



Farm for Rent

Bid Packet





Prepared by:


Jeremy Sills

Date: March 2026

415 A Avenue
Vinton, IA 52349

 319-472-5353

 877-718-IOWA

 319-472-5454

 jeremy@iowalandco.com

 www.iowalandmgmt.com

Poweshiek County

Warren Township

285.9 tillable acres m/l

Bids Due Date: March 31st,
2026

Time: 5:00pm

Mail Bids to:

415 A Ave
Vinton, IA 52349

or email to
jeremy@iowalandco.com



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

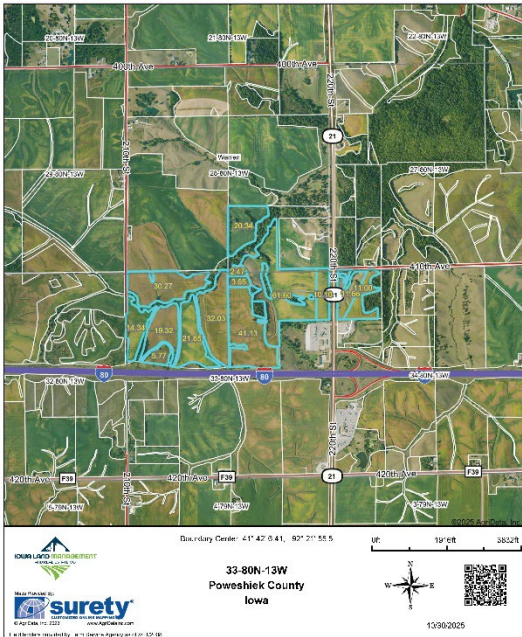
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Jane Schmidt FSA Map



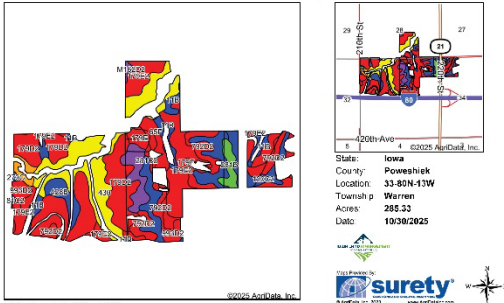
Bid PACKET

Legal Description
285.9 FSA Tillable Acres m/l
located at:

NW 1/4 33-80-13 except public roads, and those tillable acres in NWNW Section 34, S 3/4 W 1/2 SE 1/4 Section 28, W 1/2 NE 1/4 & NE 1/4 NE 1/4 Section 33, all in T80N, R13W of the 5th P.M.

CSR2:46.6

Jane Schmidt Soils Map



Soils data provided by USDA and NRCS

Code	Soil Pattern	Acres	Percent of Total	CSR2 Weight	Soil Use Class	CSR2
170A2	Coarse loam, 1% to 4 percent slopes, moderately eroded	10.09	2.8%	40	Wo	40
170A3	Coarse loam, 1% to 4 percent slopes, moderately eroded	17.86	4.7%	40	Wo	40
42C	Medium silt loam, 3% to 8 percent slopes, occasionally flooded	45.40	12.9%	10	Wo	10
750A2	Very fine sand, 1% to 4 percent slopes, moderately eroded	34.24	9.2%	40	Wo	40
750A3	Very fine sand, 5% to 9 percent slopes, eroded	22.45	6.0%	40	Wo	40
17B	Coarse silt loam, 3% to 8 percent slopes	1.00	0.3%	40	Wo	40
201A2	Silty clay loam, 3% to 8 percent slopes, eroded	11.56	3.1%	40	Wo	40
170C3	Very fine sand, 3% to 8 percent slopes, eroded	8.97	2.5%	40	Wo	40
42C3	Medium silt loam, 3% to 8 percent slopes	7.66	2.1%	40	Wo	40
850A3	Coarse silt loam, 3% to 8 percent slopes, moderately eroded	1.30	0.4%	40	Wo	40
850B	Very fine sand, 1% to 4 percent slopes	8.63	2.4%	40	Wo	40
201B	Other silt loam, 3% to 8 percent slopes	5.50	1.5%	40	Wo	40
170B	Coarse loam, 5% to 9 percent slopes	4.14	1.1%	40	Wo	40
201C	Medium silt loam, 8% to 15 percent slopes, occasionally flooded	2.41	0.7%	40	Wo	40
750B2	Very fine sand, 5% to 9 percent slopes, eroded	1.22	0.3%	40	Wo	40
750B	Very fine sand, 5% to 9 percent slopes	2.59	0.7%	40	Wo	40
201D	Other silt loam, 8% to 15 percent slopes	0.40	0.1%	40	Wo	40
				Weighted Average		46.6

**A has updated the CSR values for each county to CSR2.
* Using Capable Use Class Treatment Condition Aggregation Method

Soils data provided by USDA and NRCS

Bids Due March 31, 2026



BIDDING INFORMATION

Iowa Land Management and Real Estate, as agent for Jane Schmidt has prepared this packet in order to give interested prospective tenants' information they might need in order to place a bid for the rental of these farm properties for the 2026 crop season. The farm includes tillable ground and no buildings. All parties should satisfy themselves as to farm information that is included in this packet.

Terms and conditions:

1. The leases shall be for one year and will automatically renew unless terminated by either party prior to September 1 of the lease year. This lease will only be for the FSA tillable acres .
2. Rent will be paid 1/2 on March 1, 1/2, on November 1 of the lease year.
3. The lease will contain language that mandates that tenant provide evidence of the placement of at least maintenance levels of fertilizer on crop ground. No removal of row crop residue is allowed.
4. Lime shall be the tenant's expense and will be prorated over four years.
5. Soil sampling information shall be provided by the tenant every four years at tenant's expense.
6. Tenant shall keep all fence rows and waterways mowed on timely basis at tenant's expense.
7. Bids shall be submitted on the form below and **returned to the office by 5 pm on March 31st, 2026.** They may be returned by regular mail, in person, or email.
8. All parties will be notified of the results, but all bids and bidders names will remain confidential and made known only to our clients and their representatives.
9. Hunting rights are reserved and do not go with this lease(s).
10. All bids shall be accompanied by a letter from lender speaking to prospective tenant's credit worthiness.

Bid Form - Return this portion

Name

Address

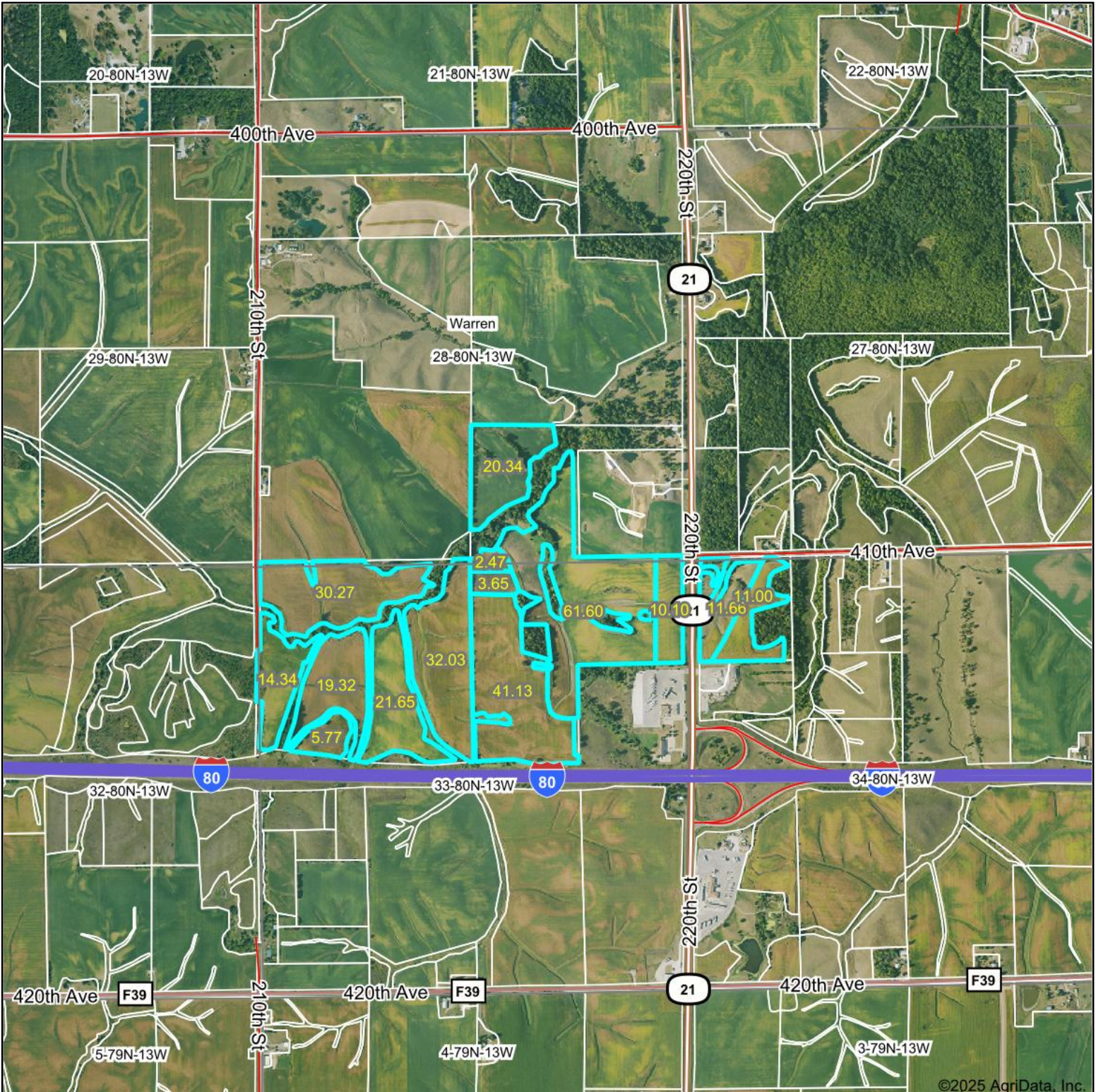
Phone #

Email

Bid per FSA tillable acre: _____ (Schmidt Farm)

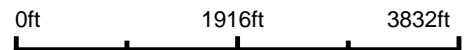
Return to: Iowa Land Management and Real Estate
415 A Avenue
Vinton, IA 52349
email: jeremy@iowalandco.com
mail slot on front door of office if closed.

Jane Schmidt FSA Map



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Boundary Center: 41° 42' 6.41, -92° 21' 55.5

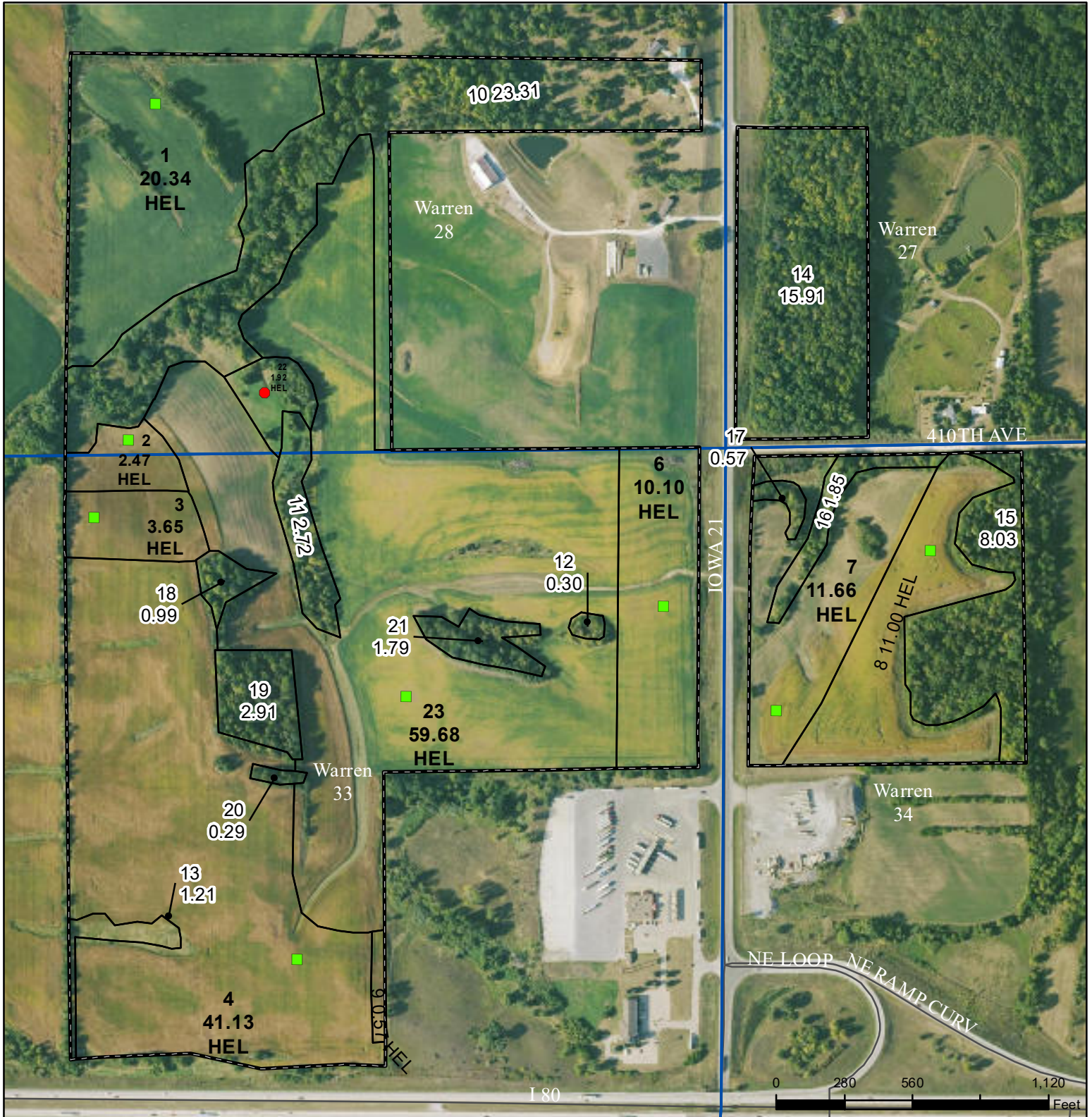


33-80N-13W
Poweshiek County
Iowa



10/30/2025

Field borders provided by Farm Service Agency as of 5/21/2008.



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

Wetland Determination Identifiers

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

Tract Cropland Total: 162.52 acres

2025 Program Year
Map Created April 10, 2025

Farm **1458**
Tract **1255**

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



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
222.40	162.52	162.52	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	162.52	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	147.30	0.00	113	
Soybeans	15.20	0.00	36	
TOTAL	162.50	0.00		

NOTES

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Tract Number : 1255

Description : SC27,SE4SC28,NE4SC33,NW4NW4S34 WAR/80-13
 FSA Physical Location : IOWA/POWESHIEK
 ANSI Physical Location : IOWA/POWESHIEK
 BIA Unit Range Number :
 CRP Contract Number(s) : None
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : JANE MARGARET SCHMIDT
 Other Producers :
 Recon ID

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
222.40	162.52	162.52	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 1255 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	162.52	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	147.30	0.00	113
Soybeans	15.20	0.00	36
TOTAL	162.50	0.00	

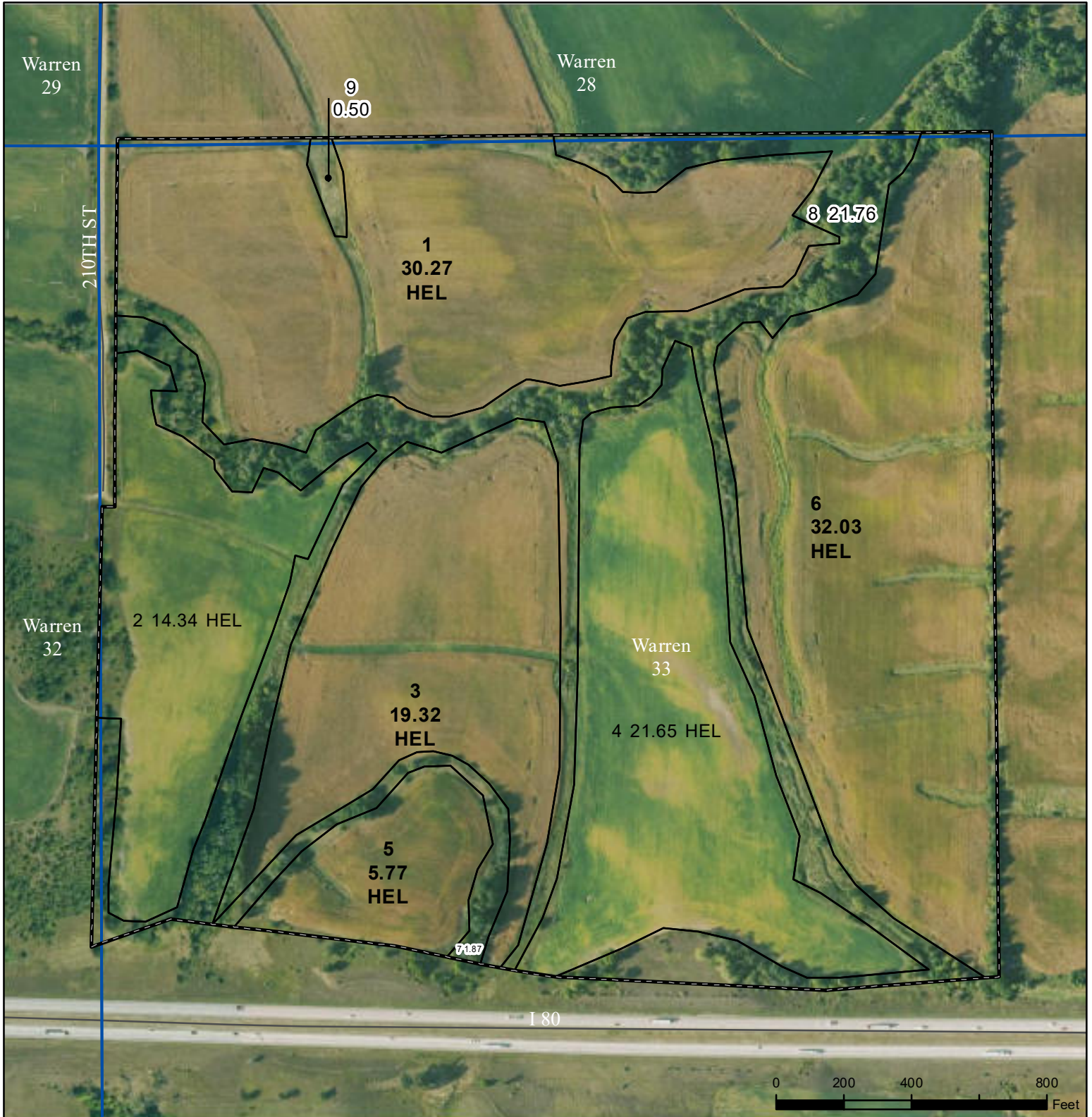
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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide 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.



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

Wetland Determination Identifiers

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

Tract Cropland Total: 123.38 acres

2025 Program Year
Map Created April 10, 2025

Farm **1459**
Tract **1253**

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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
147.51	123.38	123.38	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	123.38	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	92.49	0.00	150	
Soybeans	30.89	0.00	46	
TOTAL	123.38	0.00		

NOTES

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Tract Number : 1253

Description : K8 /NW4 SEC 33 WARREN/T80N-R13W
FSA Physical Location : IOWA/POWESHIEK
ANSI Physical Location : IOWA/POWESHIEK
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JANE MARGARET SCHMIDT
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
147.51	123.38	123.38	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 1253 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	123.38	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	92.49	0.00	150
Soybeans	30.89	0.00	46
TOTAL	123.38	0.00	

NOTES

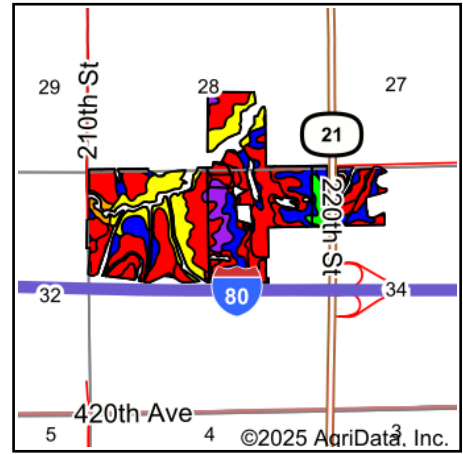
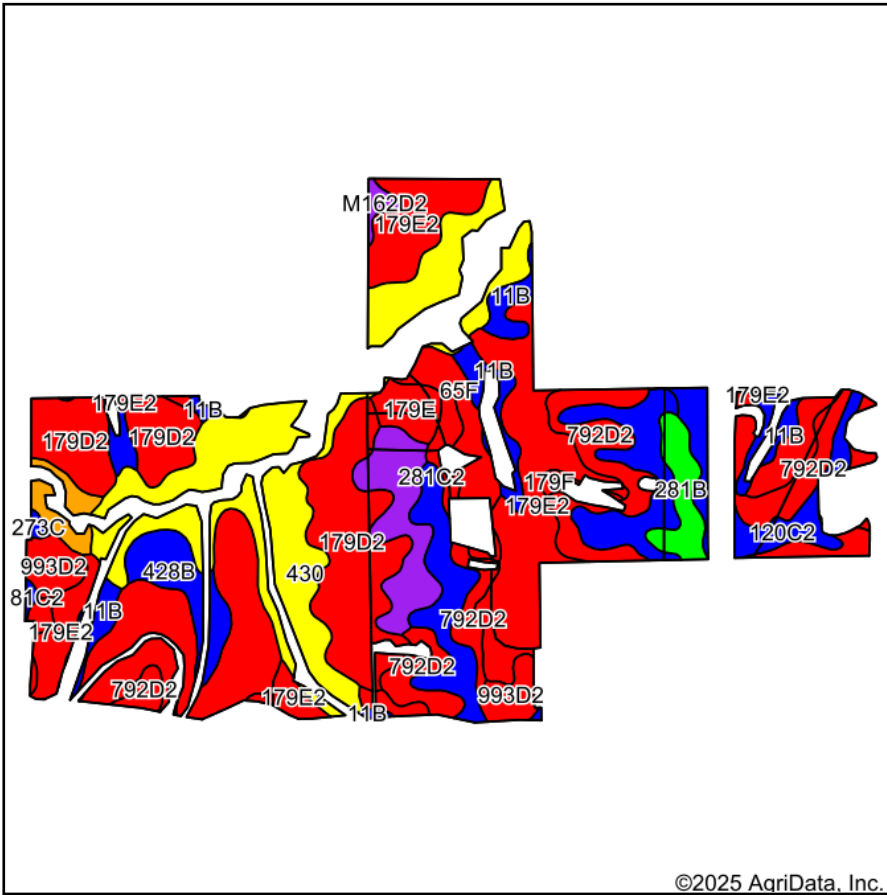
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Jane Schmidt Soils Map



State: **Iowa**
 County: **Poweshiek**
 Location: **33-80N-13W**
 Township: **Warren**
 Acres: **285.33**
 Date: **10/30/2025**



Soils data provided by USDA and NRCS.

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Area Symbol: IA157, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	59.59	20.8%		IVe	36
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	51.86	18.2%		VIe	26
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	45.43	15.9%		IIw	70
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	34.28	12.0%		IVe	7
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	22.45	7.9%		IIIe	82
11B	Colo-Ely complex, 0 to 5 percent slopes	12.50	4.4%		IIw	86
281D2	Otley silty clay loam, 9 to 14 percent slopes, eroded	11.68	4.1%		IIIe	54
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	9.12	3.2%		IIIe	87
428B	Ely silty clay loam, 2 to 5 percent slopes	7.86	2.8%		IIe	88
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	7.30	2.6%		IVe	31
65F	Lindley loam, 18 to 25 percent slopes	6.93	2.4%		VIIe	6
281B	Otley silty clay loam, 2 to 5 percent slopes	5.93	2.1%		IIe	91
179E	Gara loam, 14 to 18 percent slopes	4.18	1.5%		VIe	29
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	3.81	1.3%		IIw	77
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	1.25	0.4%		IVe	57
179F	Gara loam, 18 to 25 percent slopes	0.70	0.2%		VIe	20
273C	Olmitz loam, 5 to 9 percent slopes	0.46	0.2%		IIIe	82
Weighted Average					3.79	46.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



CONCLUSION

The business of Iowa Land Management and Real Estate is farms. Your farm Management or Sale is not just another one we handle, but a special part of our business. We pride ourselves with lasting relationships with clients and tenants alike.

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.iowalandmgmt.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.