



**Grimm Company  
Real Estate**

BROKER: Scott Grimm  
Cell-319-330-9738  
AGENT: Trent Forrest  
Cell-319-541-0621

## FARM LAND FOR SALE

### IOWA County, IOWA

**Description:** Tillable farmland for sale. (Sealed Bid Auction)

Fillmore Township, Section 25

The North Half (N ½) of the Southeast Quarter (SE ¼); and The South Half (S ½) of the Northeast Quarter (NE ¼) (Except the West Four (W 4) Acres thereof and except an easement to land beginning at a point Thirty-Three (33) feet West of the East Quarter (E ¼) Corner of Section Twenty-Five (25), thence South Thirteen Hundred Thirty-Three (S 1333) Feet, thence West Seven (W 7) Feet, Thence North Thirteen Hundred Thirty-Three (N 1333) feet, thence East Seven (E 7) Feet to place of beginning, containing Twenty-One Hundredths (.21) Acres also Except Auditor Parcel 2018-15).

**Gross Acres:** 148.29      **Crop Acres:** 132.15      **CSR 2:** 85.2

Possession subject to Tenant's Rights June 22, 2018

**Lease Terms:** April 1<sup>st</sup> first rent payment due- \$18060. October 1<sup>st</sup> second rent payment due- \$18060.  
Continues thru February 28, 2021. Contract available upon request.

**This farm currently enrolled in ARC-CO**

**Directions:** 6 miles east of North English on F67 to the Corner of S Avenue.

**Taxes:** \$4179

**Method of Sale:** Sealed Bid Auction - Bids due to Grimm Company, 120 N. Main St, PO Box 305, North English, IA 52316 by 3:00 p.m. May 11, 2018.

**Contacts:** BROKER: Scott Grimm, 319-330-9738  
AGENT: Trent Forrest, 319-541-0621

The information gathered for this sale is from sources deemed reliable, but cannot be guaranteed by Grimm Co.

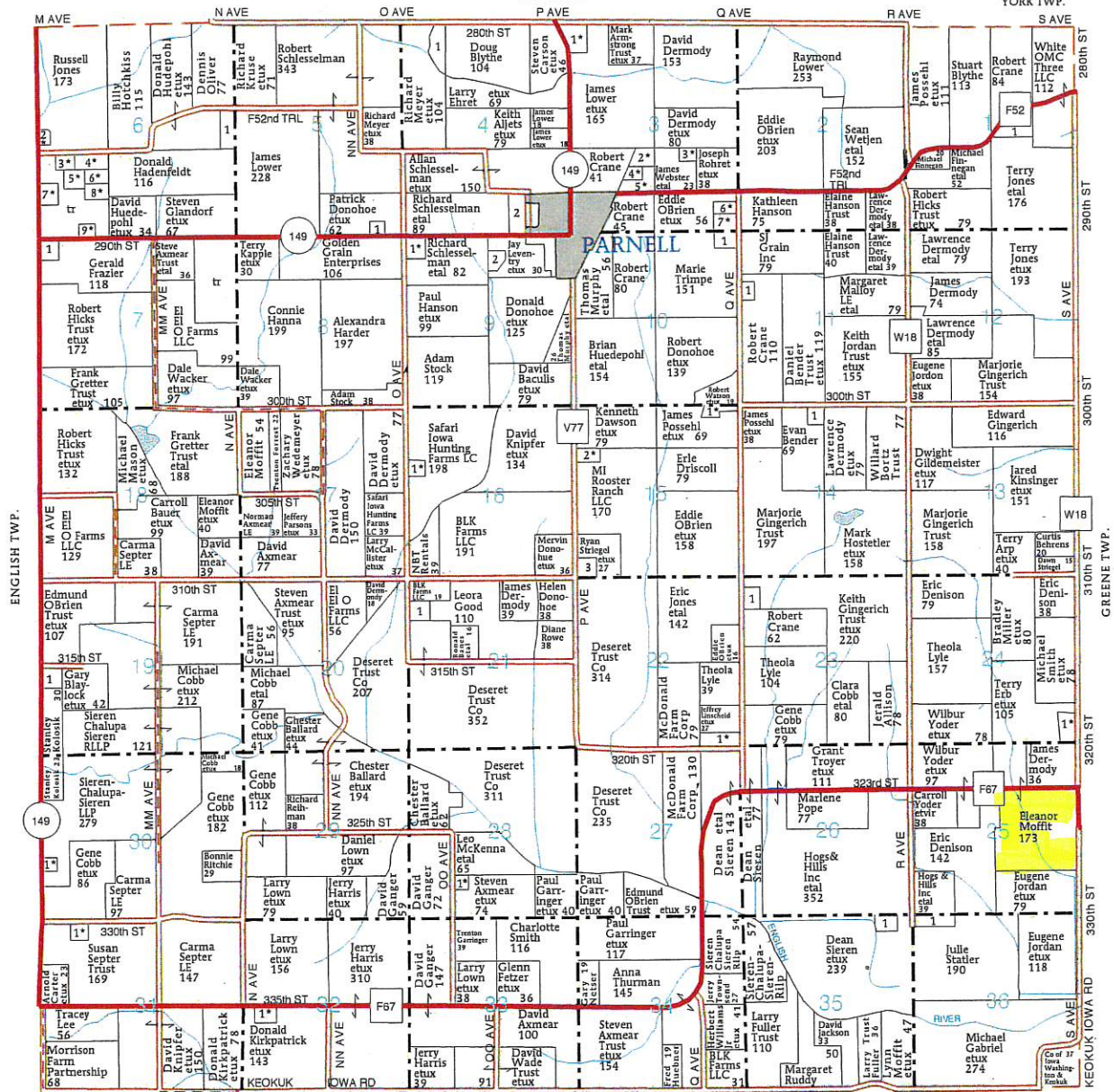
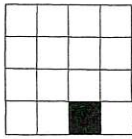
## PLAT MAP

T-78-N

## FILLMORE PLAT

(Landowners)  
TROY TWE

R-10-W



KEOKUK CO.

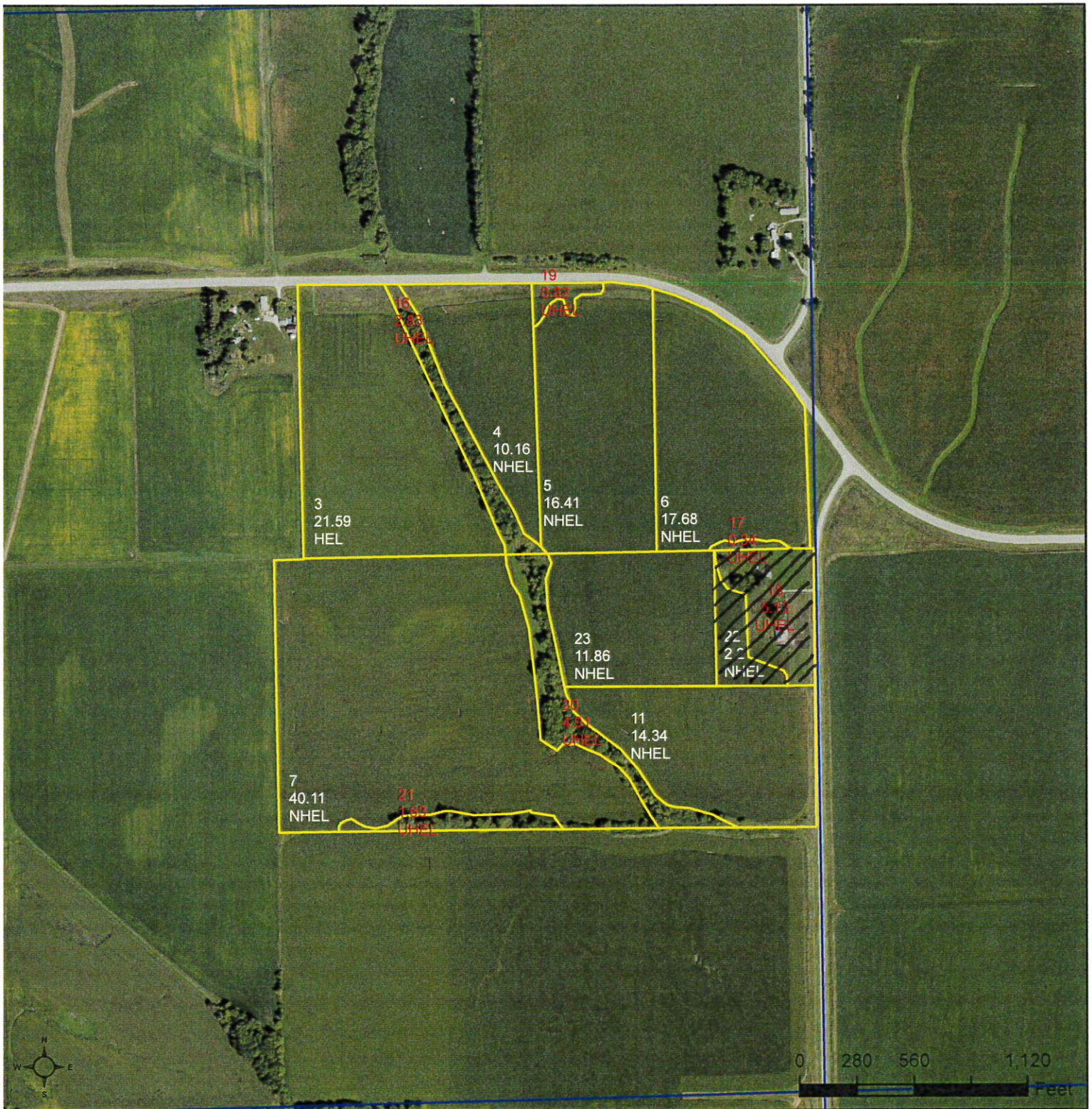




United States  
Department of  
Agriculture

## FSA MAP

Iowa County, Iowa



### Legend

National\_Wetland.SDE.wetlands

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- GIS\_IA.sde.clu\_a\_ia095

2018 Program Year

Map Created April 09, 2018

Farm: 6729

Tract: 5625

Fillmore 25

T78N R10W

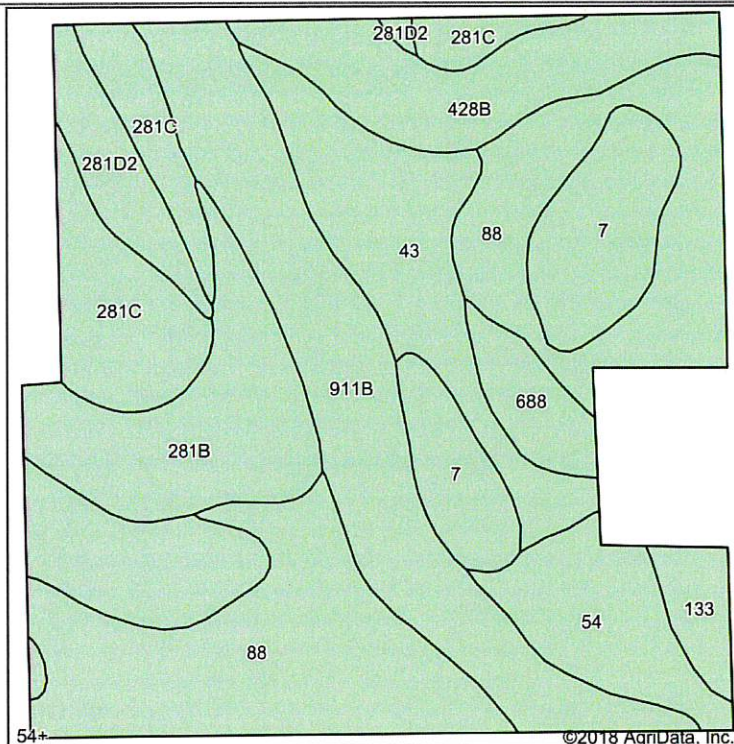
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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.

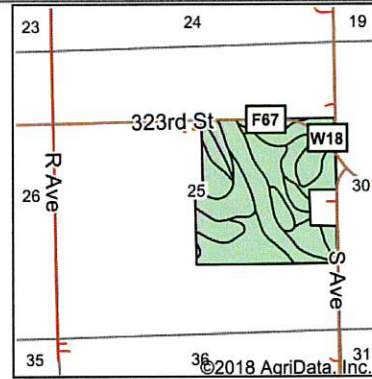


# SOIL MAP OF GROSS

## Soils Map

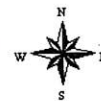


Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Iowa**  
 Location: **25-78N-10W**  
 Township: **Fillmore**  
 Acres: **150.19**  
 Date: **4/5/2018**

Maps Provided By:



Area Symbol: IA095, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
88	Nevin silty clay loam, 0 to 2 percent slopes, rarely flooded	35.93	23.9%		Iw	93	92
911B	Colo-Ely complex, 0 to 5 percent slopes	23.16	15.4%		Ilw	83	68
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	16.11	10.7%		Ilw	69	70
281B	Otley silty clay loam, 2 to 5 percent slopes	13.57	9.0%		Ile	91	90
43	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	13.53	9.0%		Ilw	78	82
281C	Otley silty clay loam, 5 to 9 percent slopes	13.00	8.7%		Ille	85	75
7	Wiota silty clay loam, 0 to 2 percent slopes, rarely flooded	12.37	8.2%		I	100	90
428B	Ely silty clay loam, 2 to 5 percent slopes	11.17	7.4%		Ile	88	88
281D2	Otley silty clay loam, 9 to 14 percent slopes, eroded	4.92	3.3%		Ille	54	60
688	Koszta silt loam, 0 to 2 percent slopes, rarely flooded	3.68	2.5%		Ie	90	85
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.75	1.8%		Ilw	78	80
Weighted Average						85.2	81.5

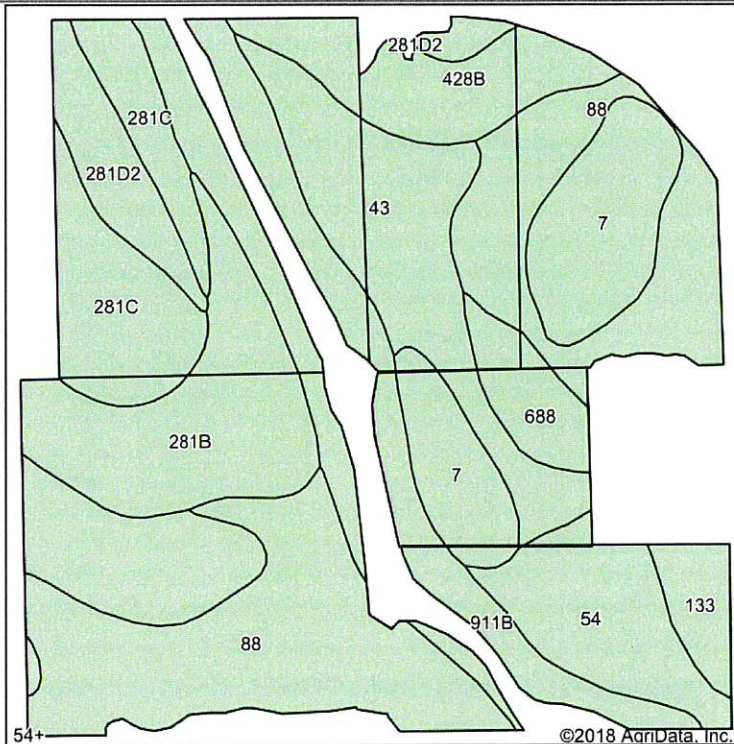
\*\*IA has updated the CSR values for each county to CSR2.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

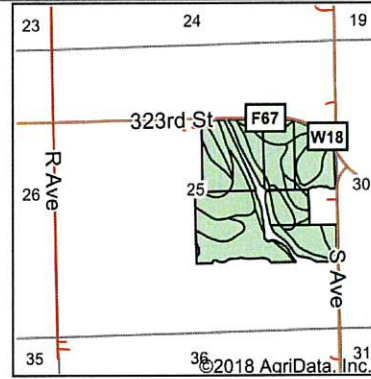
Soils data provided by USDA and NRCS.

# CSR MAP FOR CROP ACRES

## Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Iowa**  
 Location: **25-78N-10W**  
 Township: **Fillmore**  
 Acres: **131.87**  
 Date: **4/6/2018**

Maps Provided By:



Area Symbol: IA095, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
88	Nevin silty clay loam, 0 to 2 percent slopes, rarely flooded	31.11	23.6%		Iw	93	92
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	15.74	11.9%		Ilw	69	70
911B	Colo-Ely complex, 0 to 5 percent slopes	15.58	11.8%		Ilw	83	68
281B	Otley silty clay loam, 2 to 5 percent slopes	13.45	10.2%		Ile	91	90
43	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	13.44	10.2%		Ilw	78	82
7	Wiota silty clay loam, 0 to 2 percent slopes, rarely flooded	12.36	9.4%		I	100	90
281C	Otley silty clay loam, 5 to 9 percent slopes	11.82	9.0%		Ille	85	75
428B	Ely silty clay loam, 2 to 5 percent slopes	7.68	5.8%		Ile	88	88
281D2	Otley silty clay loam, 9 to 14 percent slopes, eroded	4.53	3.4%		Ille	54	60
688	Koszta silt loam, 0 to 2 percent slopes, rarely flooded	3.54	2.7%		Ie	90	85
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.62	2.0%		Ilw	78	80
Weighted Average						85.2	81.8

\*\*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.



IOWA

IOWA

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture  
 Farm Service Agency

FARM : 6729

Prepared : Apr 6, 2018

Crop Year : 2018

## Abbreviated 156 Farm Record

Operator Name :

Farms Associated with Operator :

CRP Contract Number(s) : None

Recon ID : None

## Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
150.01	134.35	134.35	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	134.35	0.00		0.00		0.00	0.00	0.00

## Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	2.40	0.00	0	38	
Corn	61.65	0.00	0	165	
Soybeans	42.63	0.00	0	52	
<b>TOTAL</b>	<b>106.68</b>	<b>0.00</b>			

## NOTES

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Tract Number : 5625

Description :

FSA Physical Location : IOWA/IOWA

ANSI Physical Location : IOWA/IOWA

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 : ELEANOR GAY MOFFIT

Other Producers : None

Recon ID : None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
150.01	134.35	134.35	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	134.35	0.00	0.00	0.00	0.00	0.00

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	2.40	0.00	0	38

IOWA  
IOWA  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 6729  
Prepared : Apr 6, 2018  
Crop Year : 2018

### Abbreviated 156 Farm Record

#### Tract 5625 Continued ...

Corn	61.65	0.00	0	165
Soybeans	42.63	0.00	0	52
<b>TOTAL</b>	<b>106.68</b>	<b>0.00</b>		

#### NOTES

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# ARC CONTRACT

This form is available electronically.

(See Last Page for Privacy Act and Paperwork Reduction Act Statements)

**CCC-861**  
(03-27-15)

**U.S. DEPARTMENT OF AGRICULTURE**  
Commodity Credit Corporation

## AGRICULTURAL RISK COVERAGE - COUNTY OPTION (ARC-CO) AND PRICE LOSS COVERAGE(PLC) CONTRACT

1. Program Year: **2018**

2. State Code  
**19**

3. County Code  
**095**

4. Farm Number  
**6729**

5A. County FSA Office Name and Address (Including Zip Code)  
**IOWA COUNTY FARM SERVICE AGENCY**  
**435 N HIGHLAND**  
**WILLIAMSBURG, IA 52361-0000**

5B. County Office Telephone  
Number (Including Area Code)  
**(319)668-2010**

5C. County Office Fax Number  
(Including Area Code)  
**(855)211-4013**

**THIS ANNUAL ARC-CO AND PLC CONTRACT** is entered into between the Commodity Credit Corporation (CCC) and the undersigned producers on the farm identified in Item 4. Upon approval, this farm and the producers on the farm are enrolled in ARC-CO and/or PLC for the program year identified above in Item 1. All producers with a share in base acres and/or a share of covered commodities planted that attribute generic base acres must sign this contract by the announced enrollment deadline of the applicable program year in order to participate and make themselves potentially eligible to receive payments for the applicable program year.

The terms and conditions of the ARC-CO and PLC contract are contained in the CCC-861 and CCC-862 Appendix and the regulations at 7 CFR Part 1412. By signing this contract producers: (1) acknowledge receipt and agree to abide by the terms of the CCC-861 and CCC-862 Appendix; (2) agree to comply with the terms and conditions of the program and those governing payment limitation and eligibility and adjusted gross income limitation provisions; (3) agree that the terms and benefits of this program are subject to changes in law; and (4) certify that all the information contained on this form, whether or not personally entered by the producer, is true, correct, and accurate.

**NOTES:** PLC yields in item 10 are only used in the payment calculation of covered commodities that have elected PLC. Generic base acres are reflected below. If the farm has generic base acres, any producers sharing in covered commodities planted and attributing generic base acres must sign this contract or that share of attributed base acre will not be paid.

6. Commodity	7. Program Elected	8. Base Acres	9. 85% of Base Acres	10. PLC Yield	6. Commodity	7. Program Elected	8. Base Acres	9. 85% of Base Acres	10. PLC Yield
<b>CORN</b>	<b>ARC- County</b>	<b>61.65</b>	<b>52.40</b>	<b>165</b>	<b>SOYBEANS</b>	<b>ARC- County</b>	<b>42.63</b>	<b>36.24</b>	<b>52</b>
<b>WHEAT</b>	<b>ARC- County</b>	<b>2.4</b>	<b>2.04</b>	<b>38</b>					

11.  
Generic Base  
Acres (if any)

12A. Owner or Producer's Name and Address

13.  
Commodity

14.  
Payment Share

13.  
Commodity

14.  
Payment Share

**CORN**

**100.00%**

**SOYBEANS**

**100.00%**

**WHEAT**

**100.00%**

12C. Telephone No.

15A. Refused Payment Information:

☐ All ARC-CO Payments are Refused

☐ All PLC Payments are Refused

15B. Producer's Initials

15C. Date Initialed (MM-DD-YYYY)

16A. Producer's Signature (By)

16B. Title/Relationship of the Individual Signing in the  
Representative Capacity

16C. Date (MM-DD-YYYY)

### FOR FSA USE ONLY

17A. Signature of CCC Representative

17B. Date (MM-DD-YYYY)

18. Remarks

19. Employee's Initials:



# ARC CONTRACT

CCC-861 (03-27-15)

Page 2 of 2

1. PROGRAM YEAR <b>2018</b>	2. STATE CODE <b>19</b>	3. COUNTY CODE <b>095</b>	4. FARM NUMBER <b>6729</b>
<b>CONTINUATION OF OWNER'S OR PRODUCER'S CROP INFORMATION (From Page 1)</b>			
12A. Owner or Producer's Name and Address <b>ELEANOR GAY MOFFIT PO BOX 57 NORTH ENGLISH, IA 52316-0057</b>	13. Commodity	14. Payment Share	13. Commodity
	<b>CORN</b>		<b>SOYBEANS</b>
	<b>WHEAT</b>		
12B. Email Address <b>ev1cook56@gmail.com</b>			
12C. Telephone No. <b>(319) 664-3758</b>			
15A. Refused Payment Information:  <input type="checkbox"/> All ARC-CO Payments are Refused <input type="checkbox"/> All PLC Payments are Refused			15B. Producer's Initials
			15C. Date Initialed (MM-DD-YYYY)
16A. Producer's Signature (By)	16B. Title/Relationship of the Individual Signing in the Representative Capacity		16C. Date (MM-DD-YYYY)
<p><b>NOTE:</b> 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 7 CFR Part 1412, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Agriculture Risk Coverage Program and Price Loss Coverage 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 Agriculture Risk Coverage Program and Price Loss Coverage Program.</p> <p>This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration).</p> <p>The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. <b>RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.</b></p>			

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# SURVEY OF EXCEPTION



Book 2018 Page 2941

Document 777 Type SUR Pages 1  
Date 4/03/2018 Time 12:52:21PM  
Rec Amt \$7.00

Ref  
Ind  
lprf  
2prf  
Scan

A-134

SHERRY POPE, RECORDER  
IOWA COUNTY IOWA

## INDEX LEGEND

LOCATION: NORTHEAST 1/4-SOUTHEAST 1/4  
SECTION 25, T-78-N, R-10-W  
REQUESTOR: TRENT FOREST  
PROPRIETOR: ELEANOR GAY MOFFIT  
SURVEYOR: J. SCOTT RITTER, PLS #16546  
COMPANY: HART-FREDERICK CONSULTANTS P.C.  
510 STATE ST. PO BOX 560 TIFFIN, IA 52340  
RETURN TO: sritter@hart-frederick.com (319) 545-7215

## HART-FREDERICK CONSULTANTS P.C.

510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215 www.hart-frederick.com

### AUDITOR PARCEL 2018-15

Auditor Parcel 2018-15 is a part of the Northeast 1/4 of the Southeast 1/4 of Section 25, Township 78 North, Range 10 West of the 5th P.M., Iowa County, Iowa and is more particularly described as follows.

Beginning at the East 1/4 corner of Section 25, Township 78 North, Range 10 West; thence S 01°13'41" E along the East line of the Southeast 1/4 of said Section 25, a distance of 678.57 feet; thence S 89°59'46" W, a distance of 500.00 feet; thence N 01°14'13" W, a distance of 664.72 feet to a point on the North line of the South 1/2 of said Section 25; thence N 88°24'31" E along said North line, a distance of 500.00 feet to the Point of Beginning containing 7.71 acres of which 0.62 acre is existing county road right of way and being subject to all easements and restrictions of record.

WEST 1/4 CORNER  
SECTION 25-78-10  
FOUND 5/8" REBAR  
12" DEEP  
CL. RD., FNC. E.

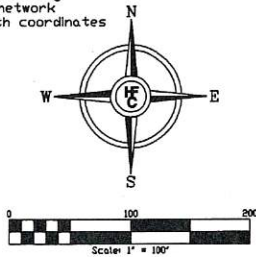
NORTHEAST CORNER-  
SOUTHEAST 1/4-  
NORTHEAST 1/4  
SECTION 25-78-10  
FOUND 5/8" REBAR  
12" DEEP

E S AVE.  
P.D.B.  
EAST 1/4 CORNER  
SECTION 25-78-10  
FOUND 5/8" REBAR  
15" DEEP  
TIES BK. 269, PG. 24

### LEGEND

- △ GOVERNMENT CORNER
- SET 5/8" IRON ROD WIRED CAP #16546
- FOUND IRON ROD (AS NOTED)
- ✕ CUT "X" IN CONCRETE
- SET PK NAIL
- (R) RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS
- PROPERTY/BOUNDARY LINES
- CENTER LINES
- RIGHT-OF-WAY LINES
- SECTION LINES
- EXISTING FENCE
- LOT LINES PLATTED OR BY DEED

Basis for bearing  
is IARTN network  
Iowa South coordinates



### AUDITOR PARCEL 2018-15

7.71 ACRES  
0.62 ACRE in R.O.W.

DRIVE

FIELD DRIVE

SOUTHEAST CORNER  
SECTION 25-78-10  
FOUND 5/8" REBAR  
15" DEEP  
TIES BK. 373, PG. 236

NORTHEAST 1/4-SOUTHEAST 1/4

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

J. Scott Ritter, P.L.S.  
Iowa License Number: 16546  
My license renewal date is December 31, 2018.  
Pages covered by this seal: THIS SHEET ONLY

3/27/18  
Date



### PLAT OF SURVEY AUDITOR PARCEL 2018-15

PART OF THE NORTHEAST 1/4-SOUTHEAST 1/4  
SECTION 25, T-78-N, R-10-W  
IOWA COUNTY, IOWA

DATE: 3/27/18 DRN: JSR APP:  
FLD BK: GPS PROJ. NO: 187045