



Sealed Bid Auction



Prepared by:

Jeremy Sills

Date: October 2023

415 A Avenue
Vinton, IA 52349

☎ 319-472-5353

☎ 877-718-IOWA

📠 319-472-5454

✉ jeremy@iowalandco.com

🌐 www.iowalandmgmt.com

Tama & Benton Counties

400 m/l taxable acres sold in 4 Tracts

MJC Dostal Family Farms LLC

Sealed Bids Due:

November 9th, 2023

Time: 5:00pm



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:

415 A Avenue
Vinton, IA 52349

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Sealed Bid Sale

Method

Top bids will be invited to the final auction to be held November 15th location TBD

Bid on all or 1 Tract

Sold in 4 Tracts

- Tract 1: 197.5 Taxable Acres
136.07 FSA Effective Crop Acres FSA Tract #7414
CSR2 on Tillable Acres: 86.5
CRP: 35.69 Acres grossing \$5,229.30 annually; exp in 24' & 26'
Legal: S2NW; S2NE; PT NWSE; PT NESE 15-84N-13W
- Tract 2: 76.56 Taxable Acres
75.76 FSA Effective Crop Acres FSA Tract #7415
CSR2 on Tillable Acres: 88.7
Legal: S2SE 25-84N-13W
- Tract 3: 100.98 Taxable Acres
83.05 FSA Effective Crop Acres FSA Tract #7416
CSR2 on Tillable Acres: 91.7
Legal: PT NWSW; PT NESW; S2SW 30-84N-12W
CRP: 10.7 Acres grossing \$3,709.00 annually; exp 2024
- Tract 4: 28 Taxable Acres
26.64 FSA Effective Crop Acres FSA Tract #7416
CSR2 on Tillable Acres: 92.5
Legal: PT NENW 31-84N-12W

Seled bids will be due to:

415 A Ave

Vinton, IA 52349

By 5:00pm November 9th, 2023

Bidding Criteria:

- Use included bid form
- Total sum bid (example: 80 acres at \$20,000 = \$1,600,000.00)
- Accompanying letter of preapproval from financial institution
- Sellers reserve the right to reject or accept the highest bid if reserve is not met





SALE PACKET

Legal Description

403 Taxable Acres m/l located in:
Tama & Benton Counties

Titleholder of Record (per County Assessor)

MJC Dostal Family Farms LLC

Highest and Best Use

The highest and best use of this property
is row crop production.



The Property Description

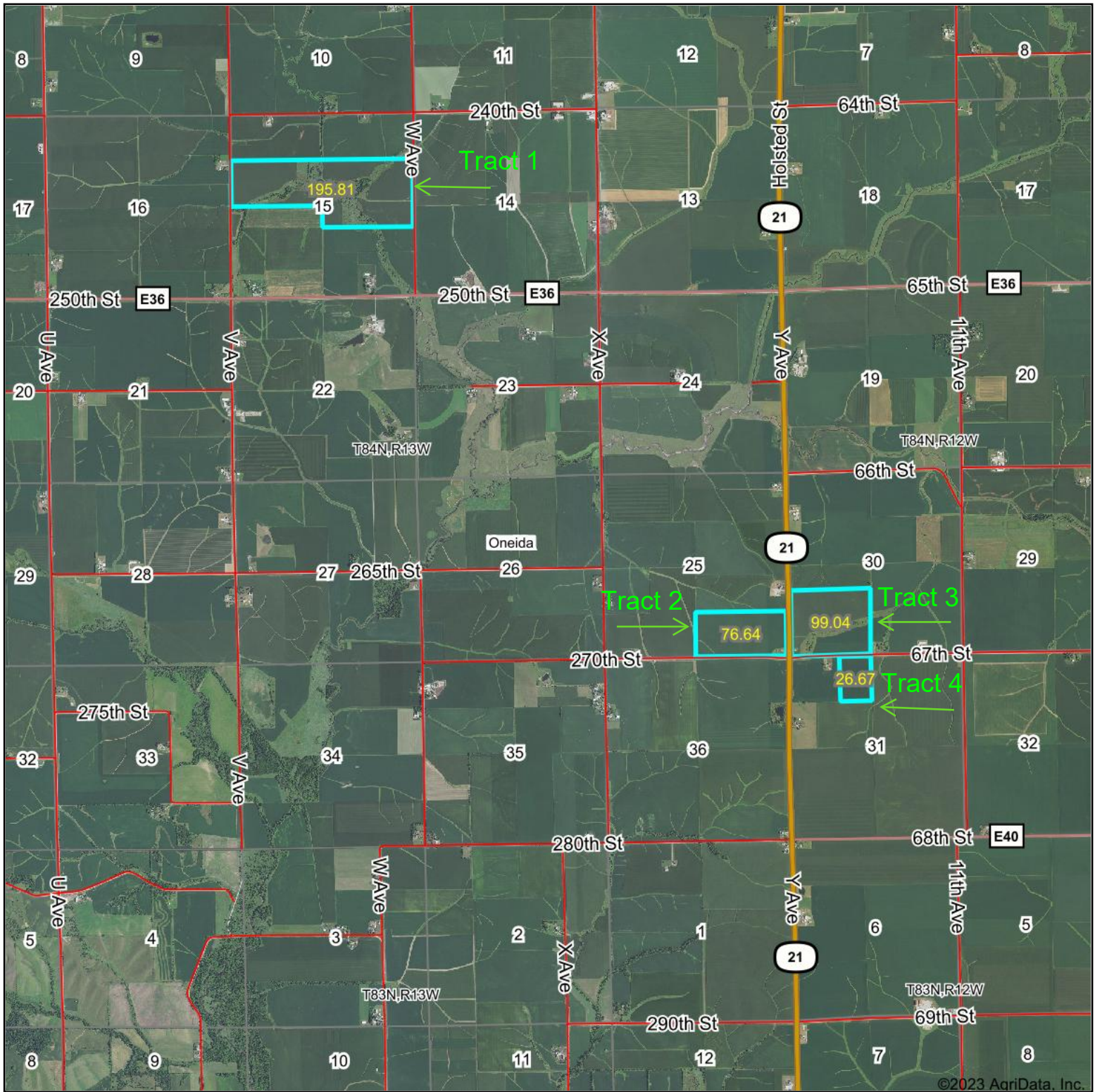
4 tracts to choose from buy one or buy them all!
Great quality soils predominately Tama and
Dinsdale silty clay loams. Investment quality
tracts with great tenant history. High CSR2
ratings! Leases have been terminated and is
available for 2024 crop season!



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.

MJC Farm Sale Map



Boundary Center: 42° 4' 7.02, -92° 19' 24.91



Maps Provided By:



23-84N-13W
Tama County
Iowa

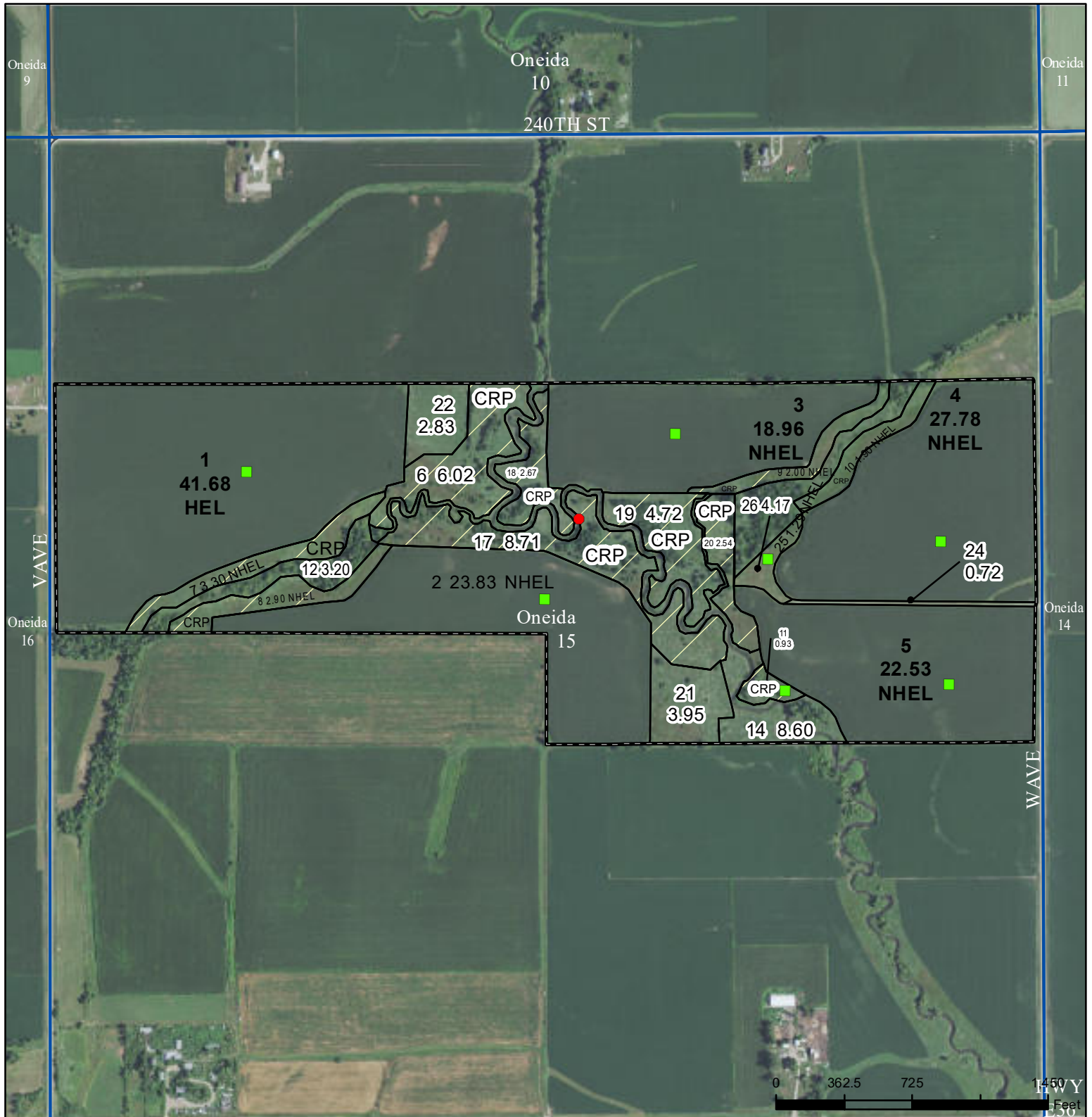


10/4/2023



United States
Department of
Agriculture

Tama County, Iowa



Legend

- Non-Cropland
- Wetland Determination
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads
- Restricted Use

Limited Restrictions

Exempt from Conservation
Compliance Provisions

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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

2023 Program Year

Map Created May 11, 2023

Farm 8096

Tract 7414

Tract Cropland Total: 146.17 acres



United States
Department of
Agriculture

Tama County, Iowa



Legend

- Non-Cropland
- Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions
- CRP
- Iowa PLSS
- Iowa Roads

Tract Cropland Total: 75.76 acres

2023 Program Year

Map Created May 09, 2023

Farm 8096

Tract 7415

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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United States
Department of
Agriculture

Benton County, Iowa



Legend

- Non-Cropland
- Wetland Determination Identifiers
- Cropland
- CRP
- Iowa PLSS
- Iowa Roads
- Tract Boundary
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 120.39 acres

2023 Program Year

Map Created May 09, 2023

Farm 8096

Tract 7416

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Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : 11060, 11061, 11489
Recon ID : 19-011-2014-56
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
396.55	342.32	342.32	0.00	0.00	0.00	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	321.52		0.00		20.80	25.59	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	154.30	0.00	156	
Soybeans	148.60	0.00	44	
TOTAL	302.90	0.00		

NOTES

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Tract Number : 7414
Description : K9:S1/2NW1/4&S1/2NE1/4&N1/4SE1/4SEC15TamaCo-Oneida
FSA Physical Location : IOWA/TAMA
ANSI Physical Location : IOWA/TAMA
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 : MJC DOSTAL FAMILY FARMS LLC
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
195.23	146.17	146.17	0.00	0.00	0.00	0.00	0.0



Abbreviated 156 Farm Record

Tract 7414 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	136.07	0.00	10.10	25.59	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	62.70	0.00	156
Soybeans	61.60	0.00	44

TOTAL 124.30 0.00

NOTES

Tract Number : 7415

Description : L-10/S1/2 SE1/4 Sec 25 Oneida Twp
FSA Physical Location : IOWA/TAMA
ANSI Physical Location : IOWA/TAMA
BIA Unit Range Number :
HEL Status : HEL field on tract. Conservation system being actively
Wetland Status : applied Wetland determinations not complete
WL Violations : None
Owners : MJC DOSTAL FAMILY FARMS LLC
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
76.76	75.76	75.76	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	75.76	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	32.70	0.00	156
Soybeans	37.70	0.00	44

TOTAL 70.40 0.00

NOTES



Abbreviated 156 Farm Record

Tract Number : 7416

Description : A9 A10; SEC30-84-12 SEC31-84-12 HOMER
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 : MJC DOSTAL FAMILY FARMS LLC
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
124.56	120.39	120.39	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	109.69	0.00	10.70	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	58.90	0.00	156
Soybeans	49.30	0.00	44
TOTAL	108.20	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

CRP-1 (07-06-20) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION <div style="text-align: center;">19 011</div>		2. SIGN-UP NUMBER <div style="text-align: center;">46</div>		
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER <div style="text-align: center;">11060</div>		4. ACRES FOR ENROLLMENT <div style="text-align: center;">10.70</div>		
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) BENTON COUNTY FARM SERVICE AGENCY 1705 WEST D STREET VINTON, IA52349-2505		6. TRACT NUMBER <div style="text-align: center;">7416</div>		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) <div style="text-align: center;">10-01-2014 09-30-2024</div>		
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (319) 472-5274		8. SIGNUP TYPE: Continuous				
<i>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.</i>						
9A. Rental Rate Per Acre \$ 346.64		10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment \$ 3,709.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment \$		7416	4	CP21	4.90	\$ 0.00
(Item 9C is applicable only when the first year payment is prorated.)		7416	5	CP21	5.80	\$ 0.00
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)						
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) MJC DOSTAL FAMILY FARMS LLC		(2) SHARE <div style="text-align: center;">100.00 %</div>	(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 <div style="text-align: center;">%</div>	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
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12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE				B. DATE (MM-DD-YYYY)

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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CRP-1 (07-06-20) <div style="text-align: center; margin-top: 10px;"> U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation </div> <div style="text-align: center; margin-top: 20px;"> CONSERVATION RESERVE PROGRAM CONTRACT </div>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">1. ST. & CO. CODE & ADMIN. LOCATION 19 011</td> <td style="width: 40%;">2. SIGN-UP NUMBER 46</td> </tr> <tr> <td>3. CONTRACT NUMBER 11061</td> <td>4. ACRES FOR ENROLLMENT 10.10</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) BENTON COUNTY FARM SERVICE AGENCY 1705 WEST D STREET VINTON, IA52349-2505</td> <td style="width: 40%;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">6. TRACT NUMBER 7414</td> <td style="width: 50%;">7. 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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.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">9A. Rental Rate Per Acre \$ 312.01</td> <td colspan="5">10. Identification of CRP Land (See Page 2 for additional space)</td> </tr> <tr> <td>9B. Annual Contract Payment \$ 3,151.00</td> <td style="width: 10%;">A. Tract No.</td> <td style="width: 10%;">B. Field No.</td> <td style="width: 10%;">C. Practice No.</td> <td style="width: 10%;">D. Acres</td> <td style="width: 10%;">E. Total Estimated Cost-Share</td> </tr> <tr> <td>9C. First Year Payment \$</td> <td>7414</td> <td>7</td> <td>CP21</td> <td>3.30</td> <td>\$ 0.00</td> </tr> <tr> <td rowspan="2">(Item 9C is applicable only when the first year payment is prorated.)</td> <td>7414</td> <td>8</td> <td>CP21</td> <td>2.90</td> <td>\$ 0.00</td> </tr> <tr> <td>7414</td> <td>9</td> <td>CP21</td> <td>2.00</td> <td>\$ 0.00</td> </tr> </table> <p>11. 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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.</p> <p>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.</p>	1. ST. & CO. CODE & ADMIN. LOCATION 19 011	2. SIGN-UP NUMBER 46	3. CONTRACT NUMBER 11061	4. ACRES FOR ENROLLMENT 10.10	5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) BENTON COUNTY FARM SERVICE AGENCY 1705 WEST D STREET VINTON, IA52349-2505	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">6. TRACT NUMBER 7414</td> <td style="width: 50%;">7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2014 TO: (MM-DD-YYYY) 09-30-2024</td> </tr> </table>	6. TRACT NUMBER 7414	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2014 TO: (MM-DD-YYYY) 09-30-2024	5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (319) 472-5274	8. SIGNUP TYPE: Continuous	9A. Rental Rate Per Acre \$ 312.01	10. Identification of CRP Land (See Page 2 for additional space)					9B. Annual Contract Payment \$ 3,151.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share	9C. First Year Payment \$	7414	7	CP21	3.30	\$ 0.00	(Item 9C is applicable only when the first year payment is prorated.)	7414	8	CP21	2.90	\$ 0.00	7414	9	CP21	2.00	\$ 0.00	A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) MJC DOSTAL FAMILY FARMS LLC	(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)
1. ST. & CO. CODE & ADMIN. LOCATION 19 011	2. SIGN-UP NUMBER 46																																																									
3. CONTRACT NUMBER 11061	4. ACRES FOR ENROLLMENT 10.10																																																									
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12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)																																																								

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

CONTINUATION OF ITEM 10 – Identification of CRP Land[illegible]

CRP-1 (07-06-20)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation				
CONSERVATION RESERVE PROGRAM CONTRACT		1. ST. & CO. CODE & ADMIN. LOCATION <div style="text-align: center;">19 011</div>	2. SIGN-UP NUMBER <div style="text-align: center;">48</div>			
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) BENTON COUNTY FARM SERVICE AGENCY 1705 WEST D STREET VINTON, IA52349-2505		3. CONTRACT NUMBER <div style="text-align: center;">11489</div>	4. ACRES FOR ENROLLMENT <div style="text-align: center;">25.59</div>			
		6. TRACT NUMBER <div style="text-align: center;">7414</div>	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) <div style="text-align: center;">10-01-2016 09-30-2026</div>			
		8. SIGNUP TYPE: Continuous				
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (319) 472-5274		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 \$ 81.20						
9B. Annual Contract Payment \$ 2,078.00		10. Identification of CRP Land (See Page 2 for additional space)				
9C. First Year Payment \$		A. Tract No. <div style="text-align: center;">7414</div>	B. Field No. <div style="text-align: center;">6</div>	C. Practice No. <div style="text-align: center;">CP22</div>	D. Acres <div style="text-align: center;">6.02</div>	E. Total Estimated Cost-Share <div style="text-align: center;">\$ 1,806.00</div>
(Item 9C is applicable only when the first year payment is prorated.)		<div style="text-align: center;">7414</div>	<div style="text-align: center;">11</div>	<div style="text-align: center;">CP22</div>	<div style="text-align: center;">0.93</div>	<div style="text-align: center;">\$ 279.00</div>
		<div style="text-align: center;">7414</div>	<div style="text-align: center;">17</div>	<div style="text-align: center;">CP22</div>	<div style="text-align: center;">8.71</div>	<div style="text-align: center;">\$ 2,613.00</div>
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)						
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) MJC DOSTAL FAMILY FARMS LLC		(2) SHARE <div style="text-align: center;">100.00 %</div>	(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 <div style="text-align: center;">%</div>	(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 <div style="text-align: center;">%</div>	(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)

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.

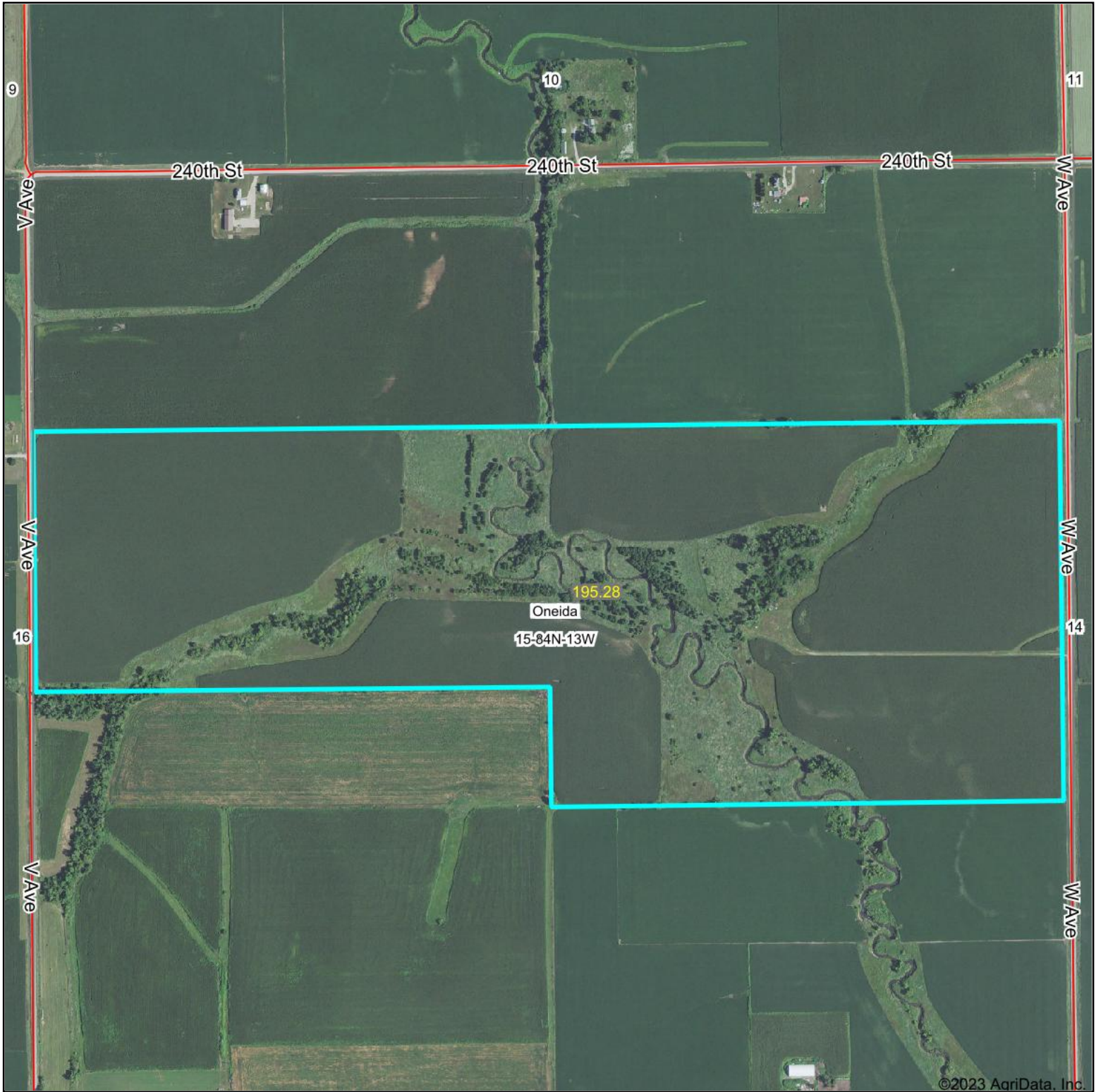
Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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Tract 1



Boundary Center: 42° 5' 14.96, -92° 20' 51.64

0ft 791ft 1582ft



Maps Provided By:

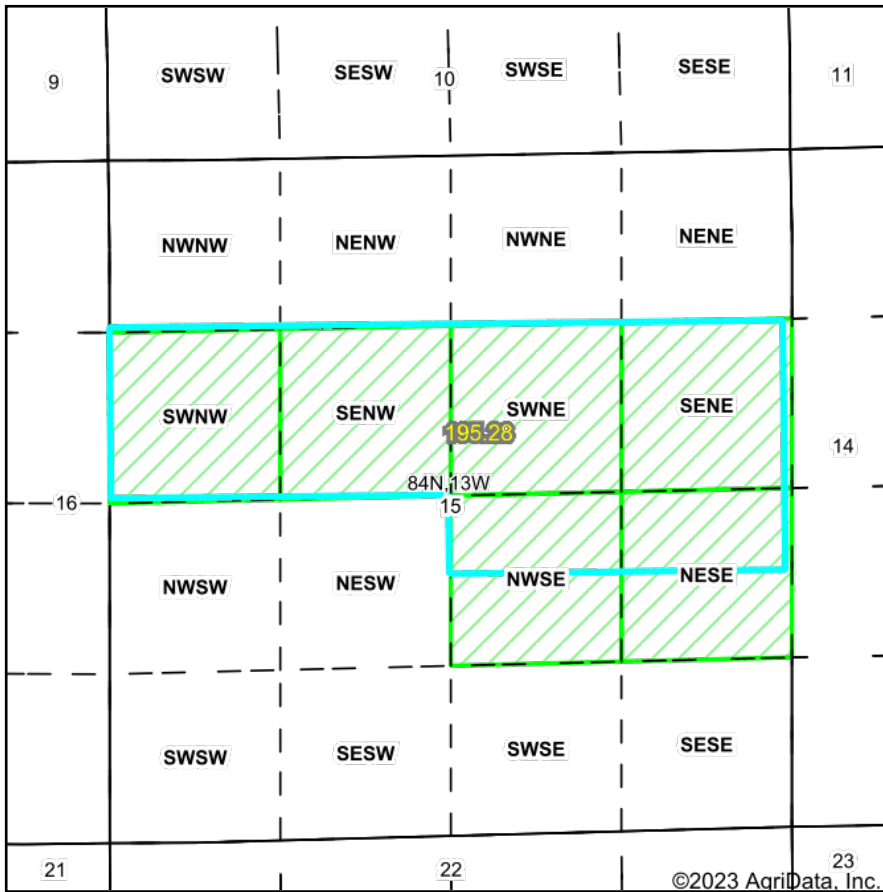


15-84N-13W
Tama County
Iowa



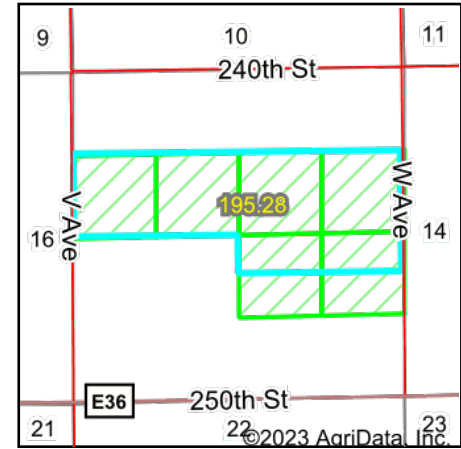
10/2/2023

Tract 1 PLSS Legal Description



Map Center: 42° 5' 18.43, -92° 20' 51.64

0ft 2621ft 5243ft



Acres: **195.28**
 Date: **10/2/2023**
 Township: **Oneida**
 County: **Tama**
 State: **Iowa**



Maps Provided By:



PLSS Source: **Bureau of Land Management (BLM)**

PLSS Note: **BLM contains Government Lots and Quarters. Availability and accuracy will vary by location**

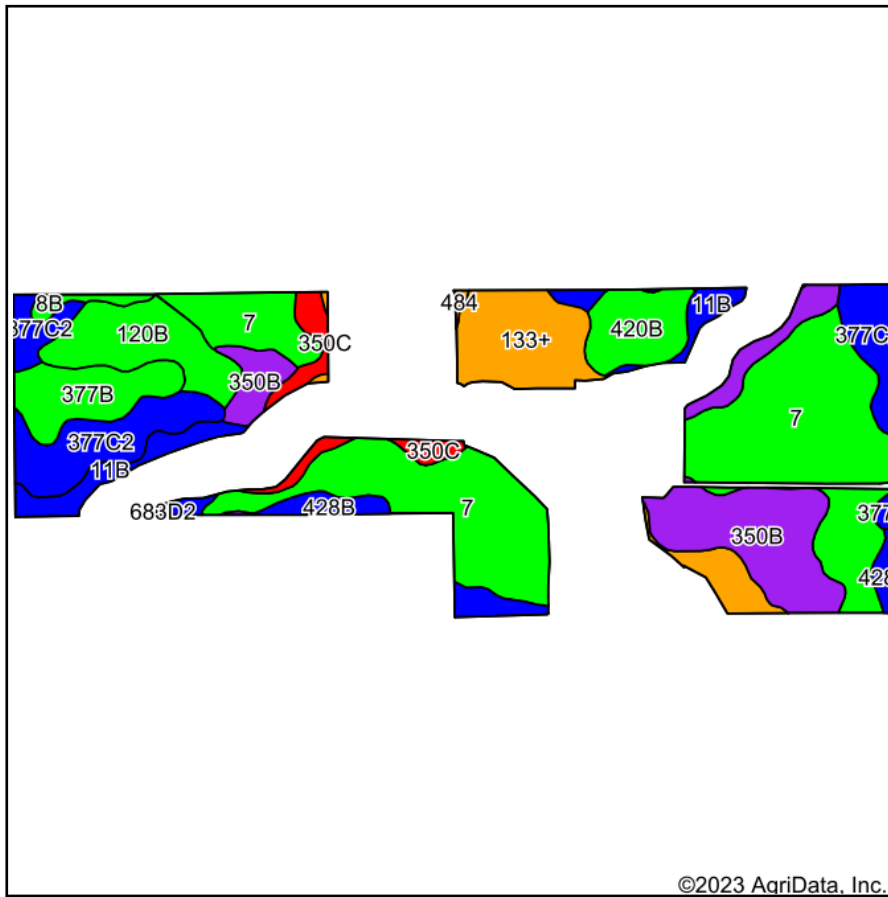
Short Legal:

S2NW; S2NE; PT NWSE; PT NESE 15-84N-13W

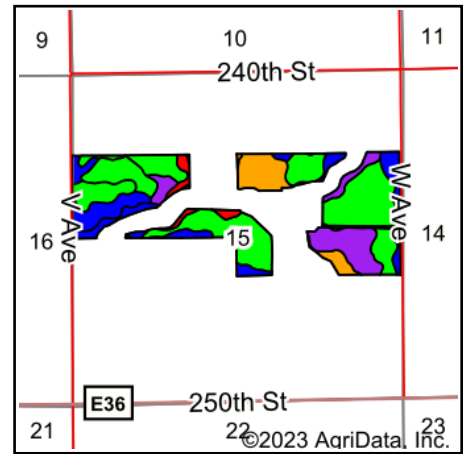
Long Legal:

S1/2 NW1/4; S1/2 NE1/4; PART OF THE NW1/4 SE1/4; PART OF THE NE1/4 SE1/4 OF SECTION 15, TOWNSHIP 84 NORTH, 13 WEST, TAMA COUNTY, IOWA

Tract 1 Tillable Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Tama**
 Location: **15-84N-13W**
 Township: **Oneida**
 Acres: **132.15**
 Date: **10/2/2023**



Maps Provided By:



Area Symbol: IA171, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
7	Wiota silt loam, 0 to 2 percent slopes, rarely flooded	48.68	36.8%		Iw	100	95
350B	Waukegan silt loam, 2 to 5 percent slopes	18.08	13.7%		Ile	55	68
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	14.74	11.2%		IIIle	85	73
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	12.81	9.7%		IIlw	78	80
120B	Tama silty clay loam, 2 to 5 percent slopes	8.95	6.8%		Ile	95	95
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	6.95	5.3%		Ile	94	90
420B	Tama silty clay loam, terrace, 2 to 5 percent slopes	6.02	4.6%		Ile	95	95
11B	Colo-Ely complex, 0 to 5 percent slopes	5.82	4.4%		IIlw	86	68
428B	Ely silty clay loam, 2 to 5 percent slopes	4.35	3.3%		Ile	88	88
350C	Waukegan silt loam, 5 to 9 percent slopes	3.79	2.9%		IIIle	50	48
8B	Judson silty clay loam, 2 to 5 percent slopes	1.14	0.9%		Ile	93	90
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	0.42	0.3%		IIIle	90	75
484	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	0.26	0.2%		IIlw	79	90
683D2	Liscomb loam, 9 to 14 percent slopes, eroded	0.14	0.1%		IIIle	55	59
Weighted Average					1.78	86.5	84.2

**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.

Tract 2



Boundary Center: 42° 3' 8.86, -92° 18' 13.28



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

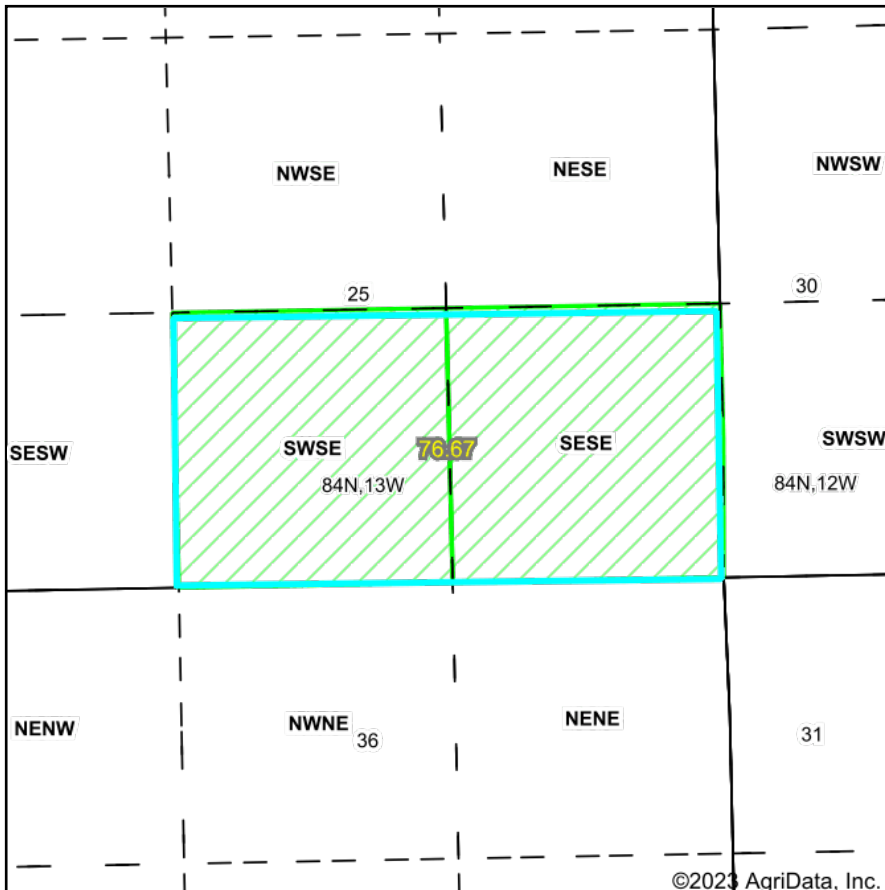
25-84N-13W
Tama County
Iowa

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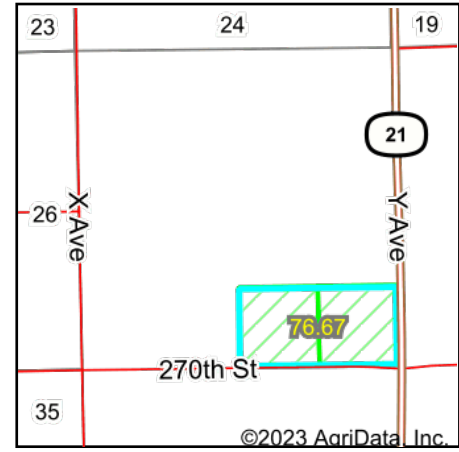
10/2/2023

Tract 2 PLSS Legal Description



Map Center: 42° 3' 2.16, -92° 18' 5.02

0ft 2726ft 5452ft



Acres: 76.67
Date: 10/2/2023
Township: Oneida
County: Tama
State: Iowa



Maps Provided By:



PLSS Source: **Bureau of Land Management (BLM)**

PLSS Note: **BLM contains Government Lots and Quarters. Availability and accuracy will vary by location**

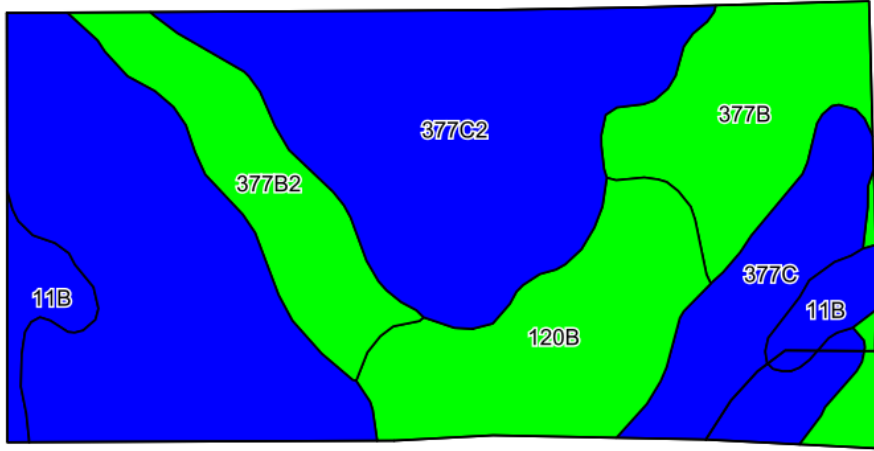
Short Legal:

S2SE 25-84N-13W

Long Legal:

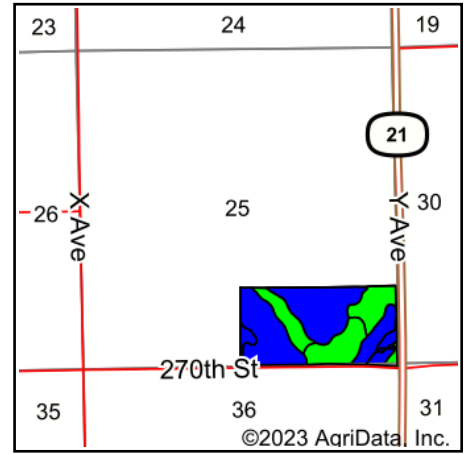
S1/2 SE1/4 OF SECTION 25, TOWNSHIP 84 NORTH, 13 WEST, TAMA COUNTY, IOWA

Tract 2 Soils Map



©2023 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Tama**
 Location: **36-84N-13W**
 Township: **Oneida**
 Acres: **77.05**
 Date: **10/2/2023**



Maps Provided By:



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Area Symbol: IA171, Soil Area Version: 27

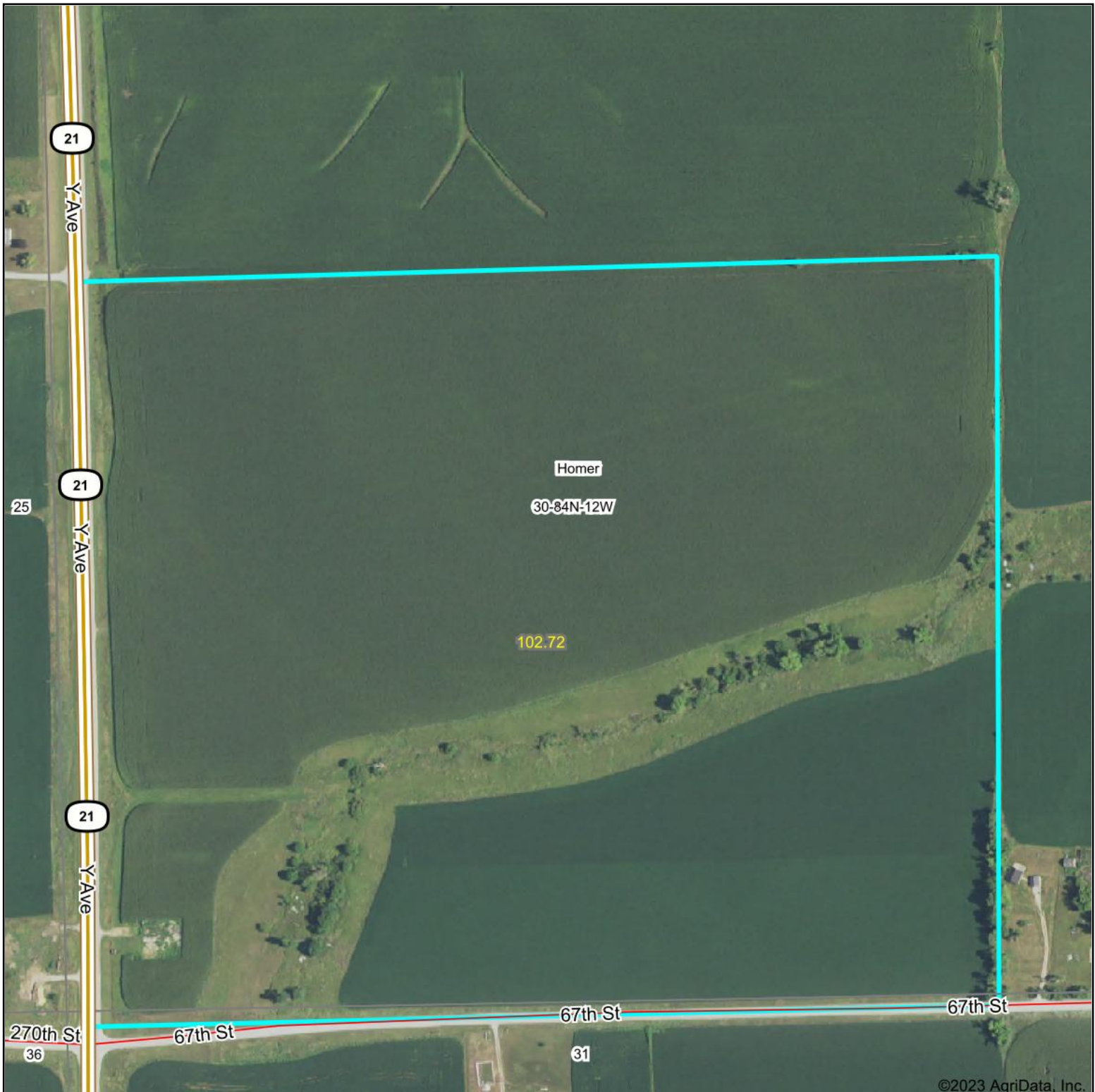
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	38.53	50.0%		IIIe	85	73
120B	Tama silty clay loam, 2 to 5 percent slopes	11.53	15.0%		Ile	95	95
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	8.58	11.1%		Ile	94	90
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	7.80	10.1%		IIIe	90	75
377B2	Dinsdale silty clay loam, 2 to 5 percent slopes, eroded	7.24	9.4%		Ile	92	88
11B	Colo-Ely complex, 0 to 5 percent slopes	3.37	4.4%		IIw	86	68
Weighted Average					2.60	88.7	79.6

**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.

Tract 3



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Maps Provided By:

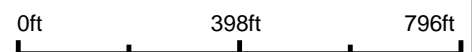


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www.AgriDataInc.com

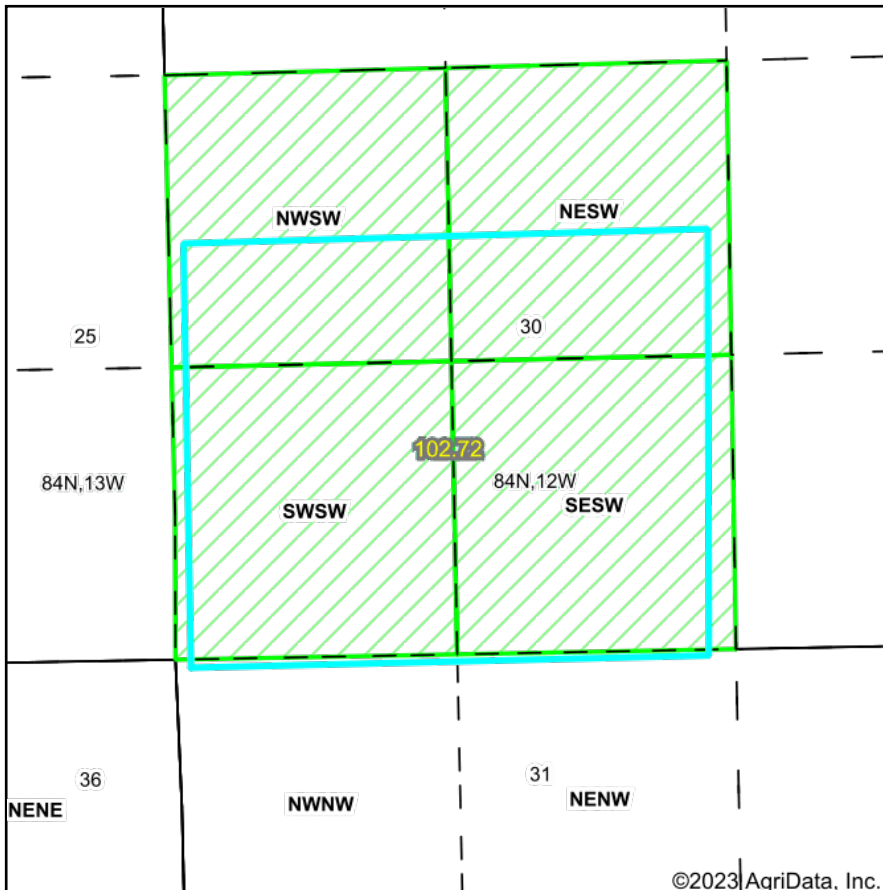
Boundary Center: 42° 3' 11.92, -92° 17' 39.49

30-84N-12W
Benton County
Iowa



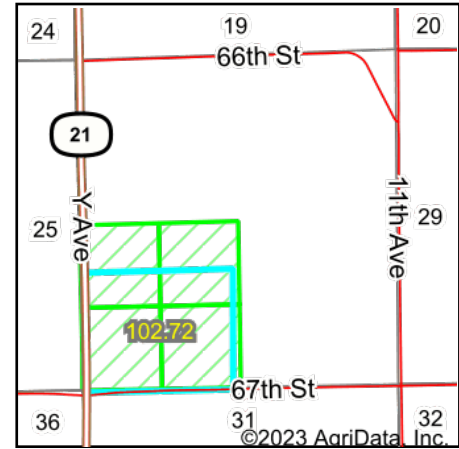
10/2/2023

Tract 3 PLSS Legal Description



Map Center: 42° 3' 14.28, -92° 17' 39.19

0ft 2609ft 5217ft



Acres: **102.72**
Date: **10/2/2023**
Township: **Homer**
County: **Benton**
State: **Iowa**



Maps Provided By:



PLSS Source: **Bureau of Land Management (BLM)**

PLSS Note: **BLM contains Government Lots and Quarters. Availability and accuracy will vary by location**

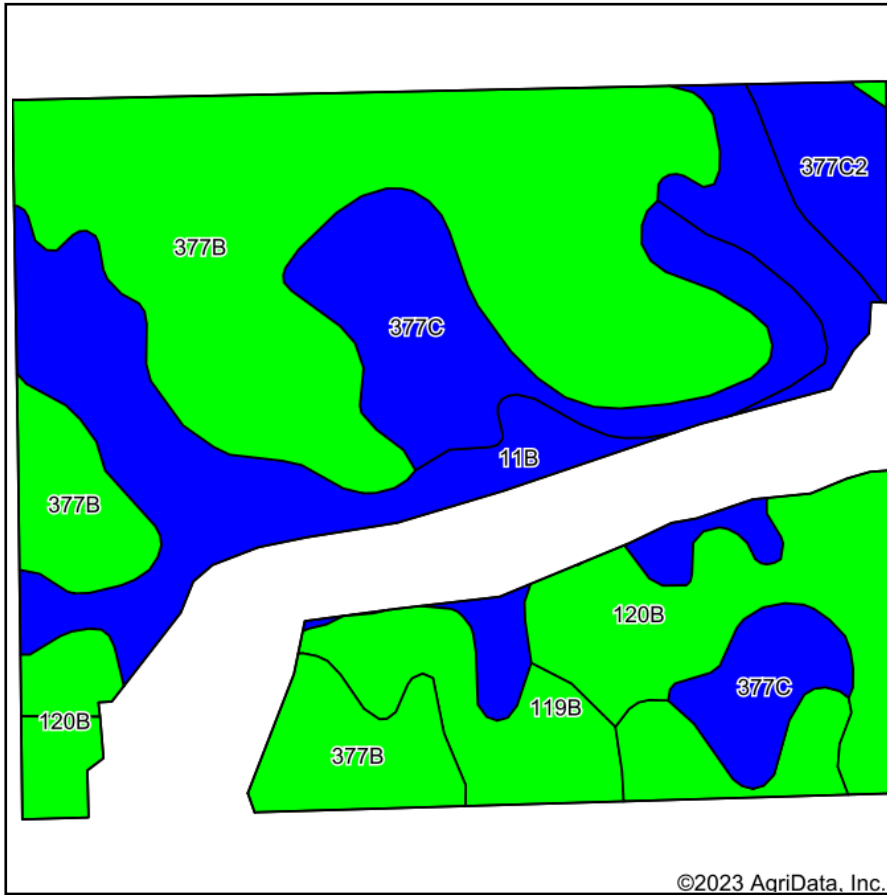
Short Legal:

PT NWSW; PT NESW; S2SW 30-84N-12W

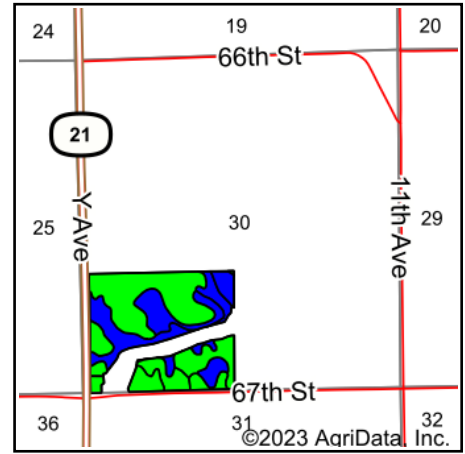
Long Legal:

PART OF THE NW1/4 SW1/4; PART OF THE NE1/4 SW1/4; S1/2 SW1/4 OF SECTION 30, TOWNSHIP 84 NORTH, 12 WEST, BENTON COUNTY, IOWA

Tract 3 Tillable Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Benton**
 Location: **30-84N-12W**
 Township: **Homer**
 Acres: **82.79**
 Date: **10/2/2023**



Maps Provided By:

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Area Symbol: IA011, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	36.79	44.4%		Ile	94	90
11B	Colo-Ely complex, 0 to 5 percent slopes	16.29	19.7%		IIw	86	68
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	11.68	14.1%		IIIle	90	75
120B	Tama silty clay loam, 2 to 5 percent slopes	10.32	12.5%		Ile	95	95
119B	Muscatine silty clay loam, 2 to 5 percent slopes	4.83	5.8%		Ile	95	95
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	2.88	3.5%		IIIle	85	73
Weighted Average					2.18	91.7	83.9

**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.

Tract 4



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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Boundary Center: 42° 2' 56.03, -92° 17' 29.74

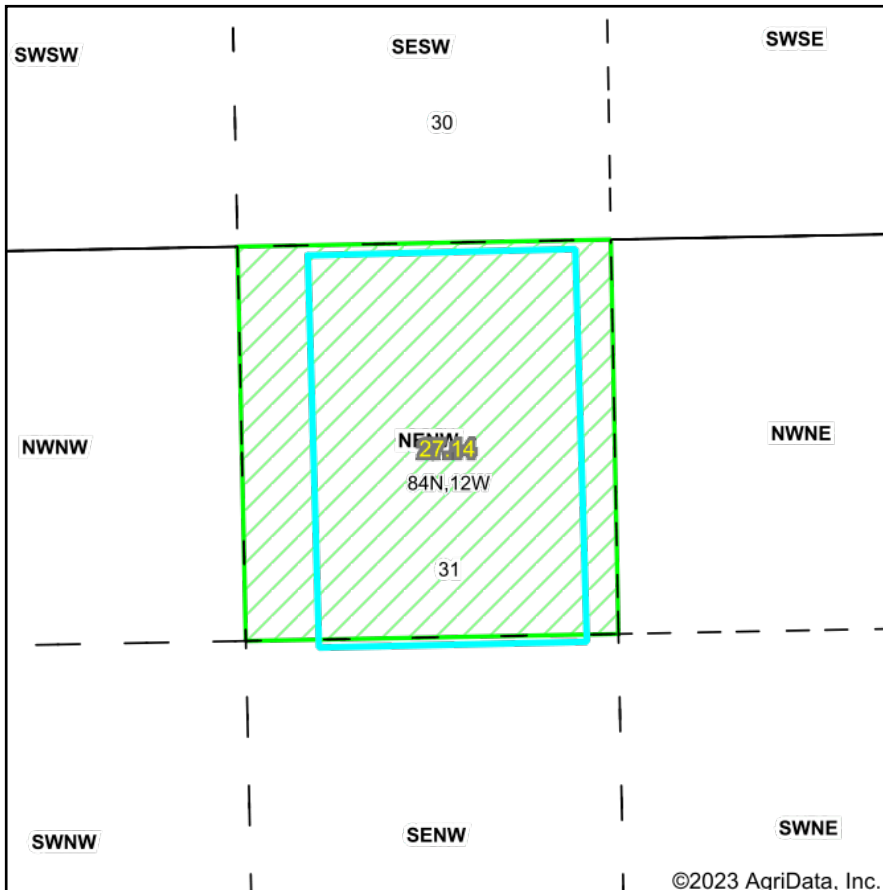
31-84N-12W
Benton County
Iowa

0ft 699ft 1398ft



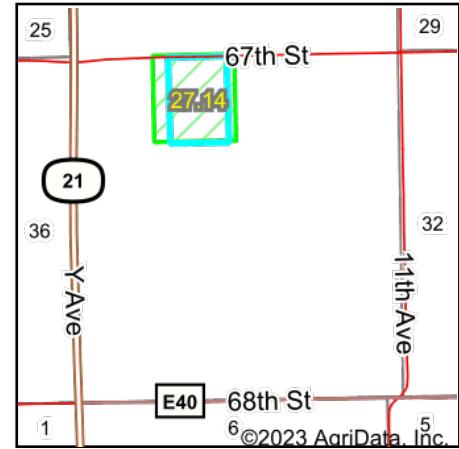
10/2/2023

Tract 4 PLSS Legal Description



Map Center: 42° 2' 58.49, -92° 17' 30.65

0ft 2512ft 5023ft



Acres: 27.14
Date: 10/2/2023
Township: Homer
County: Benton
State: Iowa



Maps Provided By:



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PLSS Source: Bureau of Land Management (BLM)

PLSS Note: BLM contains Government Lots and Quarters. Availability and accuracy will vary by location

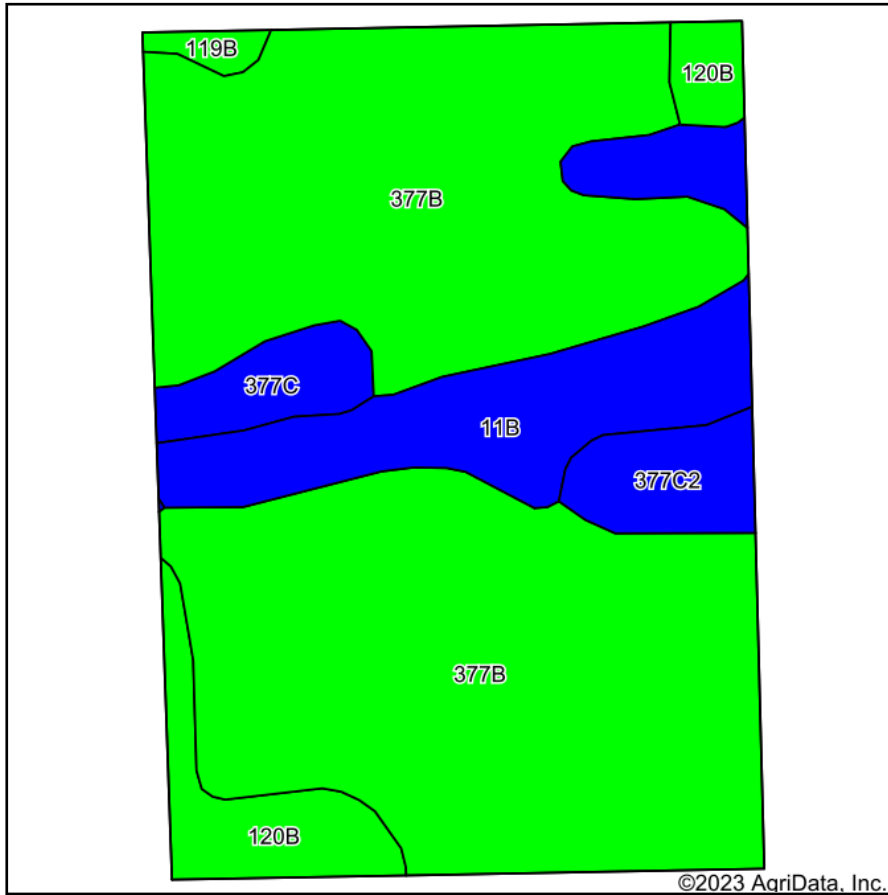
Short Legal:

PT NENW 31-84N-12W

Long Legal:

PART OF THE NE1/4 NW1/4 OF SECTION 31, TOWNSHIP 84 NORTH, 12 WEST, BENTON COUNTY, IOWA

Tract 4 Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Benton**
 Location: **31-84N-12W**
 Township: **Homer**
 Acres: **26.64**
 Date: **10/2/2023**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA011, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	19.25	72.3%		Ile	94	90
11B	Colo-Ely complex, 0 to 5 percent slopes	3.67	13.8%		IIw	86	68
120B	Tama silty clay loam, 2 to 5 percent slopes	1.67	6.3%		Ile	95	95
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	1.00	3.8%		IIIe	85	73
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	0.85	3.2%		IIIe	90	75
119B	Muscatine silty clay loam, 2 to 5 percent slopes	0.20	0.8%		Ile	95	95
Weighted Average					2.07	92.5	86.2

**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.

MJC Dostal Family Farms LLC Sealed Bid Auction Form

Bids are due to Iowa Land Management & Real Estate on or before:

November 9th, 2023 at 5:00pm

Address: 415 A Ave Vinton, Iowa 52349

Tract 1 -

- Total Amount Bid for Tract 1: \$ _____ total, \$ _____/acre x _____ acres m/l
- Bidder Name: _____
- Address: _____
- Phone: _____
- Email: _____

Tract 2 -

- Total Amount Bid for Tract 2: \$ _____ total, \$ _____/acre x _____ acres m/l
- Bidder Name: _____
- Address: _____
- Phone: _____
- Email: _____

Tract 3 -

- Total Amount Bid for Tract 3: \$ _____ total, \$ _____/acre x _____ acres m/l
- Bidder Name: _____
- Address: _____
- Phone: _____
- Email: _____

Tract 4 -

- Total Amount Bid for Tract 4: \$ _____ total, \$ _____/acre x _____ acres m/l
- Bidder Name: _____
- Address: _____
- Phone: _____
- Email: _____

All Tracts Bid (Whole Farm)

- Total Amount Bid for All Tracts: \$ _____ total, \$ _____/acre x _____ acres m/l
- Bidder Name: _____
- Address: _____
- Phone: _____
- Email: _____

Terms of the Sale on next page

- Bid Form can be mailed to Iowa Land Management & Real Estate at 415 A Ave Vinton, Iowa 52349 or emailed to jeremy@iowalandco.com
- Sellers may reject any & all bids for any reason, including prior sale. Reserve in place.
- The top bidders, by invitation only, will be given the opportunity to re-bid on November 15th, 2023, Location to be determined.
- Please include a financial reference letter with this bid form
- A 10% earnest money payment is required on the day of the auction. Earnest payment may be paid in the form of check. High bidder will enter into a real estate contract immediately upon the conclusion of the auction and deposit with Iowa Land Management & Real Estate the required earnest payment. All funds will be deposited and held in the Iowa Land Management & Real Estate trust account. Bidding is not contingent on buyer financing.
- Closing will occur on or before December 22nd, 2023. Balance of purchase price payable in cash or guaranteed check at closing. Possession will be granted to the buyer at closing subject to prior tenant's rights.
- All property is sold on an "As is, Where is" basis. No warranty or guaranty, either expressed or implied, is made by Iowa Land Management & Real Estate or seller. Sale is subject to all covenants, leases, and easements of record. Conducting inspections and due diligence is the responsibility of each bidder and at their own risk.

BIDDER'S SIGNATURE: _____ Date _____



415 A Ave Vinton, Iowa 52349
 319-472-5353
www.iowalandco.com




Jeremy Sills

Broker/Owner

415 A Avenue
Vinton, IA 52349

 319-472-5353

 319-472-5454

 jeremy@iowalandco.com

 www.iowalandmgmt.com

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



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.

