

# CASS COUNTY IOWA

## FARM FOR SALE

120.26 gross acres  
119.76 taxable  
Edna Twp Sec 19

**\$775,675**

Directions: South of Atlantic Iowa on Hwy 71 approximately 14 miles, then East on Victoria Road 3 miles. Farm is located on the South side of Victoria Road.



78.51 acres FSA Cropland in CRP  
\$16,608 annual payment  
Contract expires 9/30/2033  
Balance in Hardwoods & Grass  
Taxes: \$2535  
Overall CSR2: 52.3

Prime recreational tract featuring 78.51 acres enrolled in CRP, with the remainder in mature hardwood timber draws and native grass. Excellent habitat for deer, turkey, and upland birds. Secluded, scenic, and income-producing—ideal for hunters and land investors alike.

**Contact Us:**

**Ed Spencer, Broker**

Cell: 402-510-3276 Office: 712-644-2151

Ed Spencer Real Estate



**[www.spencergroups.com](http://www.spencergroups.com)**



United States  
Department of  
Agriculture

## Cass County, Iowa



### 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: 78.51 acres



2025 Program Year

Map Created April 29, 2025

Farm **5583**

Tract **7034**

2023 Imagery

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.

# Topography Contours



©2025 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023

www.AgridataInc.com

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

Source: USGS 3 meter dem

Interval(ft): 4.0

Min: 1,160.1

Max: 1,276.2

Range: 116.1

Average: 1,221.1

Standard Deviation: 22.83 ft

0ft 741ft 1482ft

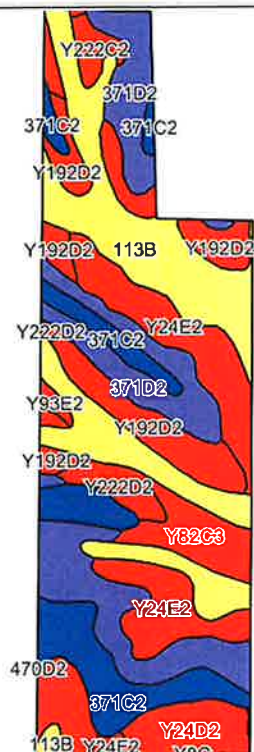


9/12/2025

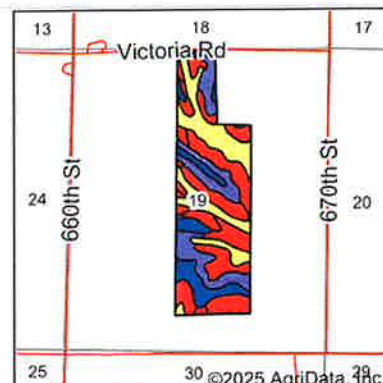
**19-74N-35W**  
**Cass County**  
**Iowa**

Boundary Center: 41° 11' 44.79, -94° 55' 5.35

# Soils Map



©2025 AgriData, Inc.



State: **Iowa**  
 County: **Cass**  
 Location: **19-74N-35W**  
 Township: **Edna**  
 Acres: **120.5**  
 Date: **9/5/2025**



Soils data provided by USDA and NRCS.

Area Symbol: IA029, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
113B	Colo, overwash-Ely complex, 2 to 5 percent slopes	29.19	24.3%		0ft.	IIw	204.8	59.4	69	59	71
371D2	Sharpsburg-Nira silty clay loams, 9 to 14 percent slopes, eroded	24.73	20.5%		4ft.	IIIe	164.8	47.8	57	47	61
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	16.28	13.5%		> 6.5ft.	IVe	144.0	41.8	35	30	49
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	15.23	12.6%		4ft.	IIIe	204.8	59.4	83	69	65
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	14.37	11.9%		1ft.	IVe	108.8	31.6	16	28	45
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	8.97	7.4%		> 6.5ft.	IIIe	168.0	48.7	49	42	55
Y82C3	Adair-Shelby complex, MLRA 108D, 5 to 9 percent slopes, severely eroded	5.38	4.5%		1ft.	IVe	160.0	46.4	40	46	43
Y222D2	Clarinda silty clay loam, dissected till plain, 9 to 14 percent slopes, eroded	3.85	3.2%		0ft.	IVe	112.0	32.5	17	27	45
Y222C2	Clarinda silty clay loam, 5 to 9 percent slopes, eroded	1.91	1.6%		0ft.	IVw	140.8	40.8	38	51	47
Y93E2	Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded	0.59	0.5%		1ft.	IVe	97.6	28.3	28	24	43
<b>Weighted Average</b>							<b>3.11</b>	<b>167.7</b>	<b>48.6</b>	<b>52.3</b>	<b>*n 58.3</b>

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

\*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method



<b>CRP-1</b> (05-05-25)		<b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation																					
<b>CONSERVATION RESERVE PROGRAM CONTRACT</b>		1. ST. & CO. CODE & ADMIN. LOCATION 19 029																					
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) CASS COUNTY FARM SERVICE AGENCY 503 W 7TH ST ATLANTIC, IA 50022-1429		3. CONTRACT NUMBER 11747A																					
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (712) 243-1377		4. ACRES FOR ENROLLMENT 78.51																					
6. TRACT NUMBER 7034		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2023 TO: (MM-DD-YYYY) 09-30-2033																					
8. SIGNUP TYPE: HEL Iowa		9. SIGNUP DATE: 8-25-25																					
<b>INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.</b>																							
<p><b>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.</b></p>																							
9A. Rental Rate Per Acre \$ 211.54		10. Identification of CRP Land (See Page 2 for additional space)																					
9B. Annual Contract Payment \$ 16,608.00		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:15%;">A Tract No</th> <th style="width:15%;">B Field No</th> <th style="width:15%;">C Practice No</th> <th style="width:15%;">D Acres</th> <th style="width:20%;">E Total Estimated Cost-Share</th> </tr> </thead> <tbody> <tr> <td>7034</td> <td>0003</td> <td>CP1</td> <td>3.83</td> <td>\$ 153.00</td> </tr> <tr> <td>7034</td> <td>0005</td> <td>CP1</td> <td>2.91</td> <td>\$ 116.00</td> </tr> <tr> <td>7034</td> <td>0006</td> <td>CP1</td> <td>11.56</td> <td>\$ 462.00</td> </tr> </tbody> </table>		A Tract No	B Field No	C Practice No	D Acres	E Total Estimated Cost-Share	7034	0003	CP1	3.83	\$ 153.00	7034	0005	CP1	2.91	\$ 116.00	7034	0006	CP1	11.56	\$ 462.00
A Tract No	B Field No	C Practice No	D Acres	E Total Estimated Cost-Share																			
7034	0003	CP1	3.83	\$ 153.00																			
7034	0005	CP1	2.91	\$ 116.00																			
7034	0006	CP1	11.56	\$ 462.00																			
9C. First Year Payment \$		(Item 9C is applicable only when the first year payment is prorated.)																					
<b>11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)</b>																							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) DANYEL VANA		(2) SHARE 100.00 %																					
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %																					
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) 8-25-25		(5) DATE (MM-DD-YYYY)																					
(5) DATE (MM-DD-YYYY)		(5) DATE (MM-DD-YYYY)																					
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE																					
B. DATE (MM-DD-YYYY)		B. DATE (MM-DD-YYYY)																					
<p><b>NOTE: Privacy Act Statement:</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 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), the American Relief Act, 2025 (Pub. L. 118-158), 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.</p> <p><b>Paperwork Reduction Act (PRA) Statement:</b> The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1)</p>																							

**Non-Discrimination Statement:** 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, 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 State or local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). 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 (FD-302) (or its paper form at <https://www.usda.gov/oascr/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 or 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, Mail Stop 9410, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov).

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

AUG 25 2025

CASS CO. FSA  
ATLANTIC, IOWA



Date Printed: 08/06/2025

**CONTINUATION OF ITEM 10 – Identification of CRP Land**

[illegible]