

# IOWA FARM FOR SALE

## 80 +/- ACRES YORK TWP POTT. CO

**DESCRIPTION:** Highly Tillable Terraced Upland Farm with Excellent Location

**LIST PRICE:** \$12,000 per Acre X 80 +/- Acres or \$960,000.

**LOCATION:** Approx. 6 Miles East of Underwood & 5 Miles South of Minden IA.

**DRIVING DIRECTIONS:** From the Underwood IA Interstate Exit, Drive East on Magnolia Rd. (Hwy G-30) for approx. 6 Miles. Turn north on 330th St. for ¼ of a Mile. The Farm is Located on the West side of 330th St.

**BRIEF LEGAL DESCRIPTION:** The N1/2NE1/4 of Section 16, Twp 76N, Range 41W of the 5th PM All in Pott Co. Iowa.

**CROPLAND:** 77.56 FSA Cropland Acres.

**CSR2:** 50.2 Per Surety Mapping Software.

**FSA INFO:** Farm #5183 Tract #222.  
77.56 FSA Farmland Acres.  
Corn Base Acres = 38.5 & Corn PLC Yield = 121.  
Bean Base Acres = 28 & Bean PLC Yield = 31.

**IMPROVEMENTS:** None.

**2021-22 RE TAXES:** \$1,912 Per Year.

**POSSESSION:** At Closing Subject to 2023 Cash Rent Lease that Expires on February 29, 2024 & Wind Farm/ Option and Easement Agreement with EON Climate & Renewables. Copy of the Easement Agreement is Available upon Request.

**SALE TERMS:** 10% Earnest upon Acceptance of Offer. Balance Due at Closing.

**CLOSING:** 30-45 days after acceptance of offer.

**SELLERS:** James Storjohann Life Estate  
Michael Storjohann Remainder



### DRIVING DIRECTIONS

From the Underwood IA Interstate Exit, Drive East on Magnolia Rd. for approx. 6 Miles. Turn north on 330th St. for ¼ of a Mile. The Farm is Located on the West side of 330th St.

*Midwest*  
Ag Services, Inc.

245 W. Broadway PO Box 845  
Council Bluffs IA 51502  
(712)-323-5353

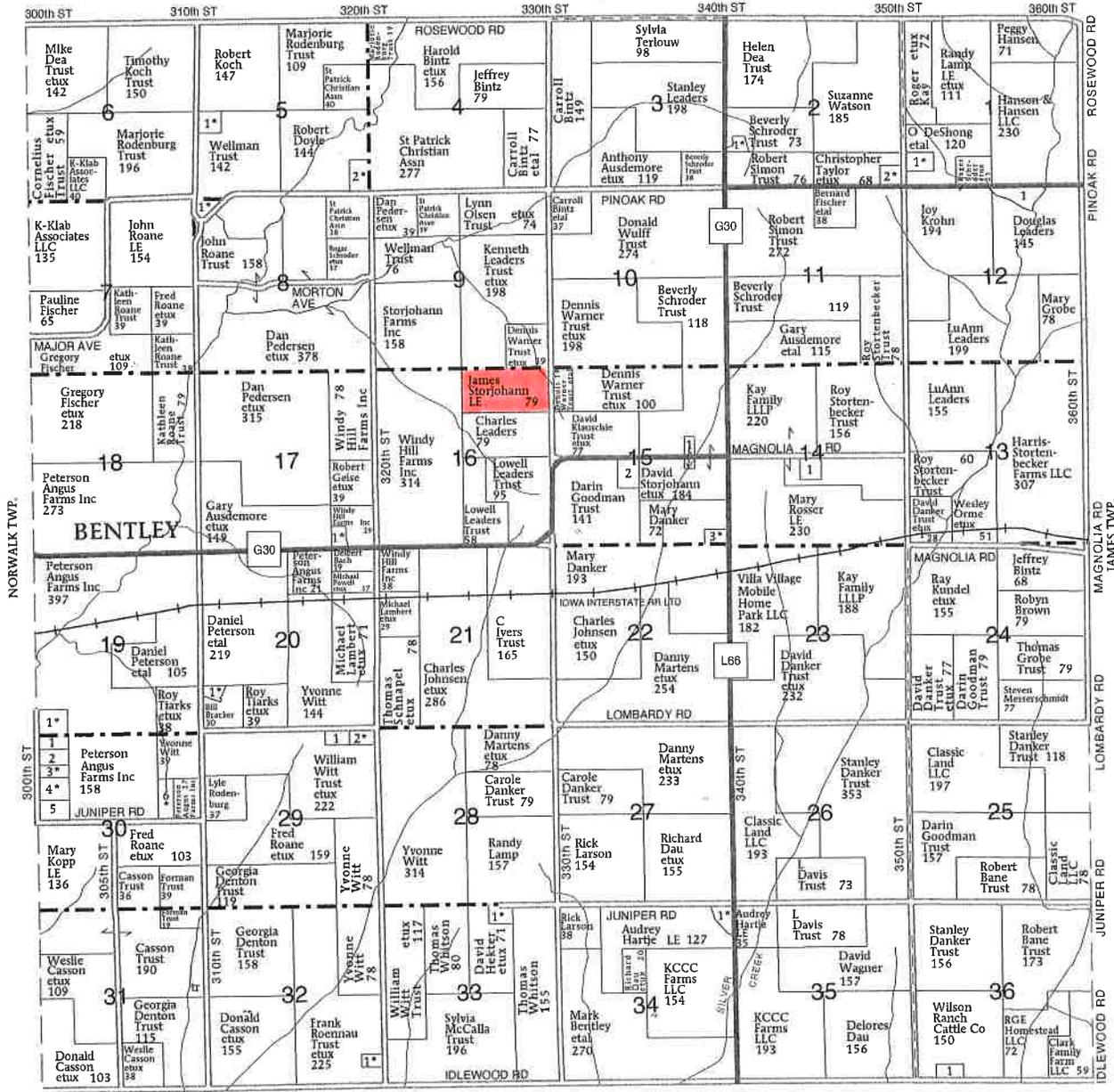
Kelly Summy, Broker: 402-670-0878  
Evan Summy, Assoc. Broker: 402-618-1326  
Nick Gray, Salesperson: 712-789-9932

Disclaimer: The information in this brochure was gathered from various sources deemed reliable, but it can't be guaranteed by Midwest Ag Services, Inc. All data should be verified for accuracy by interested parties.

For More Details Visit: [www.MidwestAgServices.com](http://www.MidwestAgServices.com)

(Landowners)

MINDEN TWP.



WASHINGTON TWP.

**YORK TOWNSHIP**

**SECTION 1**

- 1. McMaken, Michael etal 13

**SECTION 2**

- 1. Pigman, Richard etux 6
- 2. Taylor, Austin etux 9

**SECTION 5**

- 1. Wellman, David etal 9
- 2. Leaders, Tim etal 15

**SECTION 8**

- 1. Wellman Trust 7

**SECTION 12**

- 1. Hansen, Amy 10

**SECTION 14**

- 1. Budge, Peter 6

**SECTION 15**

- 1. Storjohann Farms Inc 9
- 2. Siderewicz, Michael 13
- 3. Danker, Terry etux 6

**SECTION 17**

- 1. McKee, Brent etal 9

**SECTION 19**

- 1. Mefferd, Michael etal 14

**SECTION 20**

- 1. Jahn, David etux 7

**SECTION 29**

- 1. Roane, Frank 5
- 2. Witt Trust, William etux 6

**SECTION 30**

- 1. Baumfalk, Doris 10
  - 2. Geren Jr, Patrick 10
  - 3. Mundt, David etux 8
  - 4. Klautd, Billy etux 14
  - 5. Hawthorne, Pamela 13
  - 6. Stokes, Carol etux 11
- SECTION 32**
- 1. Ross, Gregory etux 6

**SECTION 33**

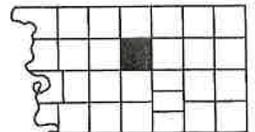
- 1. Holste, Clifford etux 9

**SECTION 34**

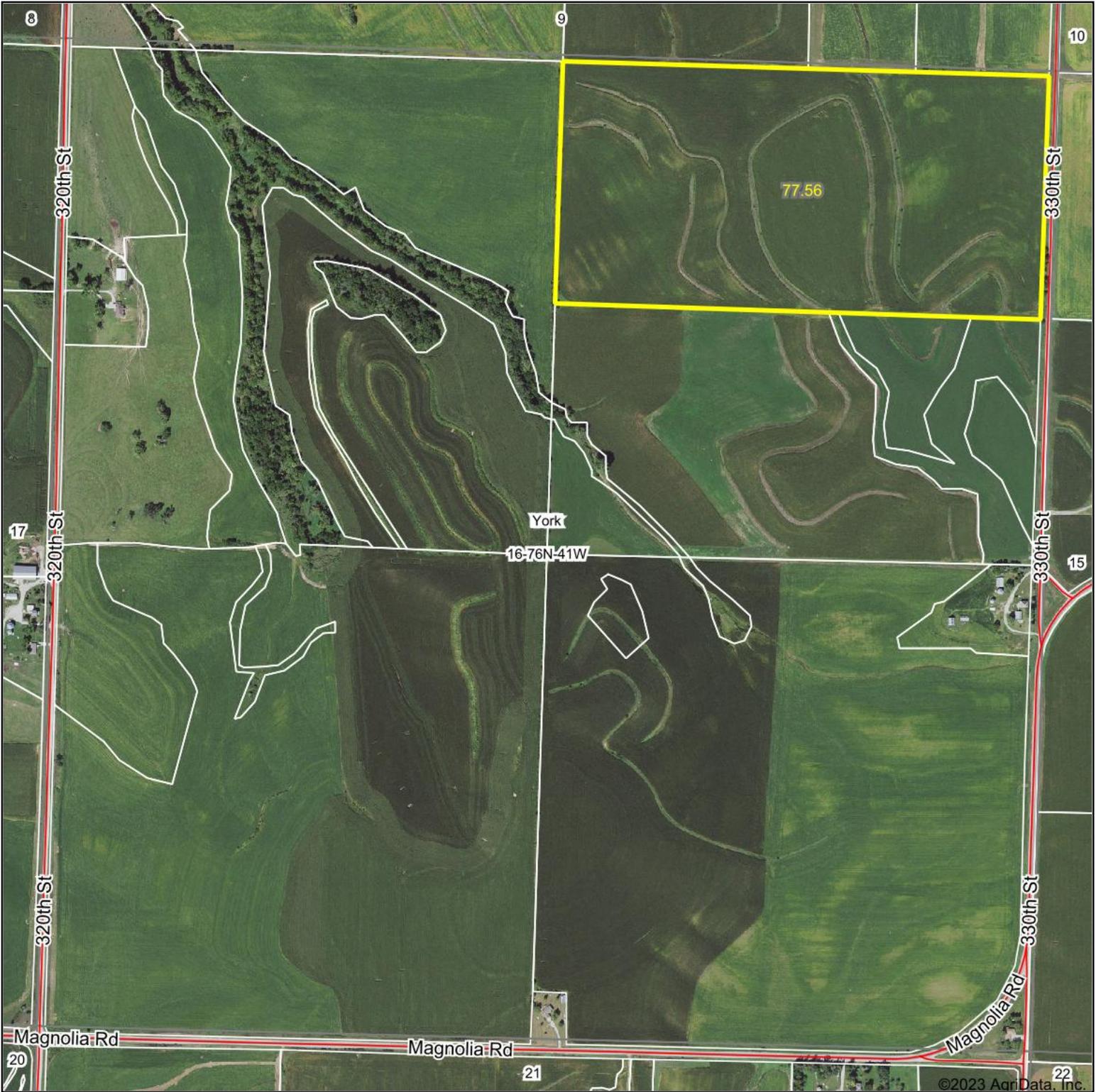
- 1. Dau, David etux 12

**SECTION 36**

- 1. Schoening Trust, Kenneth 6



# Aerial Map



Map Center: 41° 23' 0.73, -95° 33' 55.38

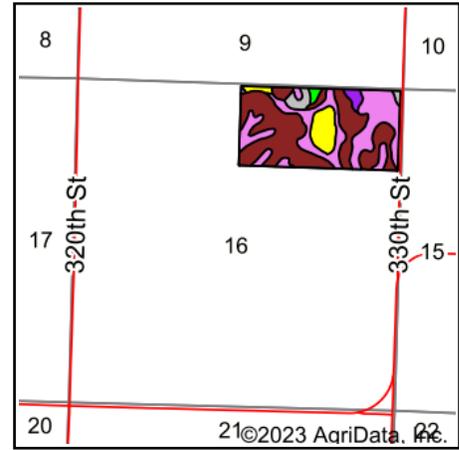
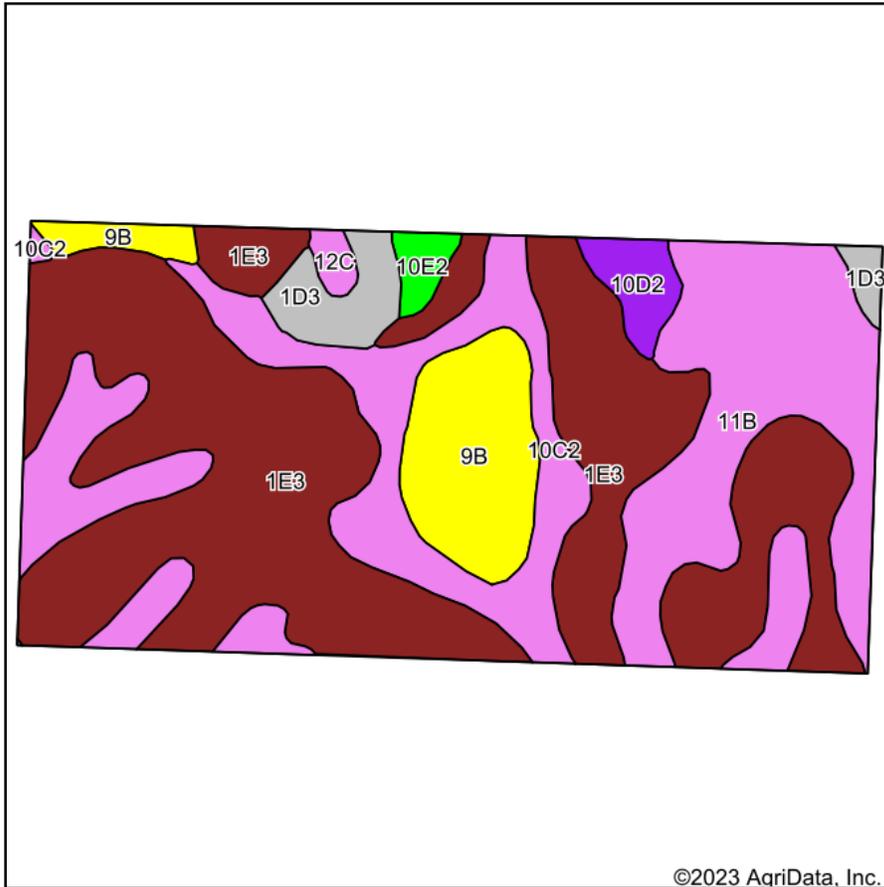


**16-76N-41W**  
**Pottawattamie County**  
**Iowa**



3/25/2023

# Soils Map



State: **Iowa**  
 County: **Pottawattamie**  
 Location: **16-76N-41W**  
 Township: **York**  
 Acres: **77.56**  
 Date: **3/25/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: IA155, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	37.24	48.0%		IVe	18	30	54	
11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	17.65	22.8%		IIw	81	63	79	
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	10.29	13.3%		IIIe	86	63	76	
9B	Marshall silty clay loam, 2 to 5 percent slopes	6.89	8.9%		Ile	95	83	76	
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	2.66	3.4%		IIIe	32	40	59	
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	1.52	2.0%		IIIe	60	53	70	
10E2	Monona silt loam, 14 to 20 percent slopes, eroded	0.80	1.0%		IVe	45	43	63	
12C	Napier silt loam, 5 to 9 percent slopes	0.51	0.7%		IIIe	89	62	87	
<b>Weighted Average</b>						<b>3.17</b>	<b>50.2</b>	<b>47.7</b>	<b>*n 65.4</b>

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

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



**Abbreviated 156 Farm Record**

**Operator Name**

CRP Contract Number(s) : None  
 Recon ID : 19-156-2014-71  
 Transferred From : None  
 ARCPLC G//F Eligibility : Eligible

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
77.56	77.56	77.56	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	77.56	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	38.50	0.00	121	0
Soybeans	28.00	0.00	31	0
<b>TOTAL</b>	<b>66.50</b>	<b>0.00</b>		

**NOTES**

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**Tract Number** : 222

**Description** : O6 Sec 16 York 76/41  
**FSA Physical Location** : IOWA/WEST POTTAWATTAMIE  
**ANSI Physical Location** : IOWA/POTTAWATTAMIE  
**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** : JAMES R STORJOHANN  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.56	77.56	77.56	0.00	0.00	0.00	0.00	0.0

**Abbreviated 156 Farm Record**

**Tract 222 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	77.56	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	38.50	0.00	121
Soybeans	28.00	0.00	31
<b>TOTAL</b>	<b>66.50</b>	<b>0.00</b>	

**NOTES**

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- Legend**
- Non-Cropland
  - CRP
  - Iowa PLSS
  - Wetland Determination Identifiers
  - Cropland
  - Tract Boundary
  - Iowa Roads

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

**Tract Cropland Total: 77.56 acres**

**2022 Program Year**  
Map Created April 21, 2022

**Farm 5183**  
**Tract 222**

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