



Iowa Land Management and Real Estate Co.

SPECIALISTS IN FARM MANAGEMENT, SALES AND APPRAISAL

Farm for Sale



Robert Schrader

Benton County, Iowa

415 A Avenue, Vinton, IA 52349

Ph. 319-472-5353 • 877-718-LAND • Fax 319-472-5454

email: iowaland@mebbs.com

website: www.iowalandmgmt.com



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FARM INFORMATION

Owner: Robert Schrader

Location: 2 – 3 miles northwest of Newhall, Iowa

Contact: Dave Wessling 319-721-7363 C

Asking Price: \$ 799,000

Number of Taxable Acres: 57.5

Number of Tillable Acres: 58.54

Non Tillable: .82 acre waterway

Soils: Muscatine Silty Clay Loam

Use: Row crop production

Buildings: None

Fertility: Assumed excellent as the farm has a very good history.

Drainage: Good to excellent.

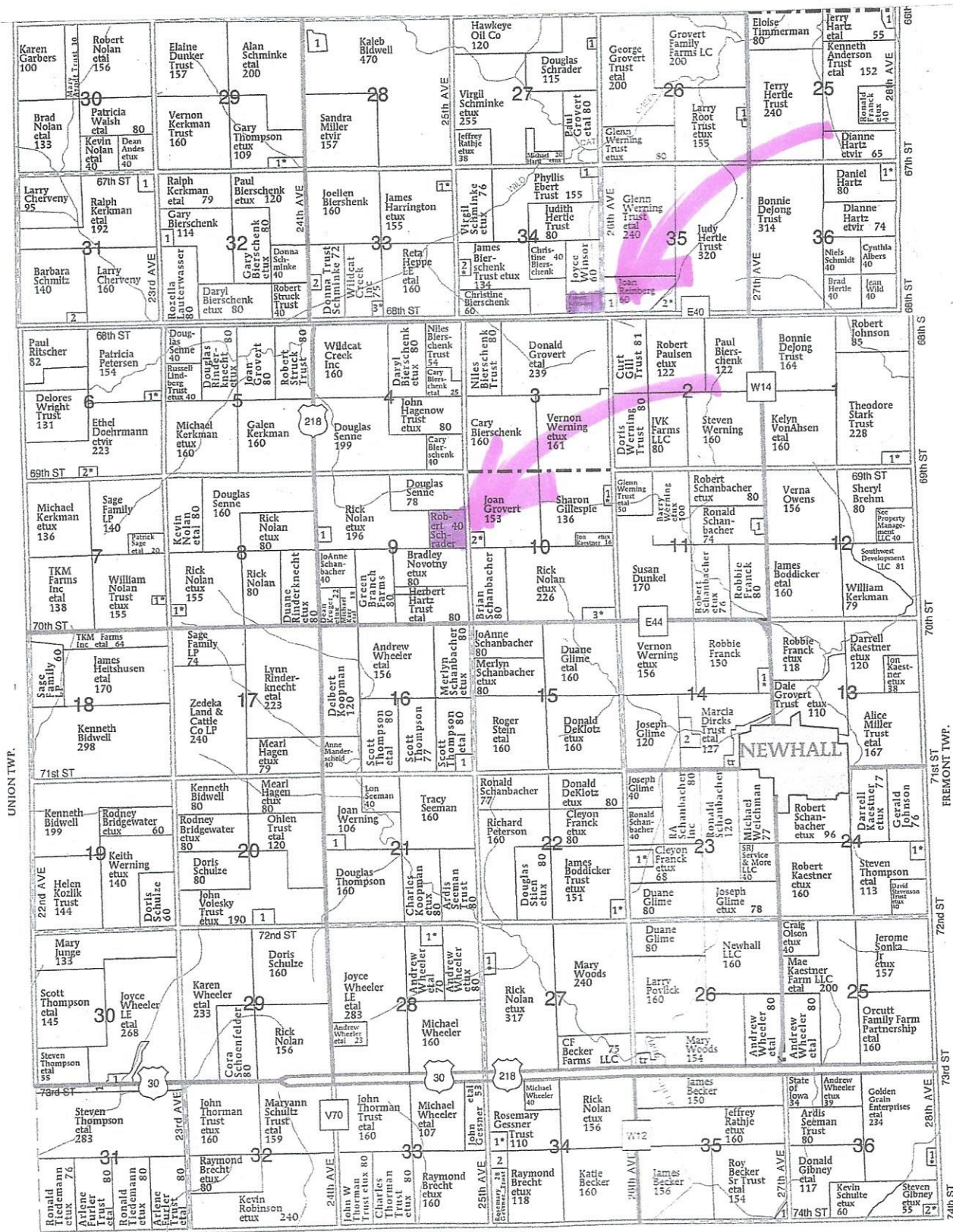
Property Tax (Net): \$1860

Possession: Tenant in place for the 2021 crop season. 3/1/22 possession

Directions: From Newhall, 1 north, 2 west, ½ to the “40” on the west side of the road.
From there 1.5 north and ¾ east on the north side.

Other: Excellent soils with good history with long term tenant.

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United States
Department of
Agriculture

Benton County, Iowa



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 39.90 acres

2021 Program Year

Map Created April 13, 2021

Farm 535
Tract 1521

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Soil Health

Vegetative Productivity

Crop Productivity Index

Forest Productivity (Cubic Feet per Acre per Year)

Forest Productivity (Tree Site Index)

Iowa Corn Suitability Rating CSR2 (IA)

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View Options

Map ☒Table ☒Description of Rating ☒

Rating Options

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Advanced Options

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Minnesota Crop Productivity Index

Range Production (Favorable Year)

Range Production (Normal Year)

Range Production (Unfavorable Year)

Yields of Irrigated Crops (Component)

Yields of Irrigated Crops (Map Unit)

Yields of Non-Irrigated Crops (Component)

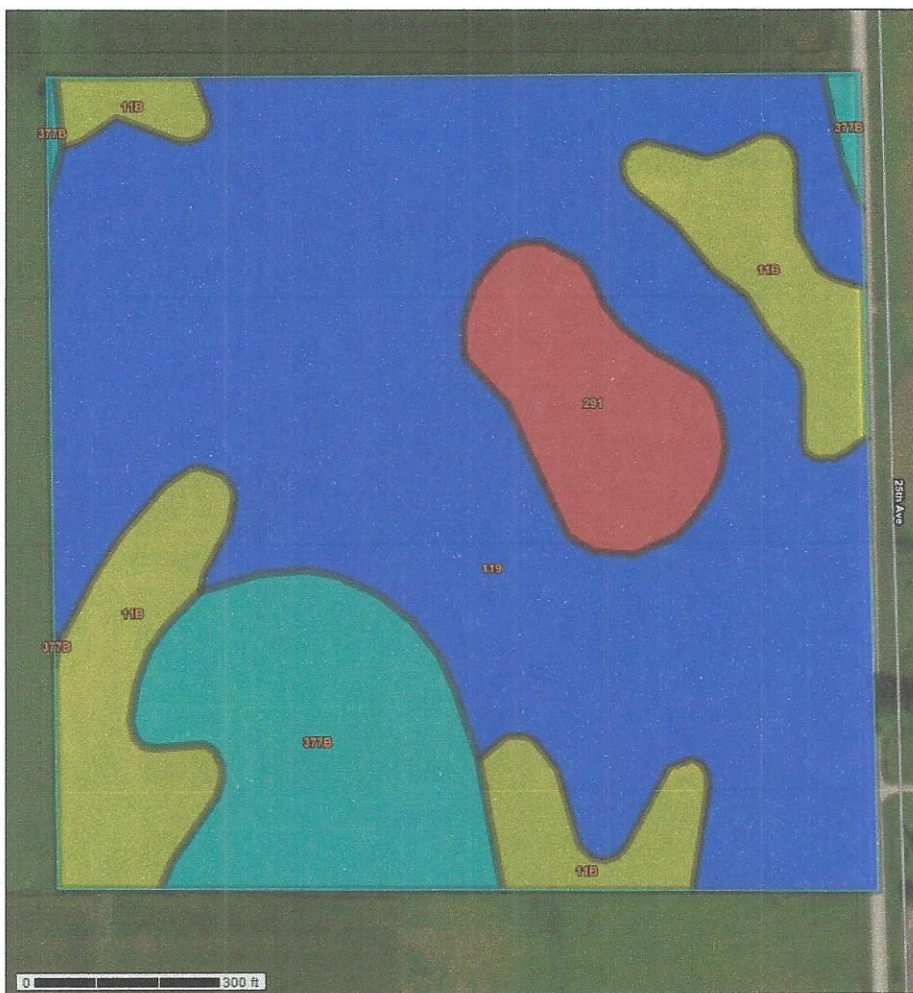
Yields of Non-Irrigated Crops (Map Unit)

Waste Management

Water Management

Map — Iowa Corn Suitability Rating CSR2 (IA)

Scale (not to scale)

**Warning: Soil Ratings Map may not be valid at this scale.**

You have zoomed in beyond the scale at which the soil map for this area is intended to be used. Map your AOI were mapped at 1:15,800. The design of map units and the level of detail shown in the re: Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of map areas of contrasting soils that could have been shown at a more detailed scale.

Tables — Iowa Corn Suitability Rating CSR2 (IA) — Summary By Map Unit

Summary by Map Unit — Benton County, Iowa (IA011)

Summary by Map Unit — Benton County, Iowa (IA011)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
11B	Colo-Ely complex, 0 to 5 percent slopes	86	6.6	16.2%
119	Muscataine silty clay loam, 0 to 2 percent slopes	100	25.2	62.3%
291	Atterberry silt loam, 1 to 3 percent slopes	85	3.0	7.5%
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	94	5.7	14.0%
Totals for Area of Interest			40.4	100.0%

IOWA
BENTON

Form: FSA-156EZ

See Page 4 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 535

Prepared : 5/13/21 8:14 AM

Crop Year : 2021

Operator Name :

Farms Associated with Operator :

CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn		0.00		
Soybeans		0.00		
TOTAL		0.00		

NOTES

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Tract Number : 1521

Description : J10; SEC9-83-10 ELDORADO
FSA Physical Location : IOWA/BENTON
ANSI Physical Location : IOWA/BENTON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : ROBERT SCHRADER
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
39.90	39.90	39.90	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	39.90	0.00	0.00	0.00	0.00	0.00



Abbreviated 156 Farm Record

DCP Crop Data

Tract 1521 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	20.70	0.00	167
Soybeans	19.20	0.00	48
TOTAL	39.90	0.00	

NOTES

Tract Number :

Description

FSA Physical Location :

ANSI Physical Location :

BIA Unit Range Number :

HEL Status :

Wetland Status :

WL Violations :

Owners :

Other Producers :

Recon ID :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn			
Soybeans			
TOTAL			

NOTES

Tract Number : 11530

Description : sec 34 Eden

FSA Physical Location : IOWA/BENTON

ANSI Physical Location : IOWA/BENTON

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None



United States
Department of
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Benton County, Iowa



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 19.46 acres

2021 Program Year

Map Created April 13, 2021

Farm 535
Tract 11530

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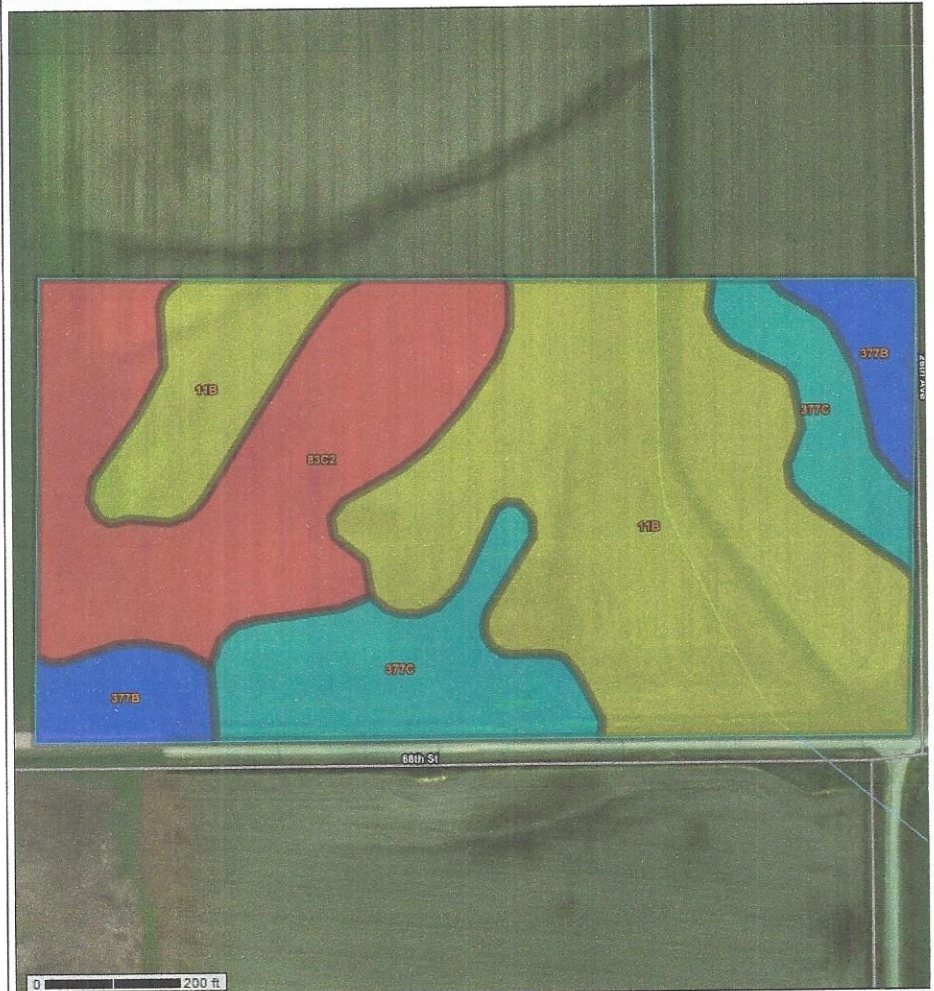
Yields of Non-Irrigated Crops (Map Unit)

Waste Management

Water Management

Map — Iowa Corn Suitability Rating CSR2 (IA)

Scale (not to scale) ▼

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11B	Colo-Ely complex, 0 to 5 percent slopes	86	9.8	48.8%
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	84	5.3	26.2%
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	94	1.5	7.2%
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	90	3.6	17.7%
Totals for Area of Interest			20.1	100.0%

Abbreviated 156 Farm Record

Tract 11530 Continued ...

Owners : ROBERT SCHRADER
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
19.46	19.46	19.46	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	19.46	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	9.90	0.00	167
Soybeans	9.20	0.00	48
TOTAL	19.10	0.00	

NOTES

Tract Number :

Description :
FSA Physical Location :
ANSI Physical Location :
BIA Unit Range Number :
HEL Status :
Wetland Status :
WL Violations :
Owners :
Other Producers :
Recon ID :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn			
Soybeans			

TOTAL

NOTES

IOWA
BENTON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 535

Prepared : 5/13/21 8:14 AM

Crop Year : 2021

Abbreviated 156 Farm Record

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