



Farm For Sale





Prepared by:


Jeremy Sills

Date: October 2023

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Vinton, IA 52349

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Benton County

90 m/l taxable to be surveyed

Owens-Parke Family Farm

List Price: \$1,200,000

FSA Tillable Acres: 78

CSR2: 82 per Surety



SERVICES

Farm Management

Currently manage our clients' farms located in the eastern 2/3 of Iowa. A full-service management where we essentially step into the shoes of our clients in full consultation with them about their farm's operation. Lease type selection, tenant selection, government agency work, commodity marketing is just part of what we do.

Real Estate

A full-service real estate brokerage service with an emphasis on agricultural property, from acreages to ranches! Whether it's a listing agreement or an auction, our objective is to get the highest net dollars in our client's pockets.

Financial Consulting

Our financial consulting service includes cash flow analysis on operating funds, real estate purchase returns on investment, farm division pros and cons.


Farm Valuation

The farm valuation service comes in many forms but most often issued to establish farm values for the purpose of land divisions, listing purposes, or simply providing clients an update on their financial situation. Valuation services range from Broker's Price Opinions to full Appraisals.

Contact us:

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Farm Listing

- Tract: 90 m/l Taxable Acres
78 m/l FSA Effective Crop Acres Farm 5140 Tract 9045
CSR2 on Tillable Acres: 82

Iowa Land Management & Real Estate is honored to bring this Benton County Farm to market! Lease has been terminated and the farm is available for the 2024 growing season. Full possession to take place March 1, 2024. Please satisfy yourself to the information provided in this packet and call land broker Jeremy Sills with any questions you may have.

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SALE PACKET



Legal Description

PART OF THE NW1/4 SE1/4; PART OF THE NE1/4 SE1/4; PART OF THE SW1/4 SE1/4; PART OF THE SE1/4 SE1/4 OF SECTION 36, TOWNSHIP 84 NORTH, 9 WEST, BENTON COUNTY, IOWA

Titleholder of Record (per County Assessor)

Julia Parke & the Estate of Jeffrey E. Owens



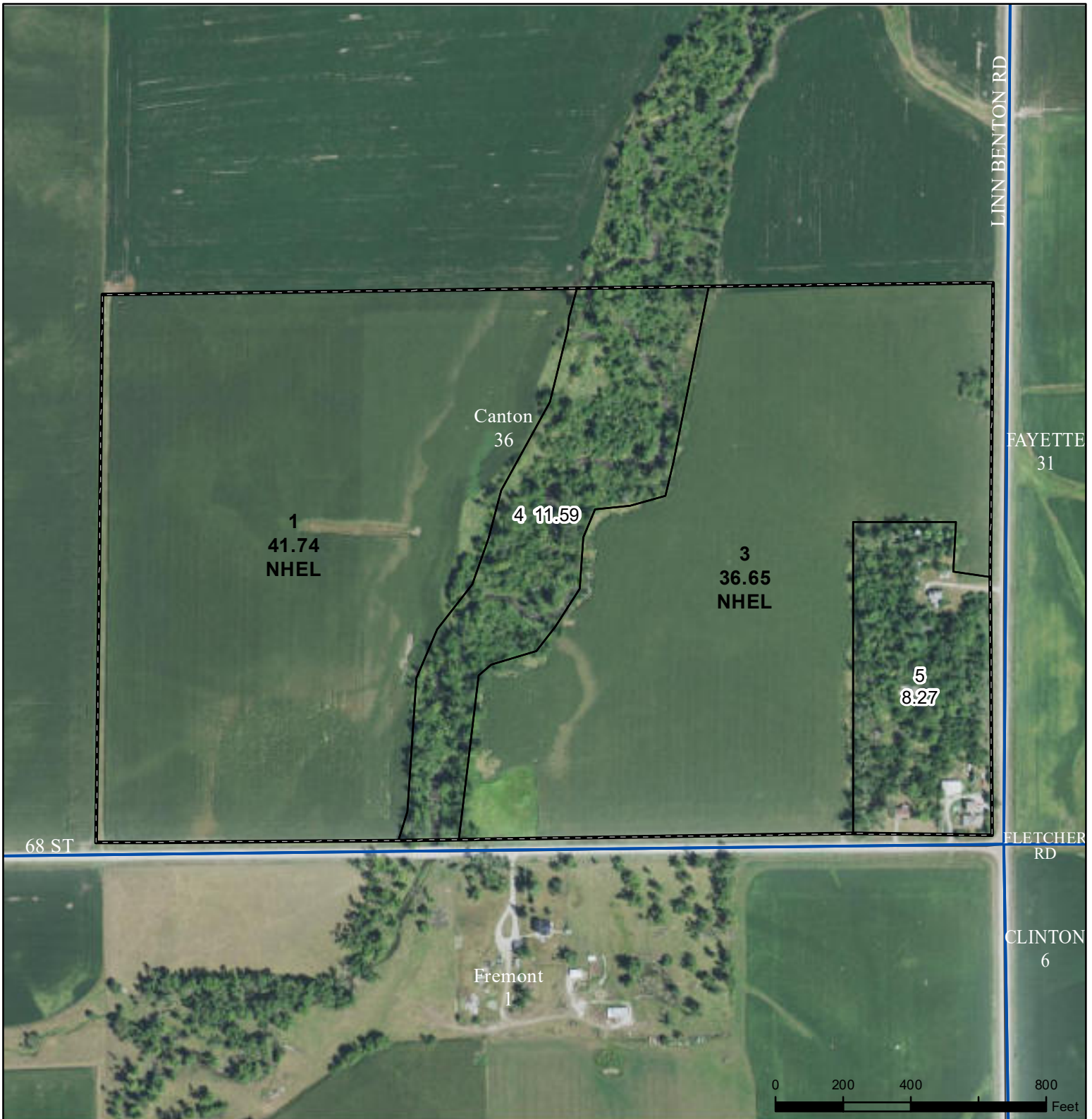
The Property Description

90 taxable acres with highly productive soils. The farm will be surveyed off from the acreage. Tillable acres have a 82 CSR2 rating! Leases have been terminated and is available for 2024 crop season!



The Area

The farm is in a very strong part of the state with a quick drive from highway 30 and Cedar Rapids corn processors.



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

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

Tract Cropland Total: 78.39 acres

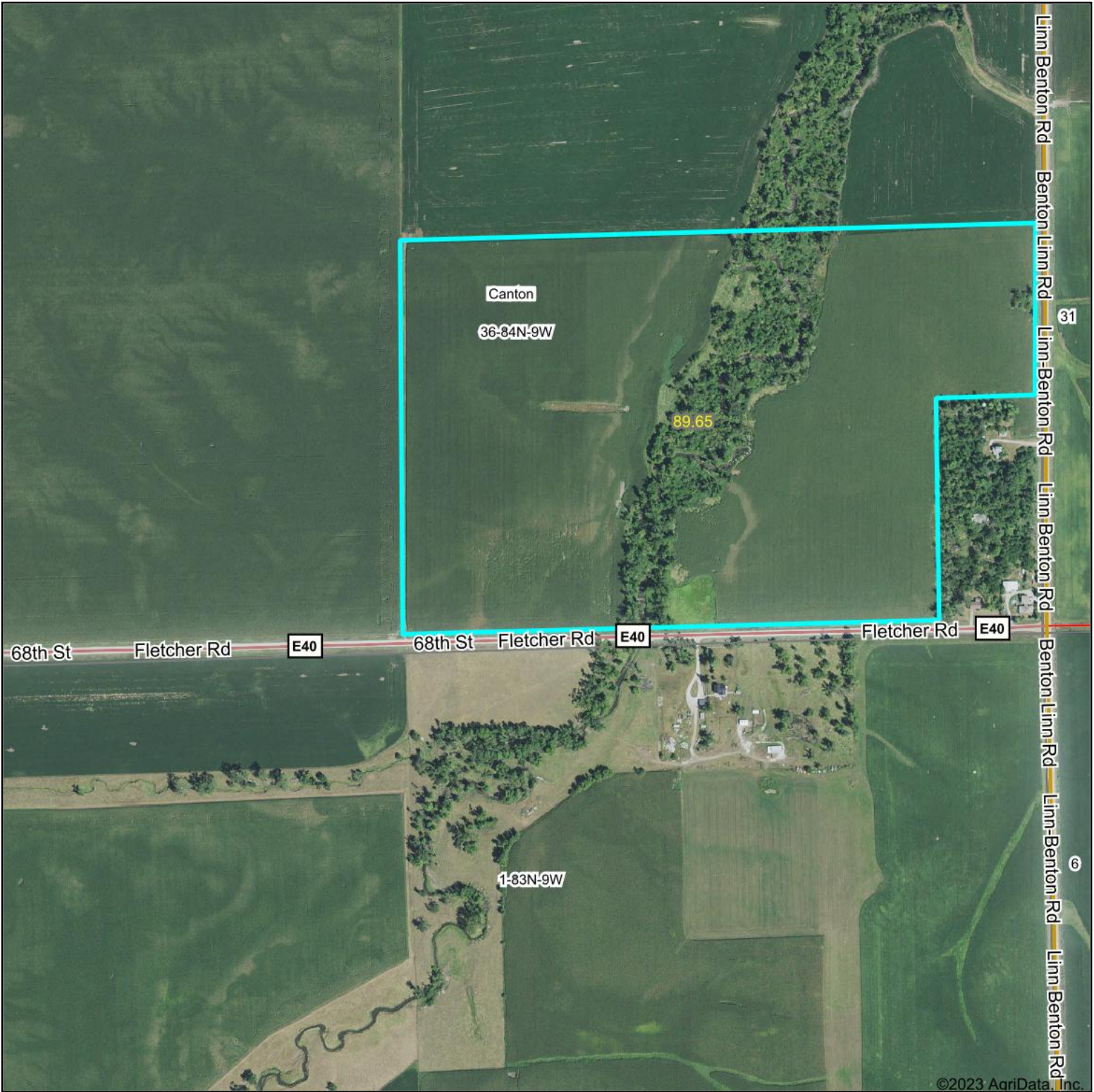
2023 Program Year
 Map Created May 09, 2023

Farm **5140**
 Tract **9045**

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Farm Map



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Boundary Center: 42° 2' 21.28, -91° 50' 24.76



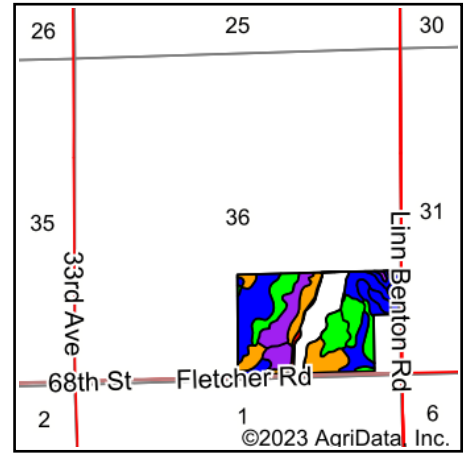
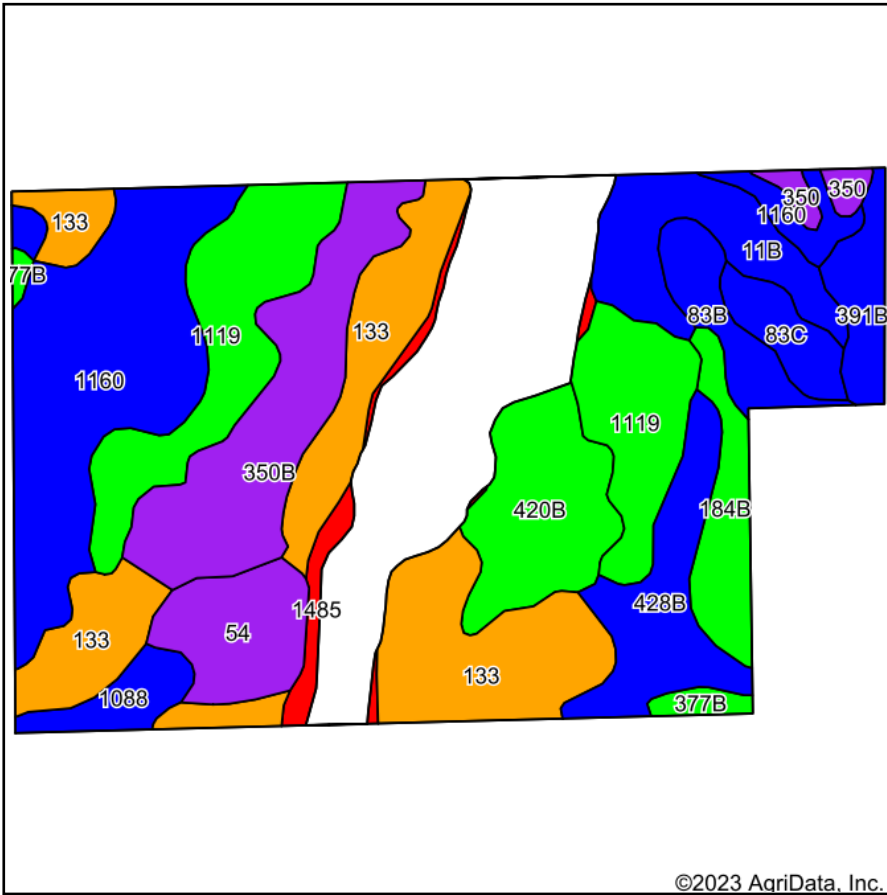
36-84N-9W
Benton County
Iowa



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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10/17/2023

Soils Map



State: **Iowa**
 County: **Benton**
 Location: **36-84N-9W**
 Township: **Canton**
 Acres: **76.57**
 Date: **10/17/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IA011, Soil Area Version: 25														
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	14.93	19.5%		llw	78	80							
1160	Walford silt loam, terrace, 0 to 2 percent slopes	12.24	16.0%		llw	85	25							
1119	Muscatine silty clay loam, terrace, 0 to 2 percent slopes	10.80	14.1%		lw	100	100							
350B	Waukegan silt loam, 2 to 5 percent slopes	7.78	10.2%		lle	55	68							
420B	Tama silty clay loam, terrace, 2 to 5 percent slopes	5.30	6.9%		lle	95	95							
428B	Ely silty clay loam, 2 to 5 percent slopes	4.88	6.4%		lle	88	88							
11B	Colo-Ely complex, 0 to 5 percent slopes	4.28	5.6%		llw	86	68							
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.51	4.6%		llw	60	70							



184B	Klinger silty clay loam, 1 to 4 percent slopes	2.70	3.5%		lw	95	91									
83B	Kenyon loam, 2 to 5 percent slopes	2.20	2.9%		lle	90	87									
391B	Clyde-Floyd complex, 1 to 4 percent slopes	1.91	2.5%		llw	87	74									
83C	Kenyon loam, 5 to 9 percent slopes	1.65	2.2%		llle	85	72	10.6	6.4	188	3.7	90.5	6.2	48.5		
1088	Nevin silty clay loam, sandy substratum, 0 to 2 percent slopes	1.56	2.0%		lw	83	88									
1485	Spillville loam, channeled, 0 to 2 percent slopes	1.45	1.9%		Vw	41	25									
350	Waukegan silt loam, 0 to 2 percent slopes	0.71	0.9%		lls	60	73									
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	0.67	0.9%		lle	94	90									
Weighted Average					1.88	82	72.6	0.2	0.1	4.1	0.1	2	0.1	1		

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

*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 : None
 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
98.25	78.39	78.39	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	78.39	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	44.10	0.00	134	
Soybeans	33.70	0.00	40	
TOTAL	77.80	0.00		

NOTES

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Tract Number : 9045

Description : O10; SEC36-84-9 CANTON
 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 : JEFFERY EVERETT OWENS, JULIA ANNE PARKE
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
98.25	78.39	78.39	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 9045 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	78.39	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	44.10	0.00	134
Soybeans	33.70	0.00	40
TOTAL	77.80	0.00	

NOTES

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Producer Farm Data Report

Crop Year : 2023

Date: 10/20/23 11:26 AM CST

Page 1 of 1

Producer Name and Address

Recording County Office Name

BENTON, IOWA

Number of Farms	Number of Tracts	Farmland	Cropland	DCP Cropland	CRP Cropland	Eff DCP Cropland	Total Base Acres
1	1	98.25	78.39	78.39	0	78.39	77.80

State & County	ARC/PLC Elig	Farm	Tract	Relationship to Farm/Tract	Producer	Farmland	Cropland	DCP Cropland	CRP Cropland	Eff DCP Cropland	Total Base Acres	HEL Code	Wetland Code
BENTON, IA	EG	5140	9045	Operator		98.25	78.39	78.39	0.00	78.39	77.80	06	NC
		5140	9045	Owner	OWENS, JEFFERY, E								
				Owner	PARKE, JULIA, A								

HEL Codes:

01 = HEL determinations not completed for all fields on the tract
 02 = HEL field on tract. Conservation system being actively applied
 03 = HEL field on tract. Conservation system is not required – no agricultural commodity
 04 = HEL field on tract. 2 years to implement conservation system on former CRP land
 05 = HEL field on tract. Conservation system not being actively applied
 06 = NHEL: No agricultural commodity planted on undetermined fields

Wetland Codes:

NC = Wetland determinations not complete
 TN = Tract does not contain a wetland
 TY = Tract contains a wetland or farmed wetland

ARC/PLC Elig Codes:

CG = Ineligible - Complete G/I/F History
 EG = Eligible
 IG = Partial or Missing G/I/F History



CONCLUSION

The business of Iowa Land Management and Real Estate Company is farms. Your farm sale is not just another sale we handle, but a special part of our business. With the proximity to our office, we have an advantage on the local land market. Our good standing with the National Association of Realtors and the Realtor's Land Institute, allows us access to marketing tools that aren't available to many others.

Should you have any question please don't hesitate to contact me. I can always be reached on my cell phone at 319-415-8233.


Respectfully,


Jeremy W. Sills

Jeremy Sills


Broker/Owner

415 A Avenue
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PROUD

Iowa Land Management & Real Estate is a Veteran-owned company.



LOCAL

We are active members within our rural communities and own farmland ourselves.



SUSTAINABLE

We offer clients the option to place a Conservation Farm Lease with unique practices tailored to each specific farm.