



RLI Farm & Ranch
REALTORS LAND INSTITUTE

LAND FOR SALE

TOTAL ACRES	41.19
PRICE	\$475,000.
Price Per Acre	\$431. per Sow Unit
Owner	Rose Hill Swine LLC
Operator	Owners
County & State	Cedar, Iowa
Location	3 North of Clarence, IA on X64
Possession Date	TBD
Drainage Info	Natural
Average Productivity	varies
Taxable Acres	See Tax Statement
Net RE Taxes	\$3,434.40
Taxes Payable In	Above number = R.E. Taxes pd. In 2016
Topography	Rolling

TO CONTACT LISTING AGENT

Call: Dave Hueneke

Cell: 815-291-6550

Email: daveiowafarmland@gmail.com

LEGAL DESCRIPTION (abbreviated)

SW 1/4 of the SW 1/4 in Sect. One
Of T-82-N; R-2-W. in Cedar Co. IA

COMMENTS & BUILDING INFORMATION

1. Older/ Functional 1,100 +/- Sow – Facility (178 crates)
2. Gestation, Farrowing, Nursery

F.S.A. INFORMATION

Farmland	41.19
Crop Acres	23.8
CRP Acres	none
Wheat Base	none
Wheat Yield	none
Corn Base	none
Corn Yield	none
Soybean Base	none
Soybean Yield	none

APPROX. BREAKDOWN OF ACRES

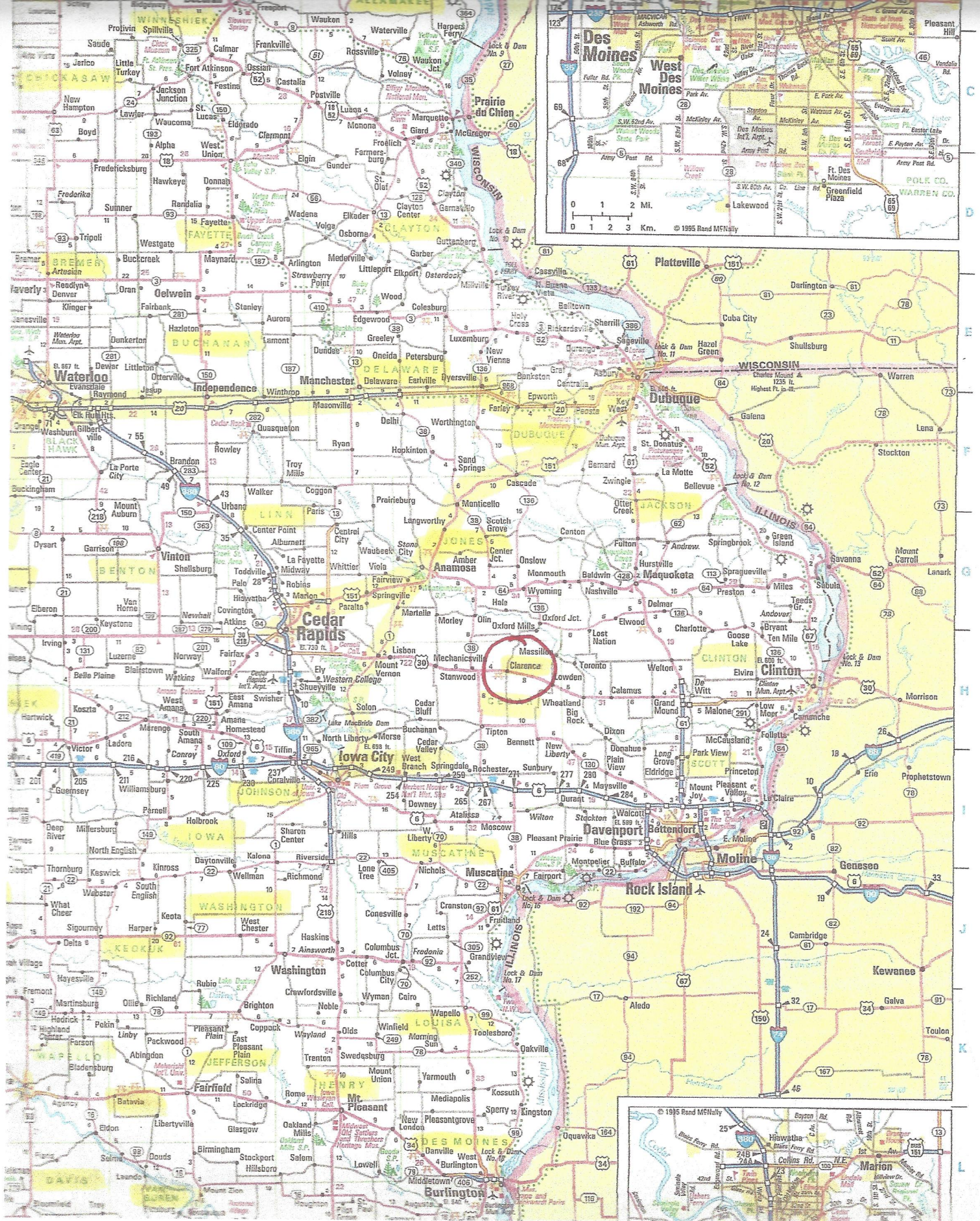
Total Acres	41.19
Tillable Acres	23.8
CRP Acres	None
Farmstead	Part of Total
Roads	Part of Total
Waterways	Part of Total
Timber	none
Pasture	none

LEASE/FSA INFORMATION

Farrowing facilities recently leased with everything in operational status.

Tillable acres rented to third party for 2018.

* All information for this farm is gained from Surety; County FSA; County Tax records and any other source that is deemed to be reliable but not guaranteed to be 100% accurate.



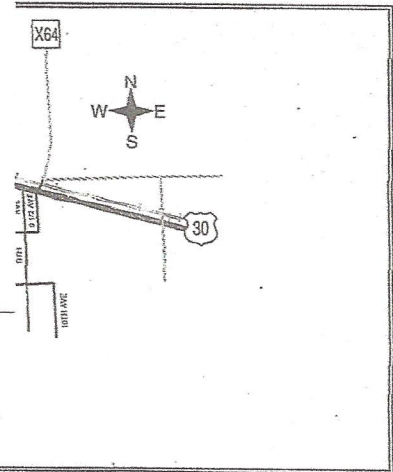
Iowa Farm Land Brokers

David Hueneke
Midwest Farmland

Cell: 815-291-6550

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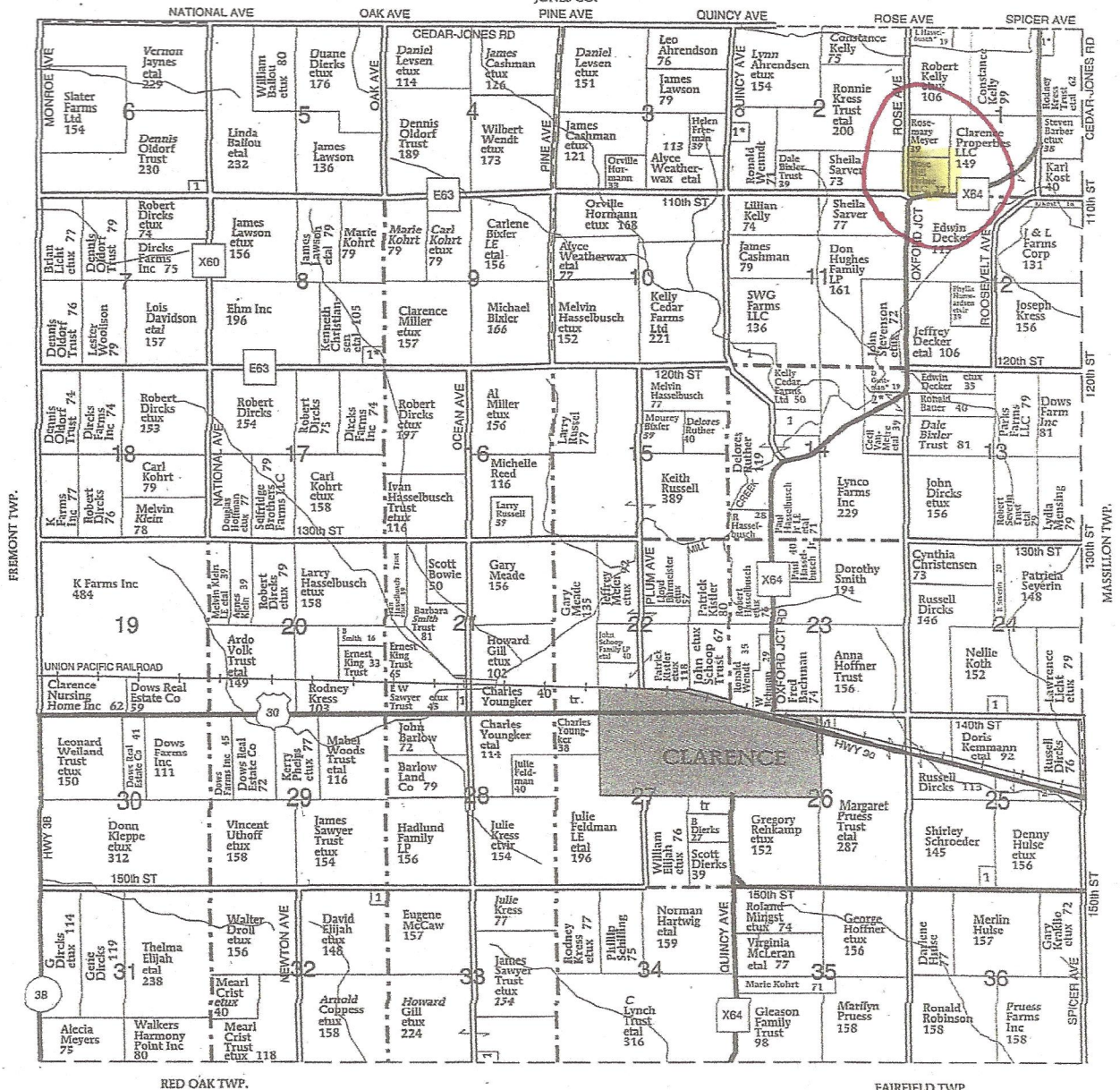
P.O. Box 700
Maqueta IA 52060



T-82-N

DAYTON PLAT

R-2-W



DAYTON TOWNSHIP

SECTION 1

1. Allbee, Janet 11

SECTION 2

1. Dewell, Rory 6

SECTION 6

1. Colner, Doris 6

SECTION 8

1. Klein LE, Melvin 13

SECTION 11

1. Kelly Cedar Farms Ltd 20

SECTION 14

1. Kelly Cedar Farms Ltd 27

2. Stevenson, John 16

SECTION 21

1. Barlow, John 6

SECTION 24

1. Koth, Warren 6

SECTION 25

1. Dircks, Russell 7

2. Banta, Brian 13

SECTION 26

1. RV Coop 6

SECTION 32

1. Elijah Farms Inc 7

SECTION 33

1. Folkman, Marlene 6

Aerial Map



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p center: 41° 56' 3.24, -91° 1' 55.94

**1-82N-2W
Cedar County
Iowa**

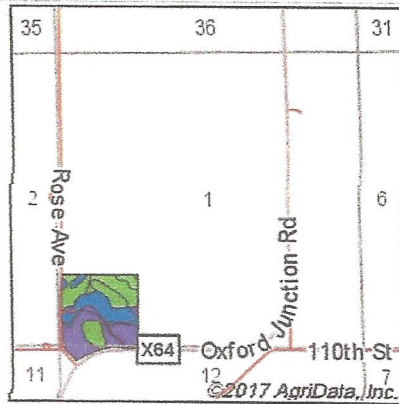
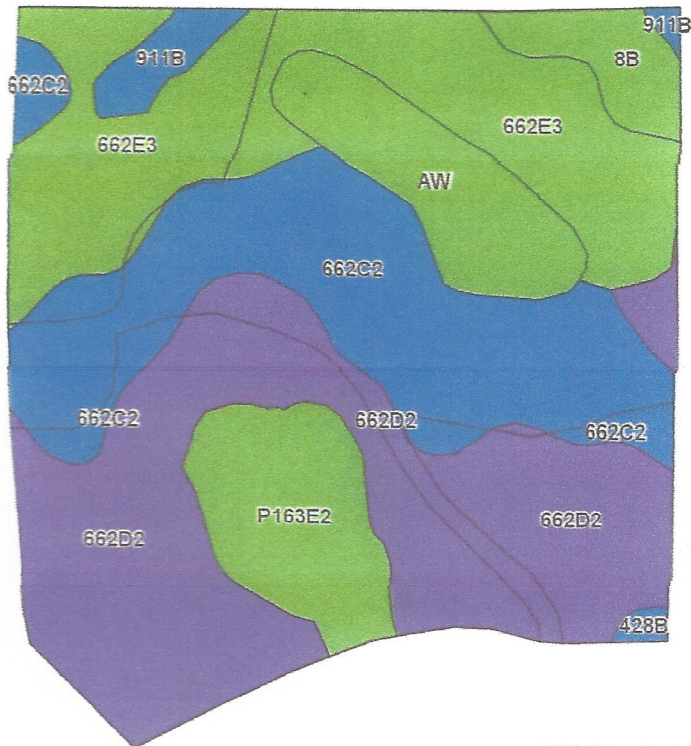
0ft 292ft 584ft



7/13/2017

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils map



State: Iowa
 County: Cedar
 Location: 1-82N-2W
 Township: Dayton
 Acres: 41.22
 Date: 7/13/2017

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 Midwest Farmland

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Soils data provided by USDA and NRCS.

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Area Symbol: IA031, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class	*i Corn	*i Soybeans	CSR2**	CSR	Corn	Soybeans	NCCPI Overall
32D2	Mt. Carroll silt loam, 9 to 14 percent slopes, moderately eroded	13.73	33.3%		IIIe	185.6	53.8	55	61	13		75
32C2	Mt. Carroll silt loam, 5 to 9 percent slopes, moderately eroded	9.64	23.4%		IIIe	198.4	57.5	82	72	7		79
32E3	Mt. Carroll silt loam, 14 to 18 percent slopes, severely eroded	9.01	21.9%		VIe	148.8	43.2	37	48			53
163E2	Fayette silt loam, paha, 14 to 18 percent slopes, eroded	3.47	8.4%		IVe			35				60
AW	Animal waste lagoon	3.13	7.6%			0	0	0	0			0
3	Judson silty clay loam, 2 to 5 percent slopes	1.30	3.2%		IIe	230.4	66.8	94	90	10	3	96
11B	Colo-Ely complex, 0 to 5 percent slopes	0.79	1.9%		IIw	204.8	59.4	83	85			96
28B	Ely silty clay loam, 2 to 5 percent slopes	0.15	0.4%		IIe	220.8	64	88	93			96
Weighted Average						152.7	44.3	53.4	~	6.3	0.1	65.3

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*i Yield data provided by the ISPAID Database version 8.1 developed by IA State University.

Soils data provided by USDA and NRCS.

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Western Agricultural Insurance Company
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Prem. No.	Bldg/ Item No.	Coverage	Description	Limit	Settle ⁺ Value	Cause [@] of Loss	Deductible	Premium
00002	00007	BLDG	140X40 BREEDING	\$178,900	RC	SP	\$2,500	\$1,127.00
			Wind Hail Deductible Applies - See Endt					
00002	00008	BLDG	130X30 GESTATION	\$123,400	RC	SP	\$2,500	\$799.00
			Wind Hail Deductible Applies - See Endt					
00002	00009	BLDG	130X36 GESTATION	\$148,400	RC	SP	\$2,500	\$944.00
			Wind Hail Deductible Applies - See Endt					
00002	00010	BLDG	160X4 HALLWAY/STORAGE ROOM	\$28,100	RC	SP	\$2,500	\$194.00
			Wind Hail Deductible Applies - See Endt					
00002	00011	BLDG	304X54 FARROWING/NURSERY	\$923,200	RC	SP	\$2,500	\$5,211.00
			Wind Hail Deductible Applies - See Endt					
00002	00012	BLDG	GENERATOR	\$58,500	RC	SP	\$2,500	\$545.00
			Wind Hail Deductible Applies - See Endt					
00002	00014	BLDG	8 LP TANKS	\$14,100	RC	SP	\$2,500	\$105.00
			Wind Hail Deductible Applies - See Endt					
00002	00015	BLDG	PRIVATE POWER & LIGHT POLES	\$9,400	RC	SP	\$2,500	\$163.00
			Wind Hail Deductible Applies - See Endt					
00002	00016	BLDG	WELL	\$5,900	RC	SP	\$2,500	\$103.00
			Wind Hail Deductible Applies - See Endt					

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE
AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

Prem. No.	Bldg/ Item No.	Coverage	Description	Limit	Settle ⁺ Value	Cause [@] of Loss	Deductible	Premium
00001	00001	COV-A	1978 DWELLING, LESSOR RISK 1248 SQ FT	\$195,800	BV	SP	\$2,500	\$1,305.00
			Wind Hail Deductible Applies - See Endt					
00001	00001	COV-B	Other Structures	\$19,580		SP		
00001	00001	COV-D	Loss Of Use	\$97,900		SP		
00002	00001	BLDG	46X20 OFFICE	\$35,500	RC	SP	\$2,500	\$309.00
			Wind Hail Deductible Applies - See Endt					
00002	00002	BLDG	112X28 FARROWING BLDG	\$181,200	RC	SP	\$2,500	\$1,141.00
			Wind Hail Deductible Applies - See Endt					
00002	00003	BLDG	112X28 FARROWING	\$181,200	RC	SP	\$2,500	\$1,141.00
			Wind Hail Deductible Applies - See Endt					
00002	00004	BLDG	24X18 SHOP	\$13,500	RC	SP	\$2,500	\$94.00
			Wind Hail Deductible Applies - See Endt					
00002	00005	BLDG	220X36 GESTATION	\$250,900	RC	SP	\$2,500	\$1,552.00
			Wind Hail Deductible Applies - See Endt					
00002	00006	BLDG	58X25 FARROWING	\$81,900	RC	SP	\$2,500	\$539.00

0000002467



United States
Department of
Agriculture

Cedar County, Iowa



Common Land Unit Tract Boundary

-  Non-Cropland
-  Cropland

Wetland Determination Identifiers

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

0 170 340 680
Feet

2015 Ortho Imagery

Tract Cropland Total: 23.80 acres

2017 Program Year

Map Created October 25, 2016

Farm 327
Tract 1877

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Iowa
Cedar

Report ID: FSA-156EZ

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

FARM: 327

Prepared: 8/4/17 5:57 AM

Crop Year: 2017

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	Farm Identifier	Recon Number
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Farms Associated with Operator:

GRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
41.19	23.8	23.8	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	23.8	0.0	0.0	0.0			

Tract Number: 1877 Description: I-2 SW1/4 SEC 1 T82N R2W

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
41.19	23.8	23.8	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	23.8	0.0	0.0	0.0	

Owners: ROSE HILL SWINE LLC

Other Producers: None
