



Farm For Sale





Prepared by:


Jeremy Sills

Date: July 2024

415 A Avenue
Vinton, IA 52349

 319-415-8233

 877-718-IOWA

 319-472-5454

 jeremy@iowalandco.com

 www.iowalandco.com

Delaware County

132.49 m/l tillable acres

Maxine Lincoln Estate

Great Farm in a Strong
Area!

Investment
Opportunity!

**List Price: \$1,790,000 or
\$13,500 per Acre**



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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SALE PACKET



Legal Description

133 Taxable Acres m/l located in:

PART OF THE SW1/4 NW1/4; PART OF THE NW1/4 SW1/4; SW1/4 SW1/4 OF SECTION 2, TOWNSHIP 90 NORTH, 6 WEST, AND PART OF THE NE1/4 SE1/4; PART OF THE SE1/4 SE1/4 OF SECTION 3, TOWNSHIP 90 NORTH, 6 WEST, AND PART OF THE NE1/4 NE1/4 OF SECTION 10, TOWNSHIP 90 NORTH, 6 WEST, AND PART OF THE NW1/4 NW1/4 OF SECTION 11, TOWNSHIP 90 NORTH, 6 WEST, ALL LOCATED IN DELAWARE COUNTY, IOWA

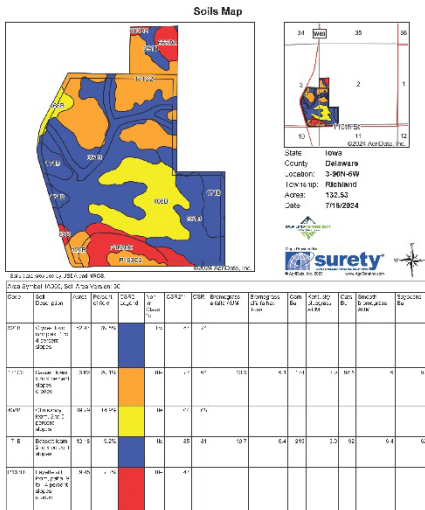
Titleholder of Record

(per County Assessor)

Estate of Maxine Lincoln, Executor Joseph Lincoln

Highest and Best Use

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



The Property Description

Exceptional farming opportunity in Delaware County, Iowa, with 133 taxable acres M/L available after a parcel split west of Highway. This prime agricultural property features 132.49 FSA effective crop acres, with a strong CSR2 rating of 76.2 on the tillable acres, making it an excellent investment for farming enthusiasts and investors alike. The farm includes 6.90 acres enrolled in the CRP program, generating an annual income of \$2,771.00, with the contract set to expire on September 30, 2024. This farm, identified as FSA Tract #6328, offers a unique blend of productive crop land and conservation opportunities.

The Area

Strong demand for farm land of this quality





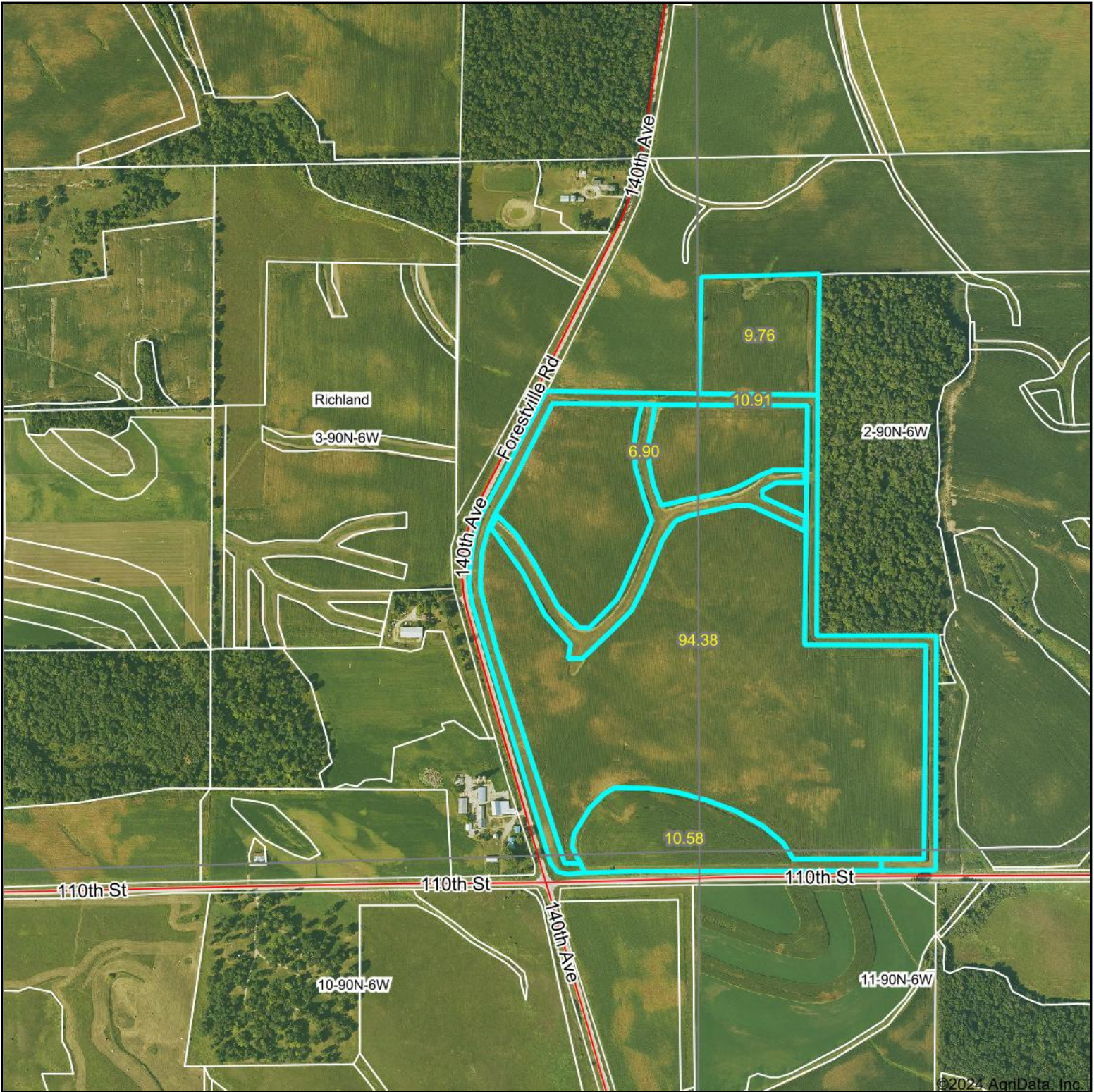
Farm Details

Call to submit your offer today!

- Farm: 133 Taxable Acres M/L after parcel split from acreage west of Hwy
132.49 FSA Effective Crop Acres FSA Tract #6328
CSR2 on Tillable Acres: 76.2
CRP: 6.90 Acres grossing \$2,771.00 annually; exp on 9-30-2024
Field: 62

- Great tenant in place willing to continue as renter for 2025 if desired.
- Lease will be terminated prior to September 1 deadline. Full possession given to buyer March 1, 2025.
- Owners retain 2024 CRP payment and 2024 second ½ cash rent payment yet remain open to negotiating those terms
- Prospective buyers assume expiring CRP contract
- Survey is needed to split the parcel 080030001200 from the acreage on the west side of 140th Ave

Aerial Map



Boundary Center: 42° 38' 1.66, -91° 31' 39.73



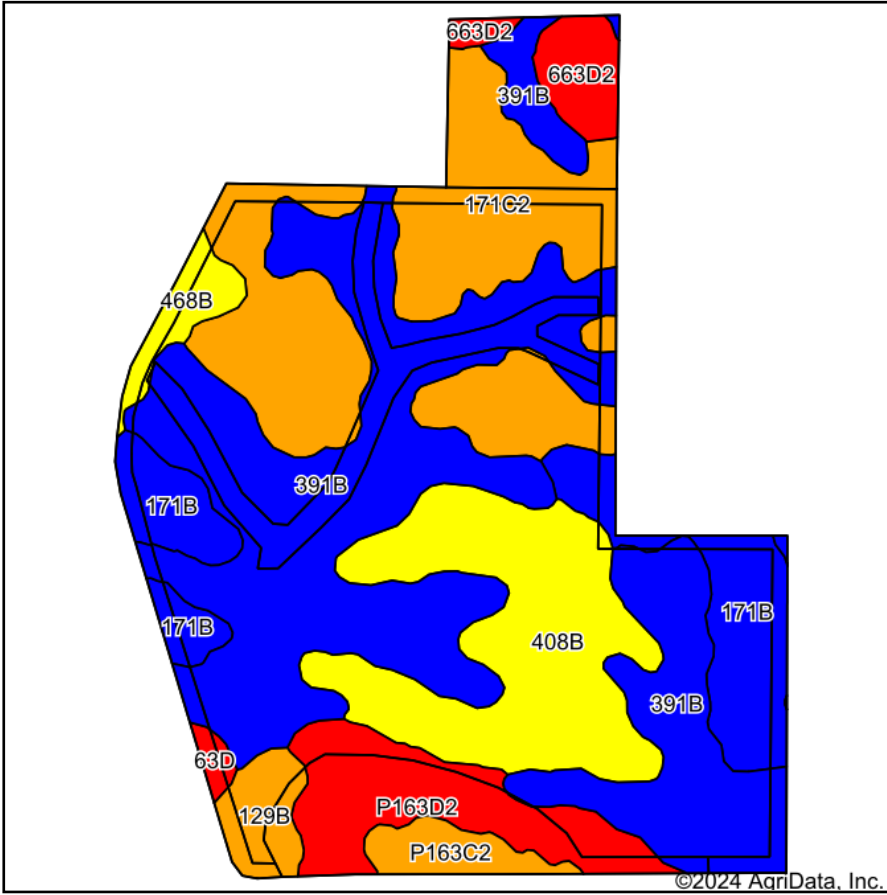
2-90N-6W
Delaware County
Iowa



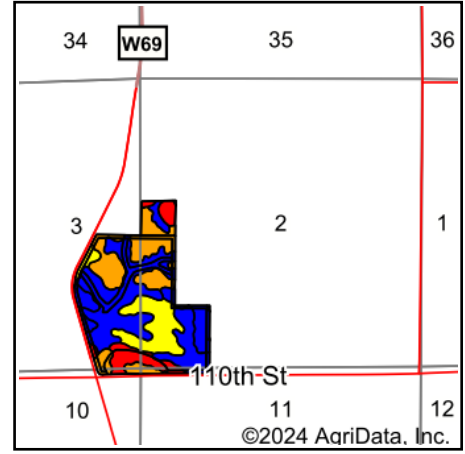
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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7/16/2024

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Delaware**
 Location: **3-90N-6W**
 Township: **Richland**
 Acres: **132.53**
 Date: **7/16/2024**



Maps Provided By:



Area Symbol: IA055, Soil Area Version: 30

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
391B	Clyde-Floyd complex, 1 to 4 percent slopes	52.47	39.5%		IIw	87	74							
171C2	Bassett loam, 5 to 9 percent slopes, eroded	26.66	20.1%		IIIe	77	64	10.3	6.1	174	3.9	88.5	6	50
408B	Olin sandy loam, 2 to 5 percent slopes	19.79	14.9%		Ile	64	68							
171B	Bassett loam, 2 to 5 percent slopes	12.18	9.2%		Ile	85	81	10.7	6.4	215	3.9	92	6.4	62
P163D2	Fayette silt loam, paha, 9 to 14 percent slopes, eroded	9.48	7.2%		IIIe	47								

Soils data provided by USDA and NRCS.

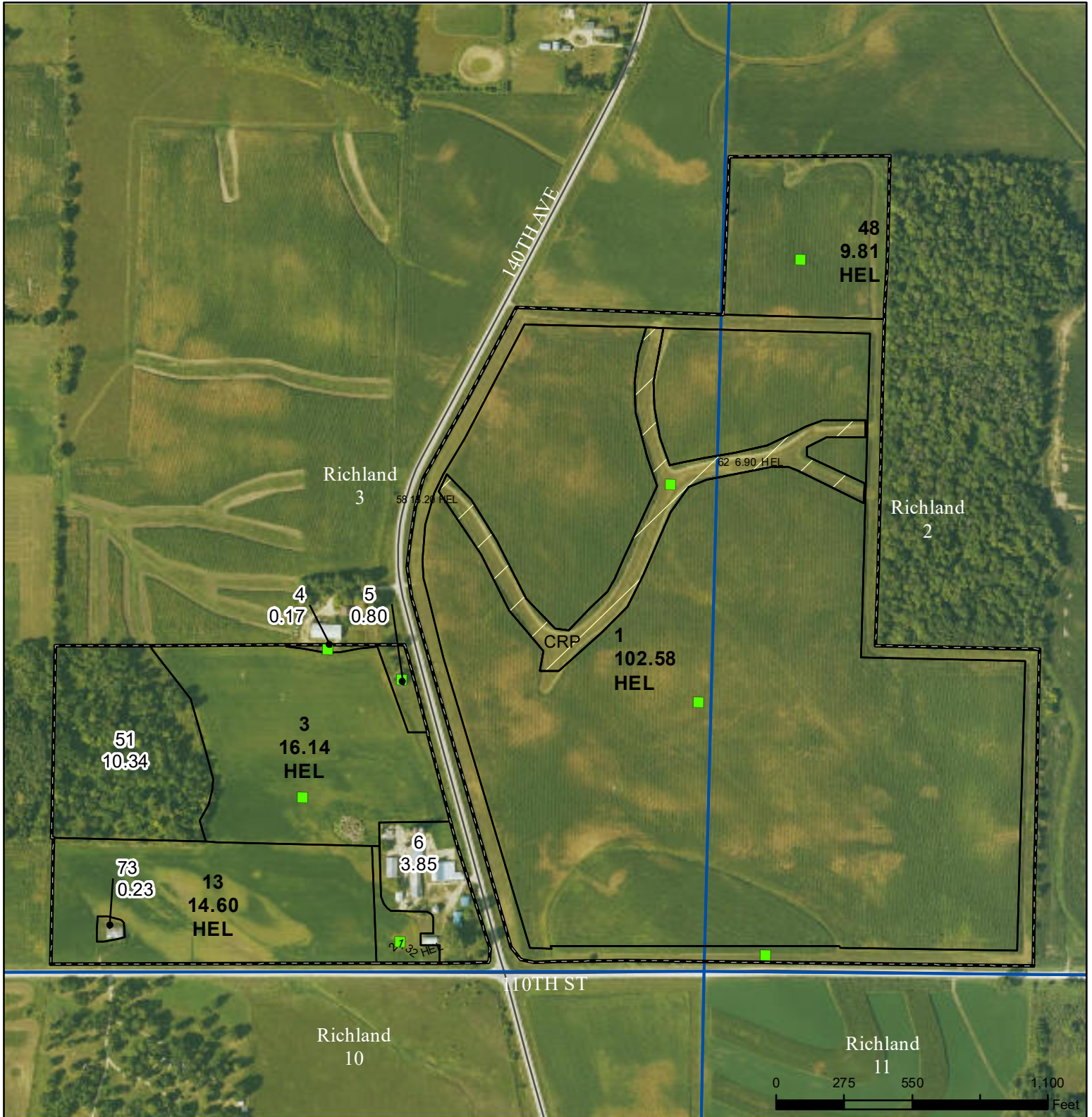


Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	
663D2	Seaton silt loam, 9 to 14 percent slopes, moderately eroded	3.42	2.6%		IIIe	50	58								
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	2.95	2.2%		IIw	73	63								
P163C2	Fayette silt loam, paha, 5 to 9 percent slopes, eroded	2.62	2.0%		IIIe	75									
468B	Olin sandy loam, thin solum, 2 to 5 percent slopes	2.34	1.8%		Ile	63	62								
63D	Chelsea loamy fine sand, 9 to 14 percent slopes	0.62	0.5%		VIe	5	11								
Weighted Average						2.34	76.2	*-	3.1	1.8	54.8	1.1	26.3	1.8	15.8

**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



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

Wetland Determination Identifiers

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

Tract Cropland Total: 164.55 acres

2024 Program Year
Map Created July 16, 2024

Farm **5929**
Tract **6328**

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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Abbreviated 156 Farm Record

Operator Name : ██████████
 CRP Contract Number(s) : 11063F
 Recon ID : 19-055-2024-42
 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
179.94	164.55	164.55	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	157.65		0.00		6.90	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	0.49	0.00	59	
Corn	137.65	0.92	116	
TOTAL	138.14	0.92		

NOTES

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Tract Number : 6328

Description : Richland Sec 2 & 3
 FSA Physical Location : IOWA/DELAWARE
 ANSI Physical Location : IOWA/DELAWARE
 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 : MAXINE C LINCOLN ESTATE
 Other Producers : ██████████
 Recon ID : 19-055-2024-41

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
179.94	164.55	164.55	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 6328 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	157.65	0.00	6.90	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	0.49	0.00	59
Corn	137.65	0.92	116
TOTAL	138.14	0.92	

NOTES

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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 (01-08-24)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 19 055	2. SIGN-UP NUMBER 46
		3. CONTRACT NUMBER 11063G	4. ACRES FOR ENROLLMENT 6.90
CONSERVATION RESERVE PROGRAM CONTRACT		6. TRACT NUMBER 6328	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2014 J.C.L. 09-30-2024 6/14/24 KR
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) DELAWARE COUNTY FARM SERVICE AGENCY 200 SOUTH 12TH ST MANCHESTER, IA52057-2306		8. SIGNUP TYPE: Continuous	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (563)927-4250			

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	\$ 401.59	J.C.L. 6/14/24			
9B. Annual Contract Payment	\$ 2,771.00	KR 24			
9C. First Year Payment	\$	A. Tract No.	B. Field No.	C. Practice No.	D. Acres
		6328	62	CP8A	6.90
E. Total Estimated Cost-Share					
					\$ 869.00
(Item 9C is applicable only when the first year payment is prorated.)					

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

A(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)
MAXINE C LINCOLN ESTATE LAMONT, IA50650-9544	100.00 %	e-Signed by Joseph C Lincoln For, if applicable: On 06-14-24	Executive	06-14-24
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	%	(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)	%	(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)
	<i>[Signature]</i>	6/14/24

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), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), and the Conservation Reserve Program 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.**

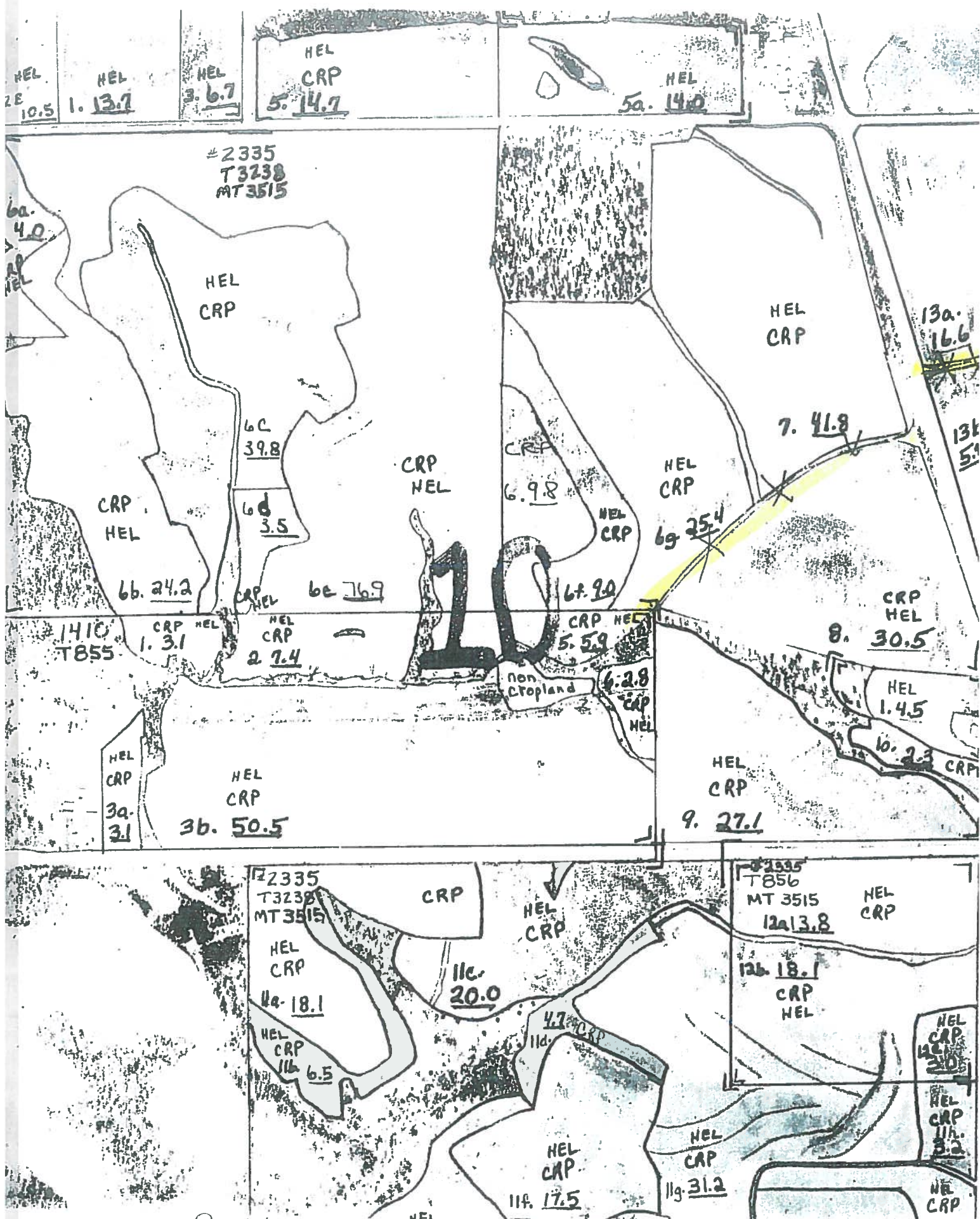
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RECEIVED

JUN 14 2024

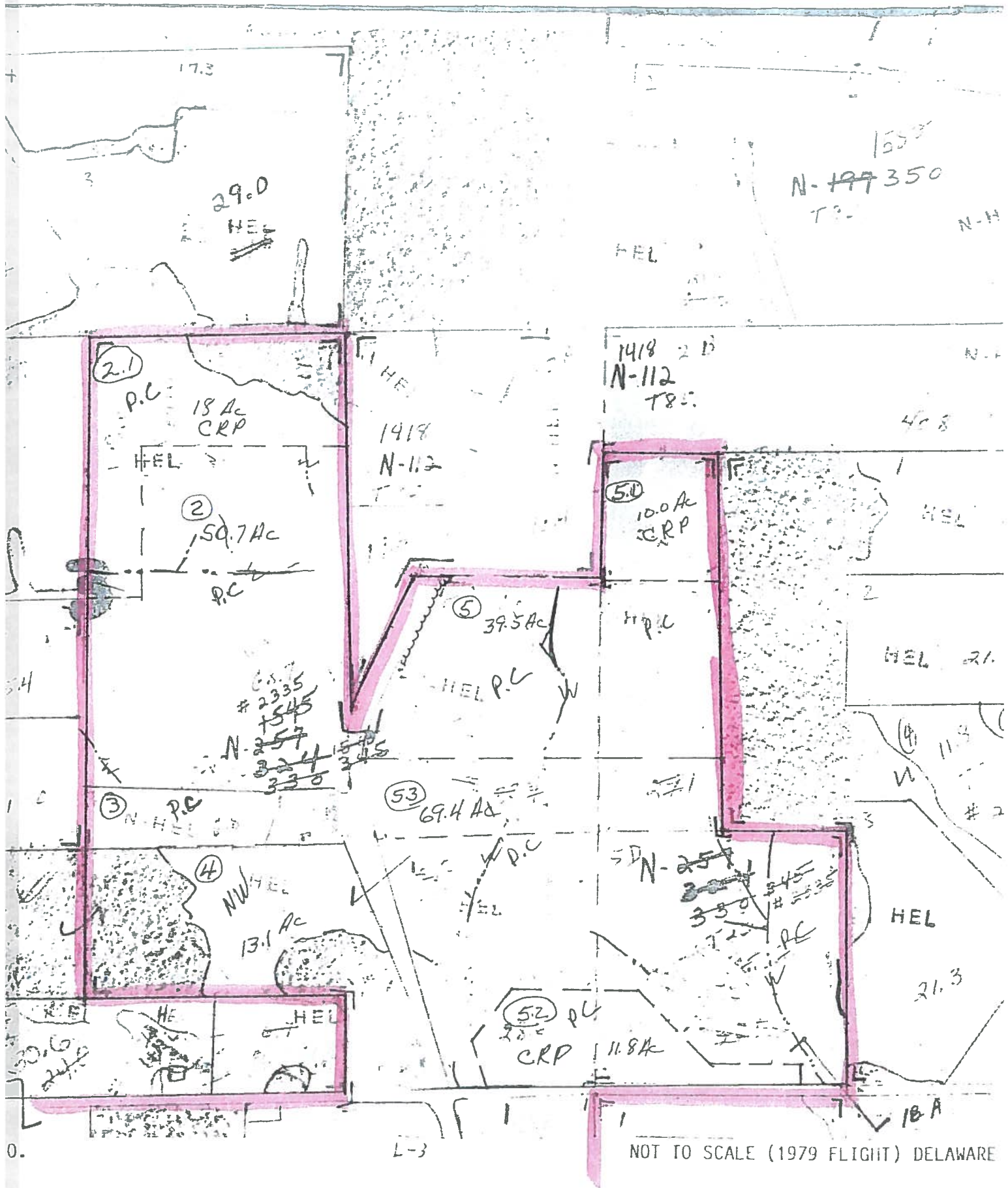


Richland 10

NOT TO SCALE (1990 FLIGHT) DELAWARE COUNTY - CROP YEAR
 rework waterways

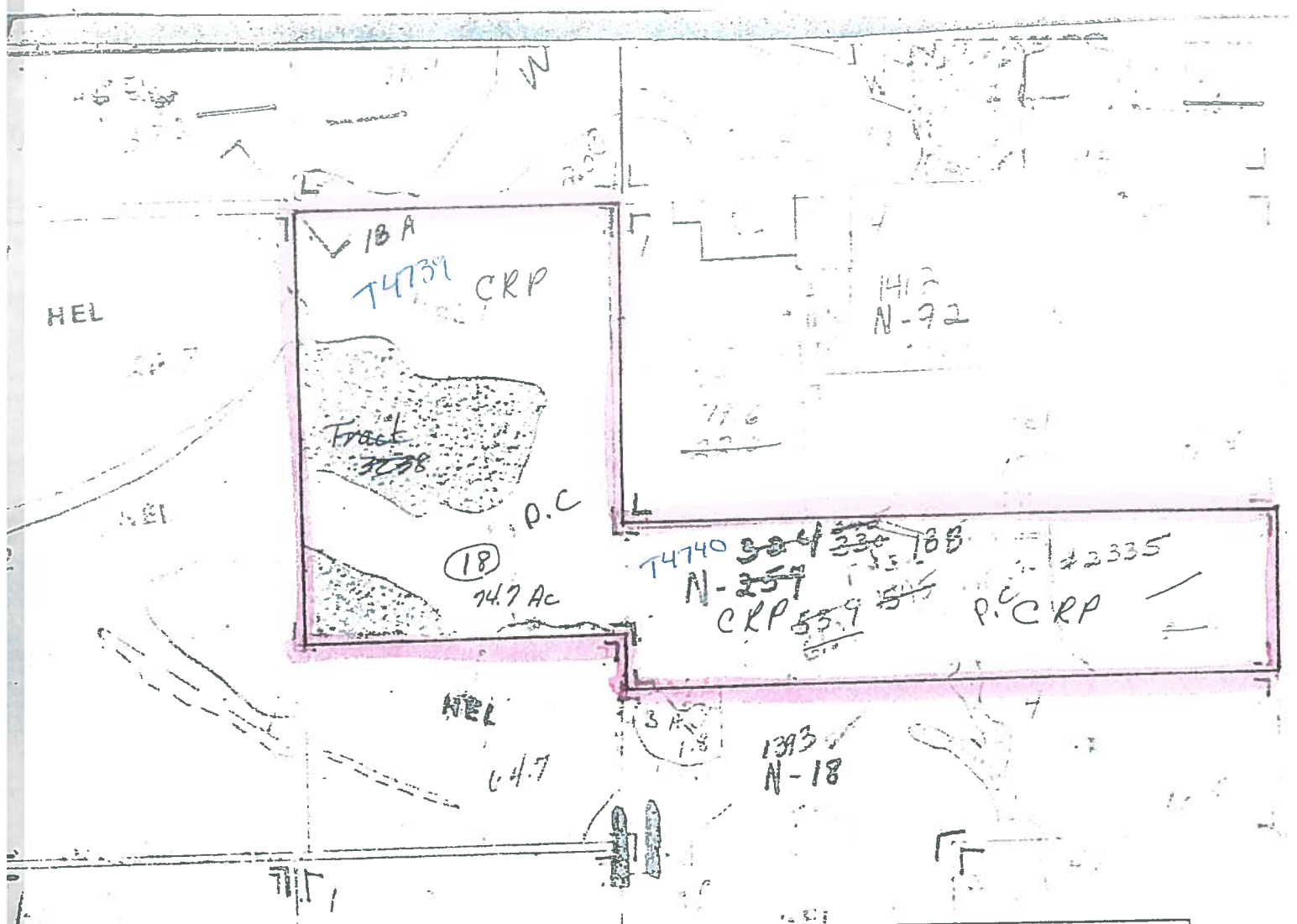
no lines in Br. Farm

C-2



NOT TO SCALE (1979 FLIGHT) DELAWARE

Richland



CONSERVATION PLAN MAP LEGEND

Determination Code

(HEL)	Highly Erodible Land
(NHEL)	Non-Highly Erodible Land
(W)	Wetland
(CW)	Converted Wetland - after Dec. 23, 1985 and before Nov. 28, 1990
(FW)	Farmed Wetland
(PC)	Prior Converted - wetland converted prior to Dec. 23, 1985
(NW)	Non-wetland
(CW + YR)	Converted wetland - after Nov. 28, 1990 plus year converted wetland

Practices

Grassed Waterway	
Field Border	
Terrace	
Water Control Basin	
Erosion Control Structure	

Planned

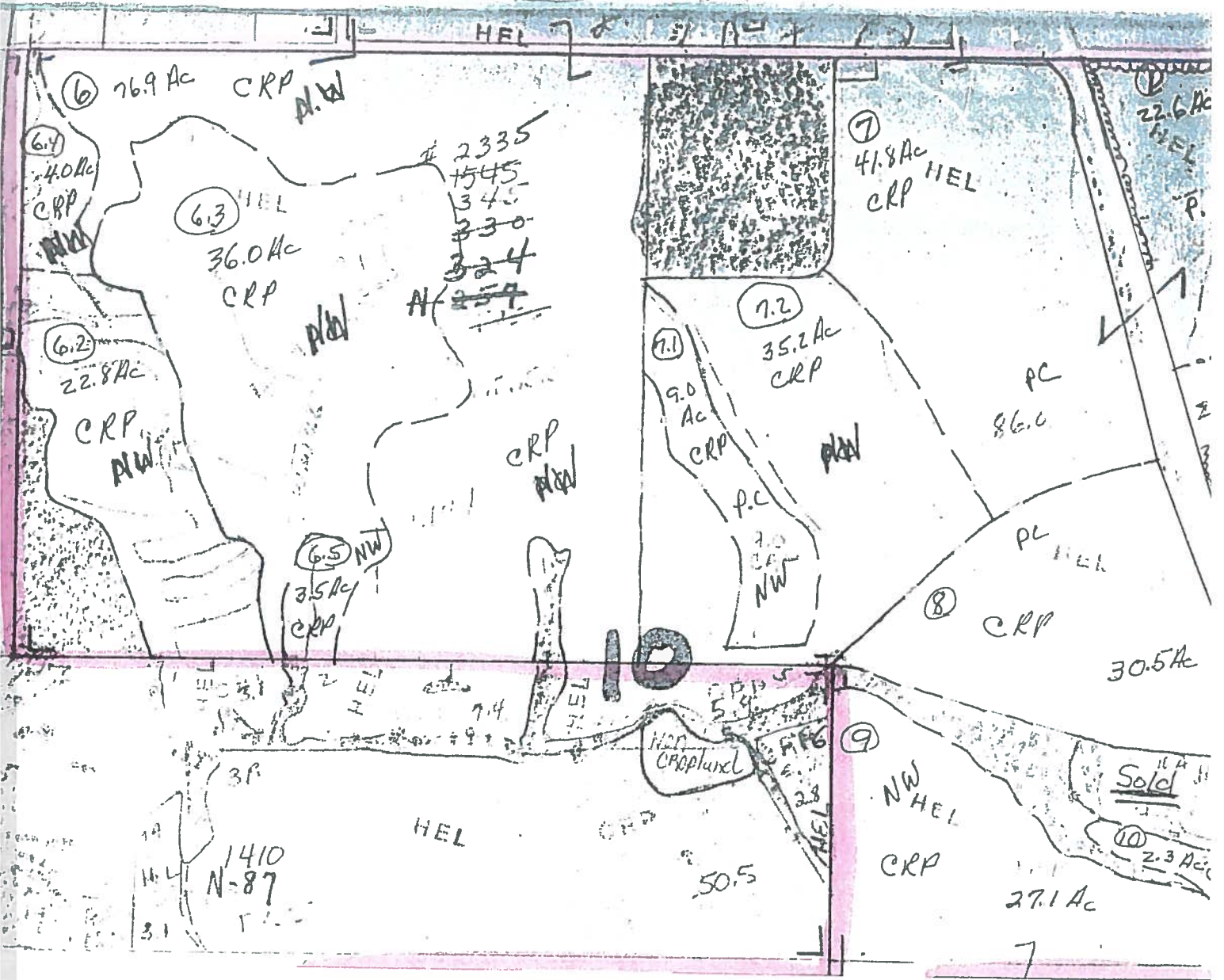
Applied

Field Identification

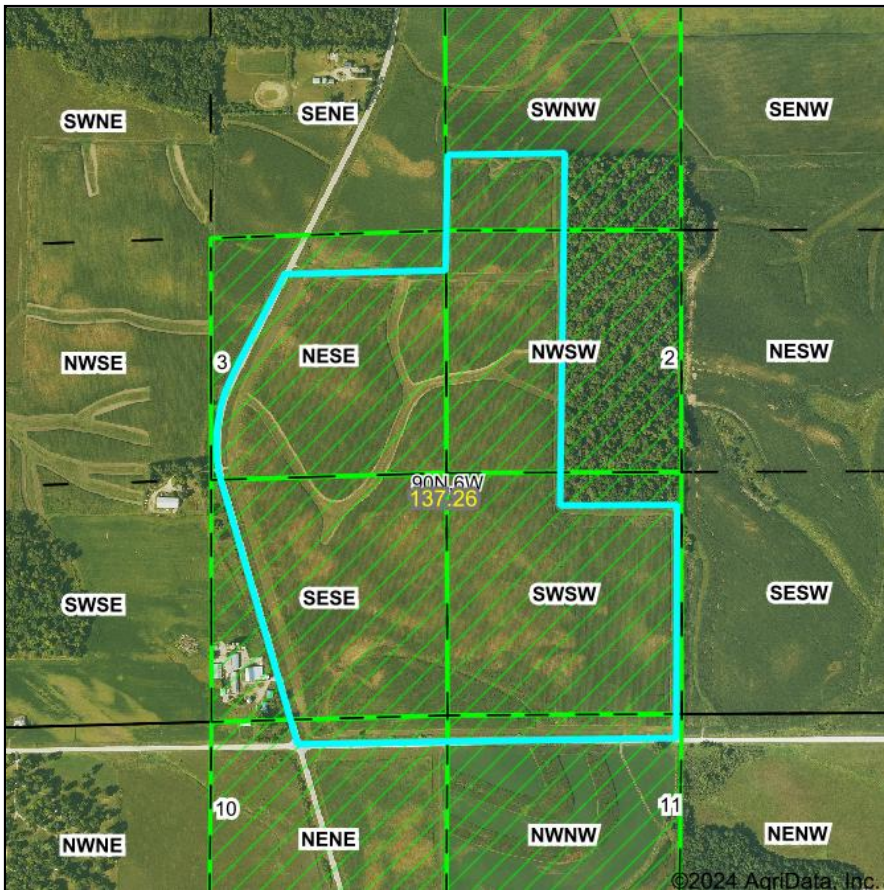
Field Number	
Field Boundary	
Conservation Treatment Unit Boundary	
Field Acres	34 ac

All acreages are approximate.

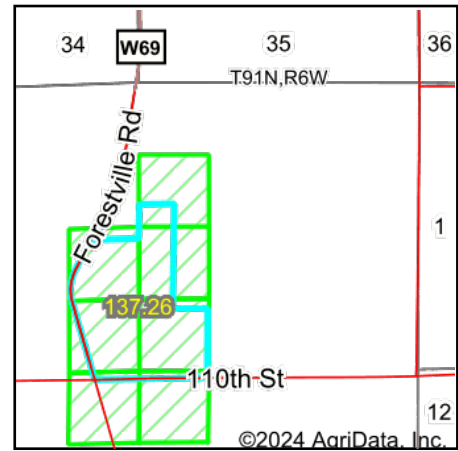
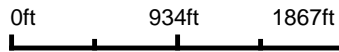
#2626
15/12
3
A-2
0.5 HFA
330 345
N-324
1950 90
HEL



PLSS Legal Description



Map Center: 42° 38' 6.57, -91° 31' 50.86



Acres: **137.26**
 Date: **7/15/2024**
 Township: **Richland**
 County: **Delaware**
 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 SWNW; PT NWSW; SWSW 2-90N-6W AND PT NESE; PT SESE 3-90N-6W AND PT NENE 10-90N-6W AND PT NWNW 11-90N-6W

Long Legal:

PART OF THE SW1/4 NW1/4; PART OF THE NW1/4 SW1/4; SW1/4 SW1/4 OF SECTION 2, TOWNSHIP 90 NORTH, 6 WEST, DELAWARE COUNTY, IOWA AND PART OF THE NE1/4 SE1/4; PART OF THE SE1/4 SE1/4 OF SECTION 3, TOWNSHIP 90 NORTH, 6 WEST, DELAWARE COUNTY, IOWA AND PART OF THE NE1/4 NE1/4 OF SECTION 10, TOWNSHIP 90 NORTH, 6 WEST, DELAWARE COUNTY, IOWA AND PART OF THE NW1/4 NW1/4 OF SECTION 11, TOWNSHIP 90 NORTH, 6 WEST, DELAWARE COUNTY, IOWA



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
Vinton, IA 52349

 319-472-5353

 319-472-5454

 jeremy@iowalandco.com

 www.iowalandco.com



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



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



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