



Iowa Land Management and Real Estate Co.

SPECIALISTS IN FARM MANAGEMENT, SALES AND APPRAISAL

FARM LISTING INFORMATION

Owner: Naydeen L Kinion Estate

Location: Five miles NE of Wyoming, Iowa

Listing Agent: Dave Wessling 319-721-7363

Asking Price: \$3,100,000

Number of Taxable Acres: 394.26 (m/l) per county assessor.

Cropland Acres: 194.02 per FSA. Plus 29.76 Ac in CRP at \$207/Ac/Yr through 2030!

CSR2 of Tillable Acres: 38.5 per "Web Soil Survey"

Use: Row crop production, CRP, pasture and timber.

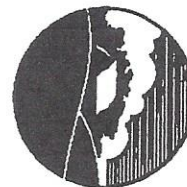
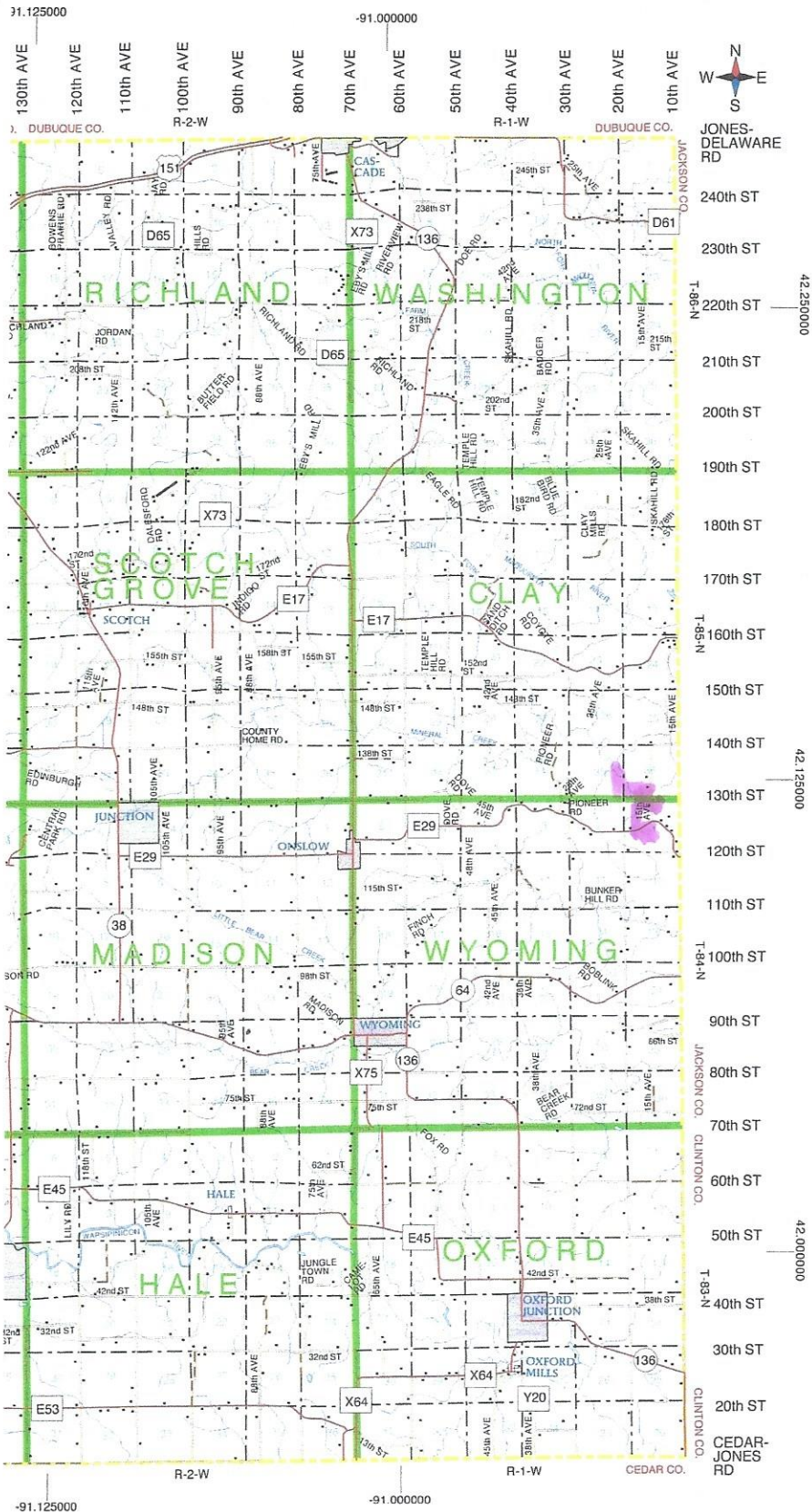
Property Tax (Net): \$6,746

Possession: Immediate. The tillable acres are leased at \$275 per acre for 2022.

Other: Multiple use farm with a good amount of tillable acres to offer a good return on investment, plus CRP income mentioned above.

Directions: From Wyoming Iowa, east on Highway 64 approximately four miles to 20th Avenue, North on 20th Avenue 2.5 miles to County Road E29. East on E29 ¼ mile to west side of property.

415 A Avenue, Vinton, IA 52349
Ph. 319-472-5353 • 877-718 ~~IOWA~~ • Fax 319-472-5454
email: iowaland@mebbs.com
website: www.iowalandmgmt.com



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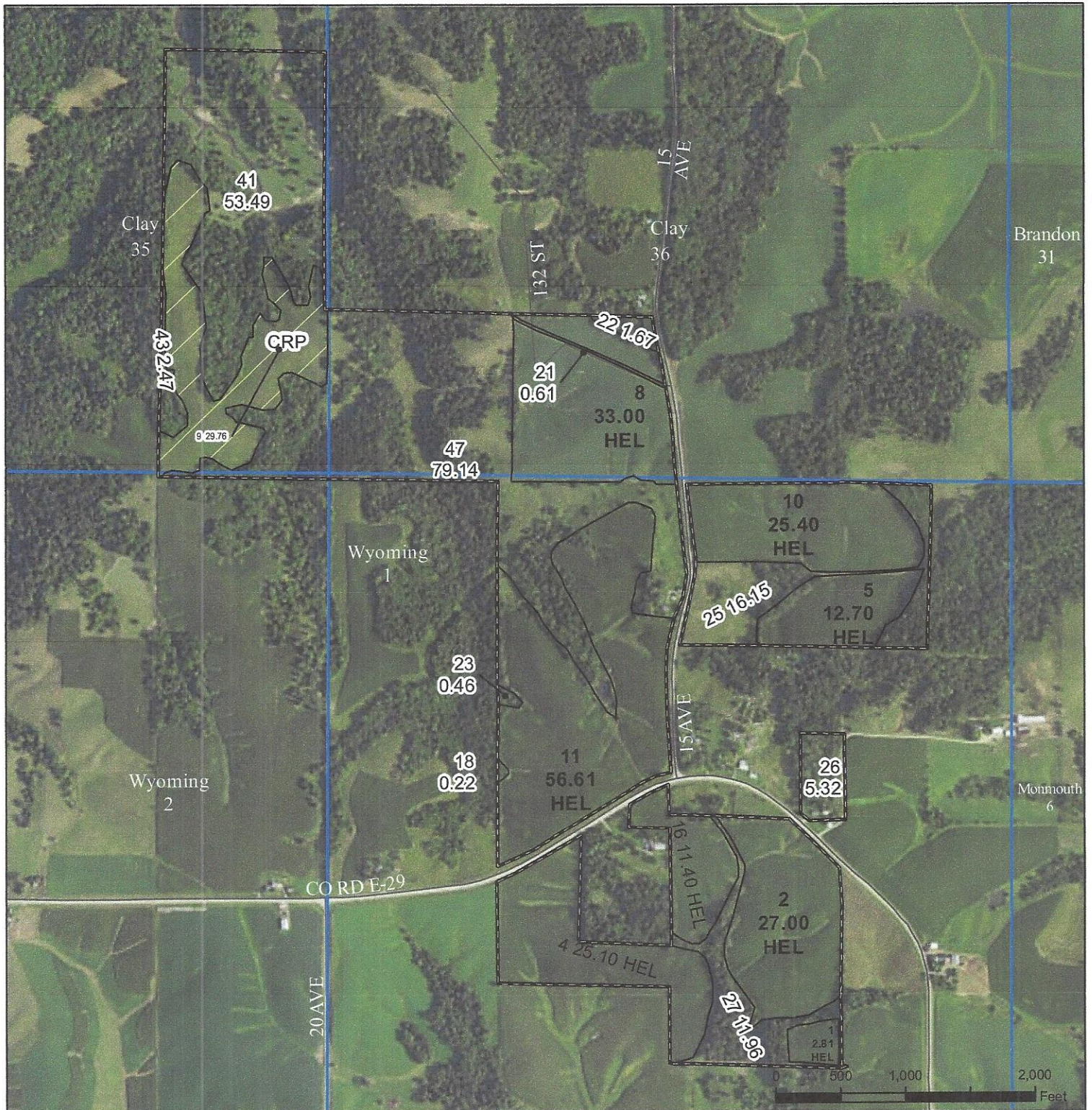
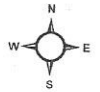
215 E. Main St. Anamosa, IA
Ph. 319-462-3561
427 Cedar St. Tipton, IA
Ph. 563-886-2136

DAW ALNIOU



United States
Department of
Agriculture

Jones 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

NAIP/USDA_CONUS_PRIME

- RGB
- Red: Band_1
- Green: Band_2
- Blue: Band_3

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USDA is an equal opportunity provider, employer, and lender.

2022 Program Year

Map Created March 23, 2022

Farm 1516

Tract 1697

Tract Cropland Total: 194.02 acres

Summary by Map Unit — Jones County, Iowa (IA105)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
163C	Fayette silt loam, 5 to 9 percent slopes	75	13.0	6.7%
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	72	10.2	5.3%
163D	Fayette silt loam, 9 to 14 percent slopes	49	0.0	0.0%
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	46	78.4	40.6%
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	35	25.2	13.0%
163F	Fayette silt loam, 18 to 25 percent slopes	21	13.0	6.7%
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	18	49.1	25.4%
499F	Nordness loam, 14 to 30 percent slopes	5	1.5	0.8%
703F	Dubuque silt loam, 18 to 25 percent slopes	6	2.5	1.3%
W	Water		0.0	0.0%
Totals for Area of Interest			193.4	100.0%

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


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[Area of Interest \(AOI\)](#)
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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)

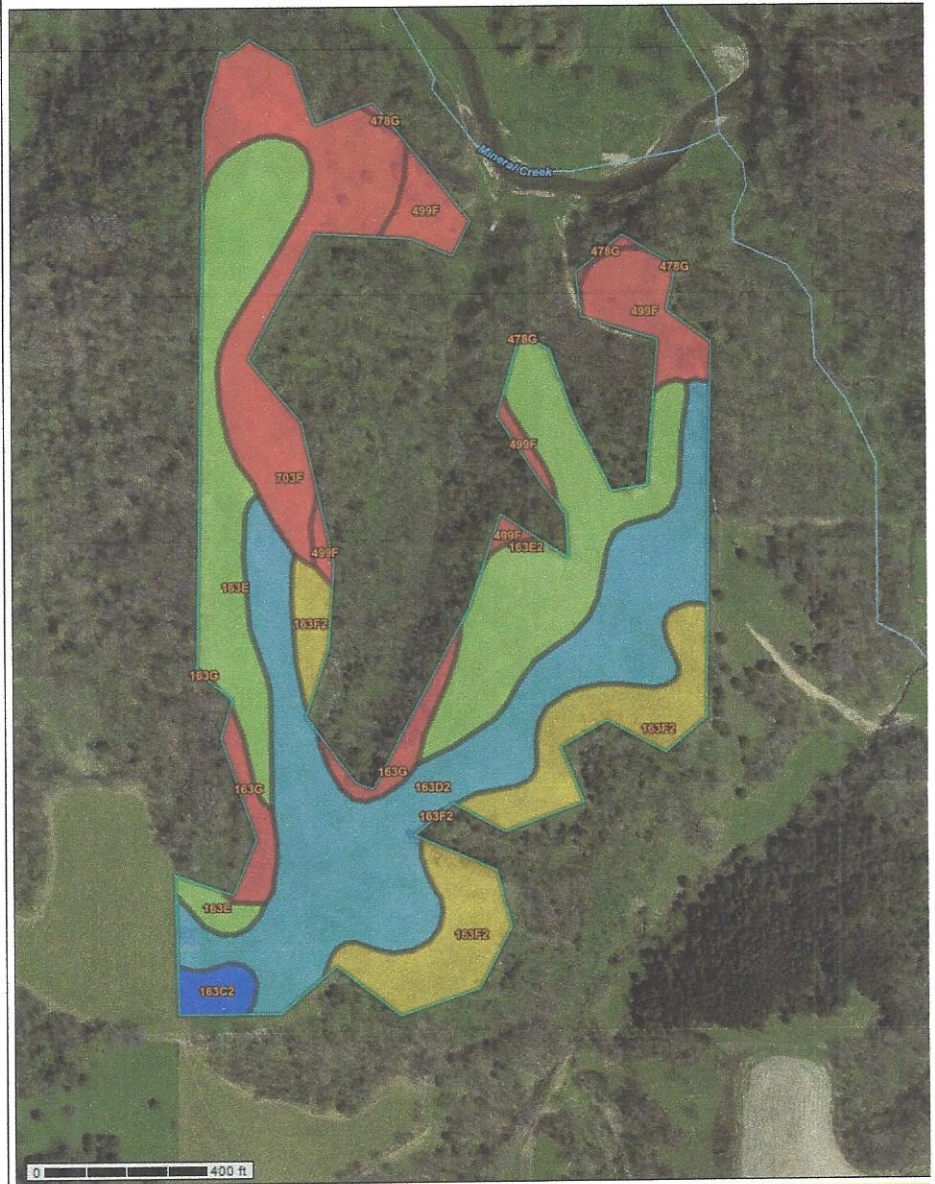
Waste Management

Water Management

Current CRP Soils

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 The design of map units and the level of detail shown in the resulting soil map are dependent on the Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of map have been shown at a more detailed scale.

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

Summary by Map Unit — Jones County, Iowa (IA105)

Summary by Map Unit — Jones County, Iowa (IA105)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	72	0.5	1.4%

Totals for Area of Interest**34.4 100.0%**

Summary by Map Unit — Jones County, Iowa (IA105)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	46	10.6	30.9%
163E	Fayette silt loam, 14 to 18 percent slopes	38	4.9	14.2%
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	35	4.9	14.4%
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	18	4.8	13.9%
163G	Fayette silt loam, 25 to 40 percent slopes	5	1.2	3.5%
478G	Nordness-Rock outcrop complex, 18 to 60 percent slopes	5	0.1	0.4%
499F	Nordness loam, 14 to 30 percent slopes	5	2.4	7.1%
703F	Dubuque silt loam, 18 to 25 percent slopes	6	4.9	14.3%
Totals for Area of Interest		28.6	34.4	100.0%

Description — Iowa Corn Suitability Rating CSR2 (IA)

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Rating Options — Iowa Corn Suitability Rating CSR2 (IA)

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Higher

IOWA
JONES
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 1516
Prepared : 6/27/22 8:45 AM
Crop Year : 2022

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
Farms Associated with Operator : 19-097-822, 19-097-837, 19-105-1516, 19-097-3312, 19-105-5743
CRP Contract Number(s) : 11693
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
395.27	223.78	223.78	0.00	0.00	29.76	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	194.02	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	OATS, CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	2.40	0.00	59	
Corn	191.62	0.00	146	
TOTAL	194.02	0.00		

NOTES

Tract Number : 1697
Description : 07: E 1/2 SECT 35, SW 1/4 SEC 36; SEC 1
FSA Physical Location : IOWA/JONES
ANSI Physical Location : IOWA/JONES
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : NAYDEEN KINION
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
395.27	223.78	223.78	0.00	0.00	29.76	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	194.02	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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IOWA
JONES

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1516

Prepared : 6/27/22 8:45 AM

Crop Year : 2022

Tract 1697 Continued ...

Oats	2.40	0.00	59
Corn	191.62	0.00	146
TOTAL	194.02	0.00	

NOTES

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CRP-1 (07-06-20)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 19 105	2. SIGN-UP NUMBER 54
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 11693	4. ACRES FOR ENROLLMENT 29.78
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) JONES COUNTY FARM SERVICE AGENCY 300 CHAMBER DRIVE ANAMOSA, IA52205-0000		6. TRACT NUMBER 1697	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2020 TO: (MM-DD-YYYY) 09-30-2030
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (319) 462-3517		8. SIGNUP TYPE: General	

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.

9A. Rental Rate Per Acre	\$ 207.00	10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment	\$ 6,164.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres
9C. First Year Payment	\$	1697	0009	CP4D	29.78
(Item 9C is applicable only when the first year payment is prorated.)					E. Total Estimated Cost-Share \$ 4,050.00

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) HAYDOEN KINION 1 DALE KINION 1406 COUNTY ROAD E29 MONMOUTH, IA52309-8503	(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
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	B. DATE (MM-DD-YYYY)
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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) and 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.

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.**

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