



**Iowa Land Management and Real Estate Co.**

SPECIALISTS IN FARM MANAGEMENT, SALES AND APPRAISAL

# Farm For Sale

Green, Moser, Moser and Moser

107.97 Tillable Acres\*

\$1,614,150 (\$14,950 per taxable)

Listing Agent: Dave Wessling 319.721.7363

\*Per FSA

415 A Avenue, Vinton, IA 52349  
Ph. 319-472-5353 • 877-718-LAND • Fax 319-472-5454  
email: [iowaland@mebbs.com](mailto:iowaland@mebbs.com)  
website: [www.iowalandmgmt.com](http://www.iowalandmgmt.com)

## **FARM LISTING INFORMATION**

**Owner:** Green, Moser, Moser, and Moser

**Location:** Two miles north of Garrison, Iowa

**Listing Agent:** Dave Wessling 319-721-7363

**Asking Price:** \$1,614,150.00 (\$14,950 per acre)

**Number of Taxable Acres:** 108 estimated

**Number of Tillable Acres:** 107.97 per FSA

**CSR2:** 83 per Web Soil Survey

**Proposed closing date:** Negotiable.

**Use:** Row crop production,

**Drainage:** Good

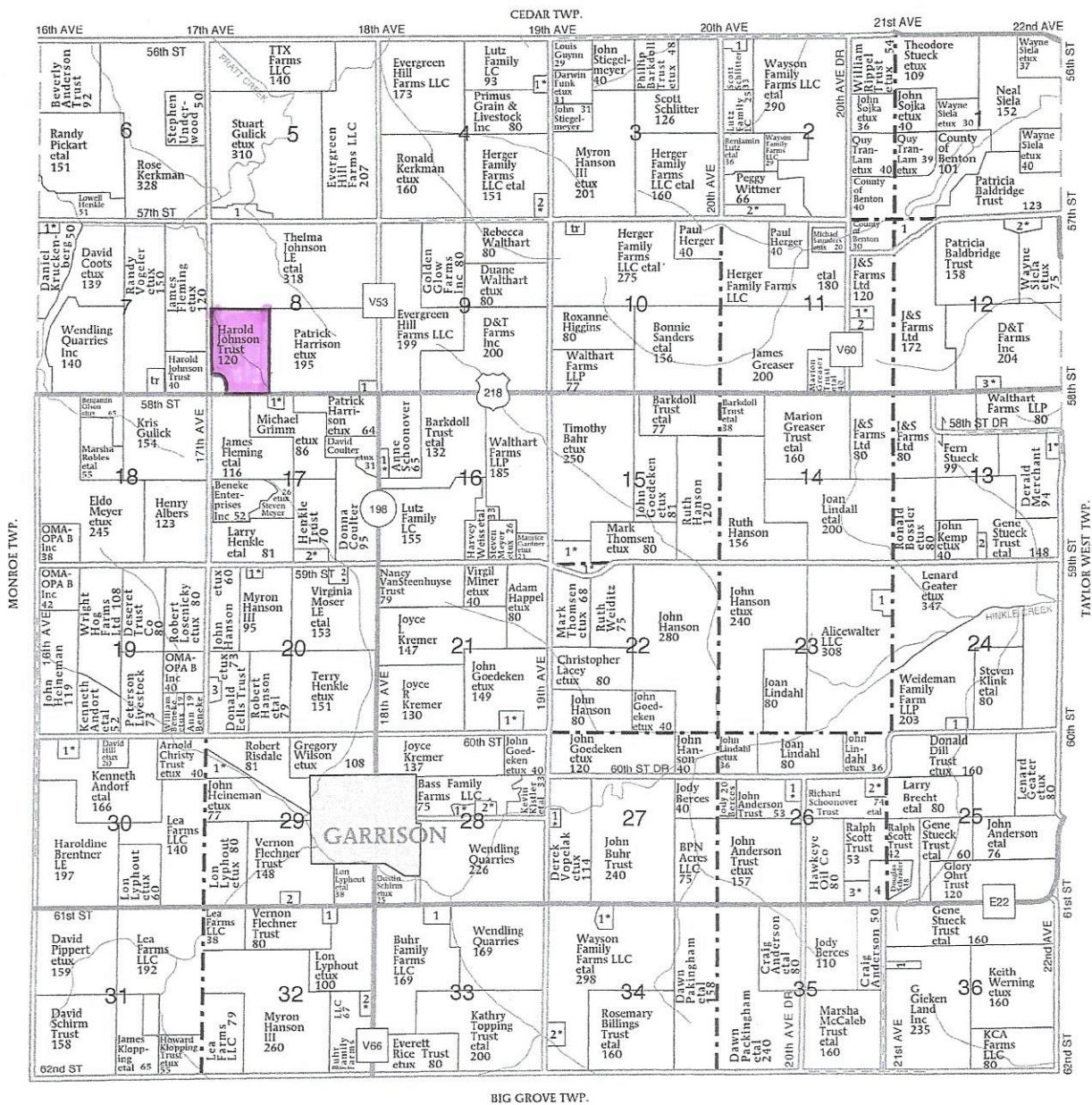
**Buildings:** None

**Property Tax (Net):** Part of larger parcel

**Possession:** Immediate, subject to 2022 crop lease at \$360 per acre.

**Other:** Good dirt with good tenant history!

(Landowners)

**JACKSON TOWNSHIP****SECTION 2**

1. Woodford Creek Farms

2. Wittmer, Robert et ux 13

**SECTION 4**

1. Geiger, Eugene et ux 6

2. Hutton, James et ux 9

**SECTION 5**

1. McDonald, Michael 8

**SECTION 7**

1. Pillars, Billy et ux 5

**SECTION 8**

1. Usher, Jerry 5

**SECTION 11**

1. Kenney, Jeffrey et ux 6

2. Noe, Keith 5

**SECTION 12**

1. County of Benton 17

2. Edens, Dennis et ux 7

3. Johnson, Dick et ux 6

**SECTION 13**

1. Kolosick, Richard et ux 8

2. Bresson, Brandi 5

**SECTION 15**

1. Wayson Family Farms

2. LLC 20

**SECTION 16**

1. Coulter, Eric et ux 10

**SECTION 17**

1. Balk, James et ux 5

2. Flickinger, William et ux 9

**SECTION 20**

1. Hanson, John et ux 5

2. Lundvall, Thomas et ux 7

3. Team Dairy LLC 7

**SECTION 21**

1. Miner, Virgil et ux 10

**SECTION 22**

1. Wayson Family Farms

2. LLC 6

**SECTION 23**

1. Happel, Ricky 12

**SECTION 24**

1. Hoffman, Robin 6

**SECTION 26**

1. Fisher, Angie et ux 7

2. Roberts, Raymond et ux 6

3. Rich, Nicholas et ux 13

4. Schraeder, Douglas 14

**SECTION 27**

1. Flickinger, Lonny et ux 5

**SECTION 28**

1. Smith, Cody et ux 5

2. Krough, Nicholas et ux 7

**SECTION 29**

1. Christy Trust, Arnold et ux 13

2. Dietel, Sheila 6

**SECTION 30**

1. Scheel, Randy et ux 12

**SECTION 32**

1. Garrison Cemetery 6

2. Buhr Trust, John et ux 9

**SECTION 33**

1. City of Garrison 11

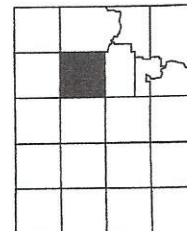
**SECTION 34**

1. Walker, Jason et ux 9

2. Simmacher, Wayne et ux 10

**SECTION 36**

1. Milner, Bryan 5

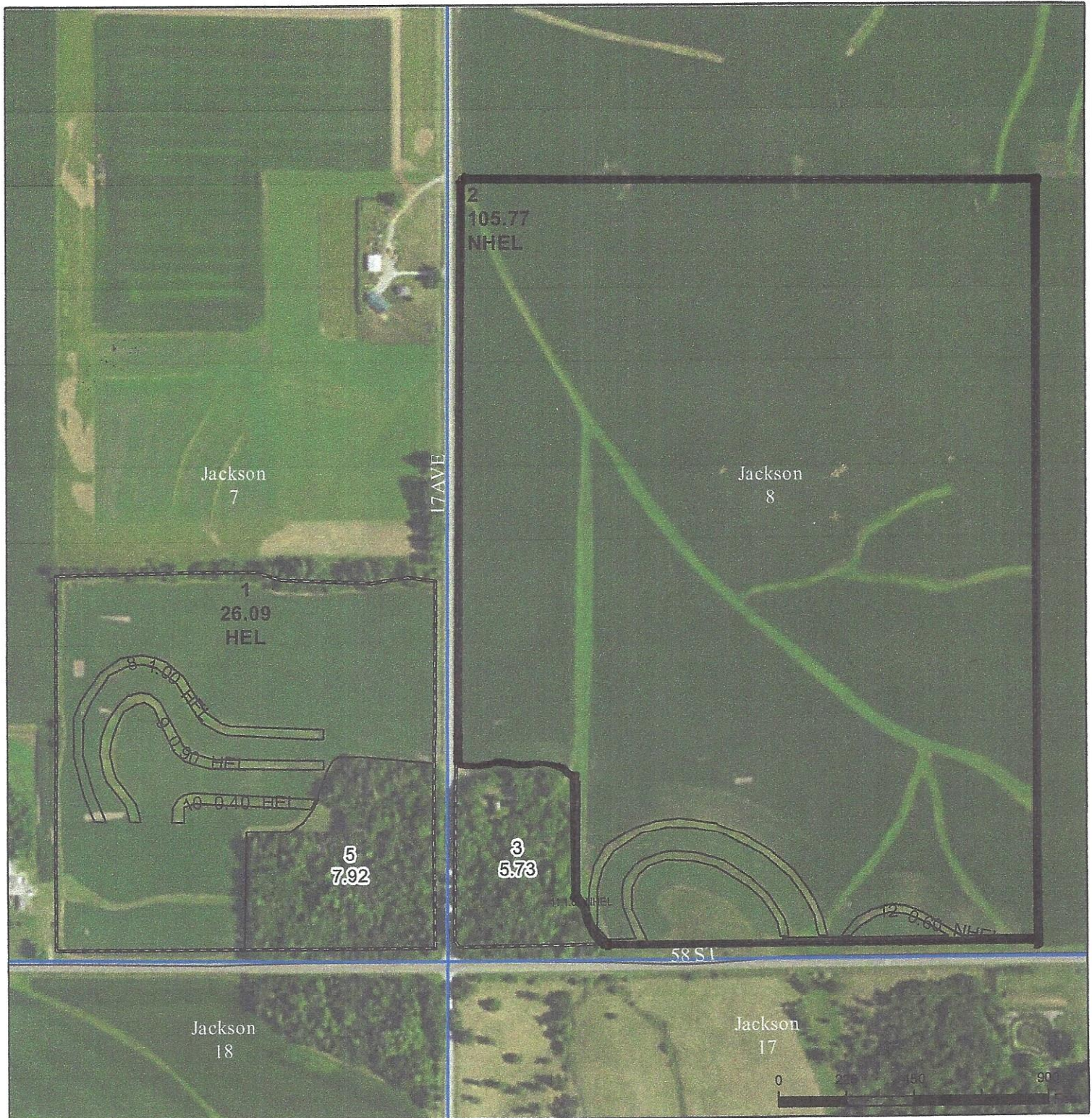






United States  
Department of  
Agriculture

## Benton County, Iowa



### 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: 136.36 acres

2021 Program Year

Map Created April 13, 2021

Farm 1286

Tract 577

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## Suitabilities and Limitations Ratings

[Open All](#) [Close All](#)[Building Site Development](#)[Construction Materials](#)[Disaster Recovery Planning](#)[Land Classifications](#)[Land Management](#)[Military Operations](#)[Recreational Development](#)[Sanitary Facilities](#)[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 \(IA\)](#)[View Description](#)[View Rating](#)

## View Options

Map ☒Table ☒Description of Rating ☒

Rating Options

☐ Detailed Description

## Advanced Options

[View Description](#)[View Rating](#)[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 1:15,800. The design of map units and the level of detail shown in the resulting soil map are dependent on the scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of map 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	37.8	34.0%
120B	Tama silty clay loam, 2 to 5 percent slopes	95	21.6	19.4%
350	Waukegan silt loam, 0 to 2 percent slopes	60	1.2	1.1%
<b>Totals for Area of Interest</b>			<b>111.3</b>	<b>100.0%</b>



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

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	94	24.9	22.4%
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	90	10.7	9.6%
P163C	Fayette silt loam, paha, 5 to 9 percent slopes	78	1.2	1.0%
P163E	Fayette silt loam, paha, 14 to 18 percent slopes	38	9.3	8.3%
P163E2	Fayette silt loam, paha, 14 to 18 percent slopes, eroded	35	0.3	0.2%
P163F	Fayette silt loam, paha, 18 to 25 percent slopes	22	4.4	4.0%
<b>Totals for Area of Interest</b>		<b>83</b>	<b>111.3</b>	<b>100.0%</b>

## Description — Iowa Corn Suitability Rating CSR2 (IA)

This attribute is only applicable to soils in the state of Iowa. Corn suitability ratings (CSR2) provide a relative ranking of all soils mapped in the State of Iowa according to their potential for the intensive production of row crops. The CSR2 is an index that can be used to rate the potential yield of one soil against that of another over a period of time. Considered in the ratings are average weather conditions and frequency of use of the soil for row crops. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes, and can be continuously row cropped to as low as 5 for soils that are severely limited for the production of row crops.

When the soils are rated, the following assumptions are made: a) adequate management, b) natural weather conditions (no irrigation), c) artificial drainage where required, d) no frequent flooding on the lower lying soils, and e) no land leveling or terracing. The weighted CSR2 for a given field can be modified by the occurrence of sandy spots, local deposits, rock and gravel outcrops, field boundaries, and noncrossable drainageways. Even though predicted average yields will change with time, the CSR2 values are expected to remain relatively constant in relation to one another over time.

## Rating Options — Iowa Corn Suitability Rating CSR2 (IA)

**Aggregation Method:** No Aggregation Necessary

**Tie-break Rule:** Higher

FARM: 1286

Prepared: 1/31/22 3:33 PM

Crop Year: 2022

Page: 1 of 2

Iowa  
Benton

U.S. Department of Agriculture

Farm Service Agency

## Abbreviated 156 Farm Record

Report ID: FSA-156EZ

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

JOHNSON, LARRY W

Farms Associated with Operator:

132, 163, 5617, 5676, 6633, 6712, 6713, 6936, 7312, 7315, 7671, 7769, 7930, 7931, 7964, 7965, 8162, 8650

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
150.01	136.36	136.36	0.0	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	136.36	0.0	0.0	0.0				
ARC/PLC									
PLC	ARC-CO		ARC-IC	PLC-Default	ARC-CO-Default		ARC-IC-Default		
NONE	CORN		NONE	NONE	NONE		NONE		
Crop	Base Acreage		PLC Yield	CCC-505 CRP Reduction					
CORN	101.6		170	0.00					
Total Base Acres:	101.6								

Tract Number: 577 Description E5 F5; SEC7-85-11 SEC8-85-11 JACKSON

FSA Physical Location : Benton, IA

ANSI Physical Location: Benton, IA

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
150.01	136.36	136.36	0.0	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	136.36	0.0		0.0	0.0	
Crop	Base Acreage		PLC Yield	CCC-505 CRP Reduction			
CORN	101.6		170	0.00			
Total Base Acres:	101.6						

Owners: MOSER, TIMOTHY ALLEN  
MOSER, TED MMOSER, HAROLD DEAN  
GREEN, KRISTEN L

Other Producers: JOHNSON, DIANA LEE