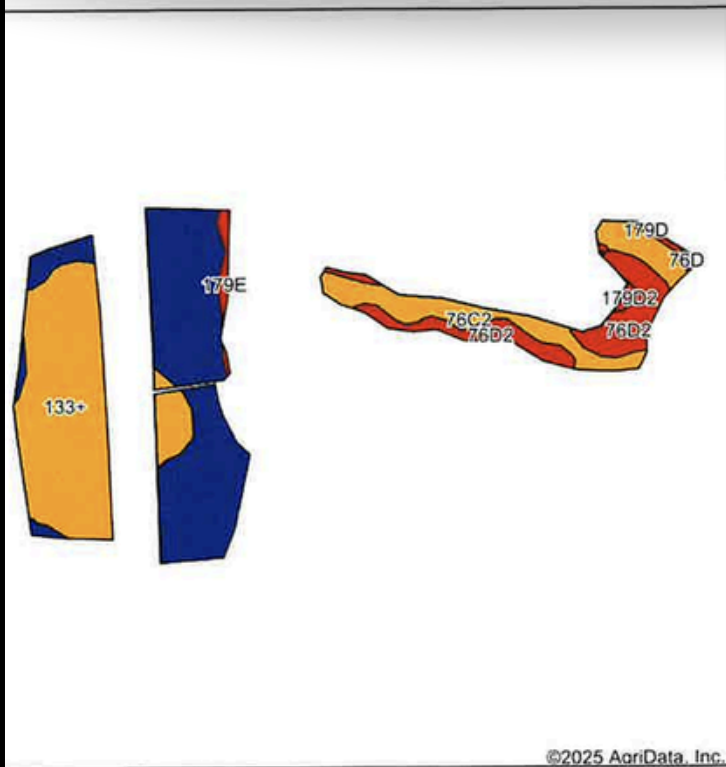
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SOILS MAP



State: Iowa
 County: Montgomery
 Location: 28-72N-36W
 Township: Washington
 Acres: 20.51
 Date: 10/20/2025



Soils data provided by USDA and NRCS.

Area Symbol: IA137, Soil Area Version: 32

Code	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	
133+	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	
76C2	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	
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	2.31	11.3%	■	4ft.	llle	163.2	47.3	49	52	61	
179E	Gara loam, dissected till plain, 14 to 18 percent slopes	0.29	1.4%	■	> 6.5ft.	Vle	144.0	41.8	37	35	59	
179D2	Gara loam, dissected till plain, 9 to 14 percent slopes, eroded	0.20	1.0%	■	> 6.5ft.	IVe	163.2	47.3	43	43	52	
179D	Gara loam, dissected till plain, 9 to 14 percent slopes	0.11	0.5%	■	> 6.5ft.	IVe	168.0	48.7	49	45	64	
76D	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

Page 1 of 1

CRP-1 (01-08-24)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 19 137	2. SIGN-UP NUMBER 61
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER <i>11679</i>	4. ACRES FOR ENROLLMENT 2.50
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) MONTGOMERY COUNTY FARM SERVICE AGENCY 2500 N. RFD JAWAY ST., STE 1 RFD JAWAY, IA 51555-1000		6. TRACT NUMBER 1636	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10/1/2024 TO: (MM-DD-YYYY) 9/30/2034
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): 515-351-3300		8. SIGNUP TYPE: Continuous	
<p><i>Initial</i> D.J.</p> <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 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 \$ 753.00		A. Tract No.	B. Field No.
9C. First Year Payment \$		C. Practice No.	D. Acres
(Item 9C is applicable only when the first year payment is prorated.)		E. Total Estimated Cost-Share	
		1636	0005
		CP21	2.50
			\$ 458.00
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)			
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) DANIEL A. PEPPERON 1000 AVENUE 21 MORABA, NE 68137-0021	(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 FARMER
			(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 <i>Tracey M Zimmerman</i>	
		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.nsc.usda.gov/complaint_filing_cust.html</p>			

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