

# LAND FOR SALE

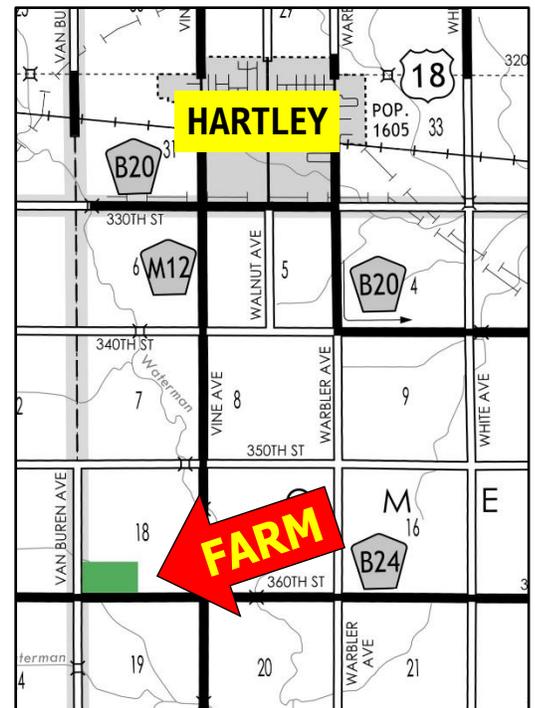
## 80 Acres O'Brien County Section 18 Omega Township



### Outstanding Hartley area crop farm

- 74.65 FSA crop acres
- CRP 1.4 acres @ \$300/acre til 2032
- Primghar, Sac, Galva, Marcus, Afton soils
- Outstanding soil rating CSR2 93.2
- Top location on blacktop B24
- Close to nearby area grain markets
- RE Taxes: \$2490 annually

Price: \$1,520,000.00 \$19,000 per acre



*Call Jon Hjelm for more information 712-240-3529*

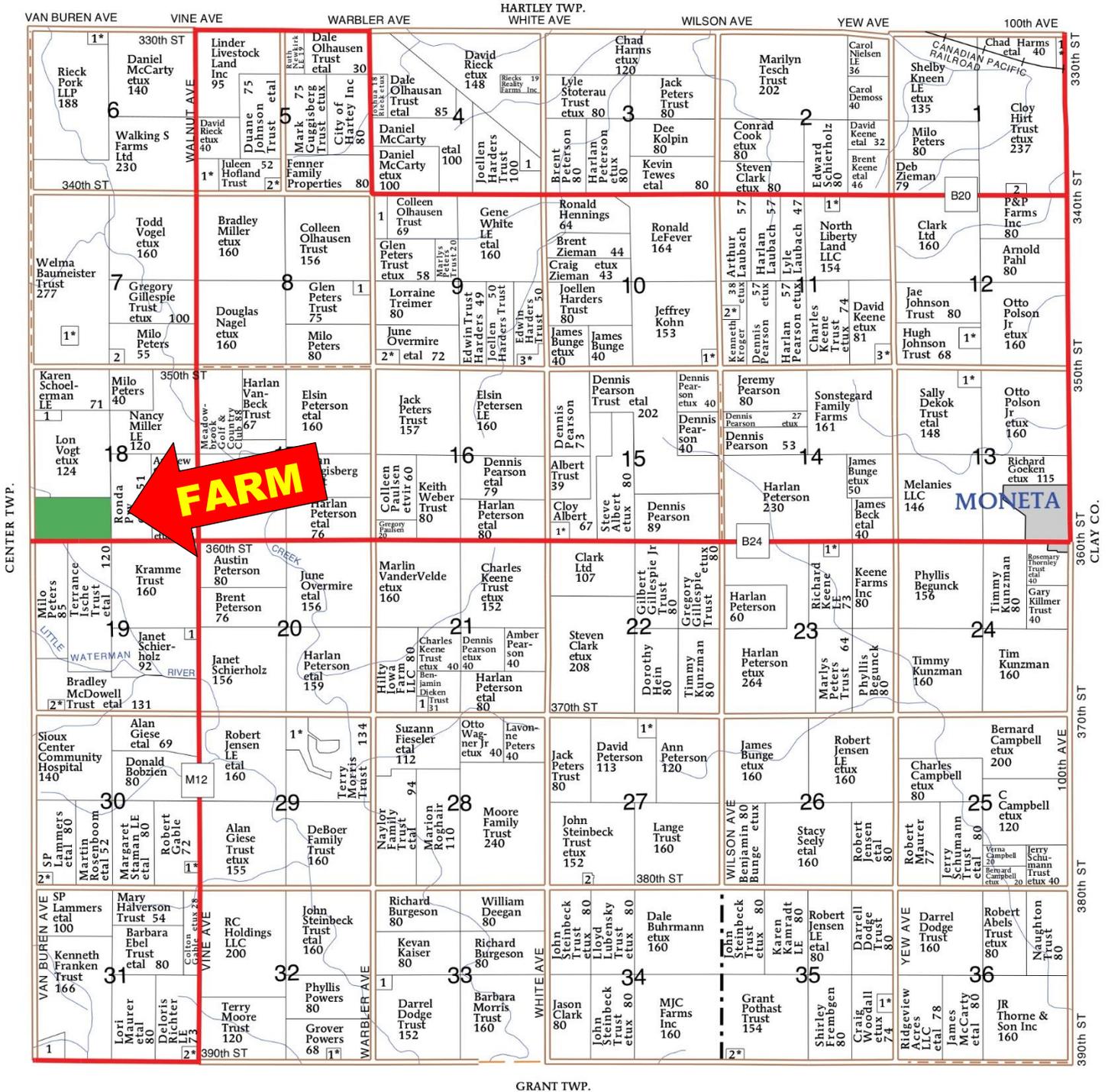
**The ACRE Company - Spencer, Iowa**  
[theacresco.com](http://theacresco.com) 712-262-3529

T-96-N

# OMEGA PLAT

R-39-W

(Landowners)





**Legend**

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

**Wetland Determination Identifiers**

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

**Non-Irrigated  
Corn-Yellow-Grain  
Soybeans-Common-Grain**

Tract Cropland Total: 74.65 acres

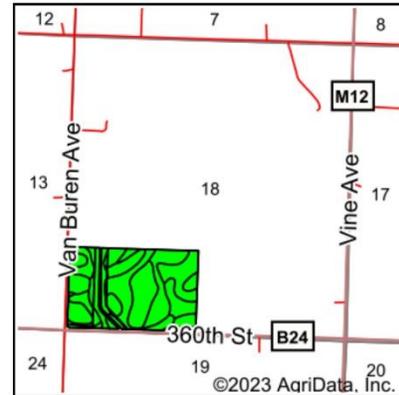
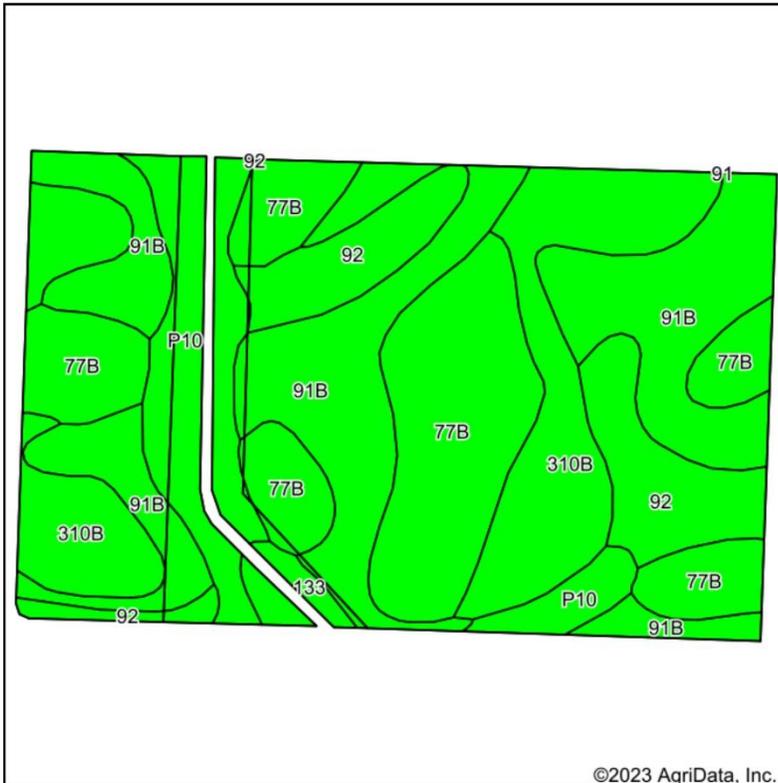
**2023 Program Year**  
Map Created May 20, 2022

**Farm 5999**  
**Tract 1411**

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## Soils Map



State: **Iowa**  
 County: **O'Brien**  
 Location: **18-96N-39W**  
 Township: **Omega**  
 Acres: **74.68**  
 Date: **1/24/2023**



Soils data provided by USDA and NRCS.

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| Area Symbol: IA141, Soil Area Version: 27 |   |       |                  |             |                  |             |             |           |
|---|---|-------|------------------|-------------|------------------|-------------|-------------|-----------|
| Code                                      | Soil Description  | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2**      | CSR         |           |
| 91B                                       | Primghar silty clay loam, 2 to 5 percent slopes   | 23.74 | 31.8%            |             | Ile              | 95          | 78          |           |
| 77B                                       | Sac silty clay loam, loam substratum, 2 to 5 percent slopes                                 | 19.21 | 25.7%            |             | Ile              | 95          | 68          |           |
| 310B                                      | Galva silty clay loam, 2 to 5 percent slopes  | 14.05 | 18.8%            |             | Ile              | 95          | 70          |           |
| 92  | Marcus silty clay loam, 0 to 2 percent slopes   | 8.33  | 11.2%            |             | Ilw              | 94          | 75          |           |
| P10                                       | Afton silty clay loam, Sheldon creek formation, 0 to 2 percent slopes, occasionally flooded | 8.32  | 11.1%            |             | Ilw              | 82          |             |           |
| 133                                       | Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded               | 1.03  | 1.4%             |             | Ilw              | 78          | 73          |           |
| <b>Weighted Average</b>                   |   |       |                  |             |                  | <b>2.00</b> | <b>93.2</b> | <b>*-</b> |

\*\*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.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

IOWA  
O'BRIEN  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 5999  
Prepared : 1/23/23 4:24 PM CST  
Crop Year : 2023

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name : BRENT TEWES  
CRP Contract Number(s) : 11663A  
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       |
|--------------------|--------------------|------------------------|----------------|------|------|---------------|-----------|----------------------|------------------------|
| 75.89              | 74.65              | 74.65                  | 0.00           | 0.00 | 1.40 | 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               | 73.25                  | 0.00           |      | 0.00 |               | 0.00      | 0.00                 | 0.00                   |

**Crop Election Choice**

| ARC Individual | ARC County  | Price Loss Coverage |
|----------------|-------------|---------------------|
| None           | CORN, SOYBN | None                |

**DCP Crop Data**

| Crop Name    | Base Acres   | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|--------------|--------------|-----------------------------|-----------|-----|
| Corn         | 36.50        | 0.00                        | 168       |     |
| Soybeans     | 28.20        | 0.00                        | 45        |     |
| <b>TOTAL</b> | <b>64.70</b> | <b>0.00</b>                 |           |     |

**NOTES**

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|  |
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**Tract Number : 1411**

Description : S2SW4 SEC 18 96-39 OMEGA  
FSA Physical Location : IOWA/O'BRIEN  
ANSI Physical Location : IOWA/O'BRIEN  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : JEFFREY HOLLAND SR, PAMELA HOLLAND  
Other Producers : None  
Recon ID : None

**Tract Land Data**

| Farm Land          | Cropland           | DCP Cropland           | WBP            | WRP  | CRP  | GRP                  | Sugarcane              |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------------------------|
| 75.89              | 74.65              | 74.65                  | 0.00           | 0.00 | 1.40 | 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               | 73.25                  | 0.00           | 0.00 | 0.00 | 0.00                 | 0.00                   |

**DCP Crop Data**

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|-----------|------------|-----------------------------|-----------|
| Corn      | 36.50      | 0.00                        | 168       |

|  |  |   |                    |  |   |                                 |                       |   |
|--|--|---|--------------------|--|---|---------------------------------|-----------------------|---|
| <b>CRP-1</b><br>(07-06-20)   |  | <b>U.S. DEPARTMENT OF AGRICULTURE</b><br>Commodity Credit Corporation |                    | 1. ST. & CO. CODE & ADMIN. LOCATION<br>19 141  |   | 2. SIGN-UP NUMBER<br>57         |                       |   |
| <b>CONSERVATION RESERVE PROGRAM CONTRACT</b>   |  |   |                    | 3. CONTRACT NUMBER<br>11663A   |   | 4. ACRES FOR ENROLLMENT<br>1.40 |                       |   |
|  |  |   |                    | 5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code)<br>O BRIEN COUNTY FARM SERVICE AGENCY<br>315 SOUTH RERICK<br>PRIMGHAR, IA51245-7714 |   | 6. TRACT NUMBER<br>1411         |                       | 7. CONTRACT PERIOD<br>FROM: (MM-DD-YYYY) 10-01-2022 TO: (MM-DD-YYYY) 09-30-2032 |
| 5B. COUNTY FSA OFFICE PHONE NUMBER<br>(Include Area Code): (712) 757-3835  |  |   |                    | 8. SIGNUP TYPE:<br>Continuous  |   |                                 |                       |   |
| <b>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.</b> |  |   |                    |  |   |                                 |                       |   |
| 9A. Rental Rate Per Acre   |  | \$ 300.00   |                    | 10. Identification of CRP Land (See Page 2 for additional space)   |   |                                 |                       |   |
| 9B. Annual Contract Payment  |  | \$ 420.00   |                    | A. Tract No.   | B. Field No.  | C. Practice No.                 | D. Acres              | E. Total Estimated Cost-Share   |
| 9C. First Year Payment   |  | \$  |                    | 1411   | 0021  | CP21                            | 1.40                  | \$ 256.00   |
| (Item 9C is applicable only when the first year payment is prorated.)  |  |   |                    |  |   |                                 |                       |   |
| <b>11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)</b>  |  |   |                    |  |   |                                 |                       |   |
| A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)<br>JEFFREY HOLLAND SR<br>1095 KYKER LN<br>POTTSBORO, TX75076-6983   |  | (2) SHARE<br>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)<br>PAMELA HOLLAND<br>1095 KYKER LN<br>POTTSBORO, TX75076-6983   |  | (2) SHARE<br>0.00 %   | (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<br>%  | (3) SIGNATURE (By) |  | (4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY |                                 | (5) DATE (MM-DD-YYYY) |   |
| <b>12. CCC USE ONLY</b>  |  | A. SIGNATURE OF CCC REPRESENTATIVE                                    |                    |  |   |                                 | B. DATE (MM-DD-YYYY)  |   |
| <b>NOTE:</b> 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.  |  |   |                    |  |   |                                 |                       |   |
| <b>Paperwork Reduction Act (PRA) Statement:</b> 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. <b>RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.</b>  |  |   |                    |  |   |                                 |                       |   |

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