



61+/- Acres
Chickasaw County, IA
Chickasaw Township



High Point Land Company
501 South Grand Ave Charles City, IA 50616

Property Photos



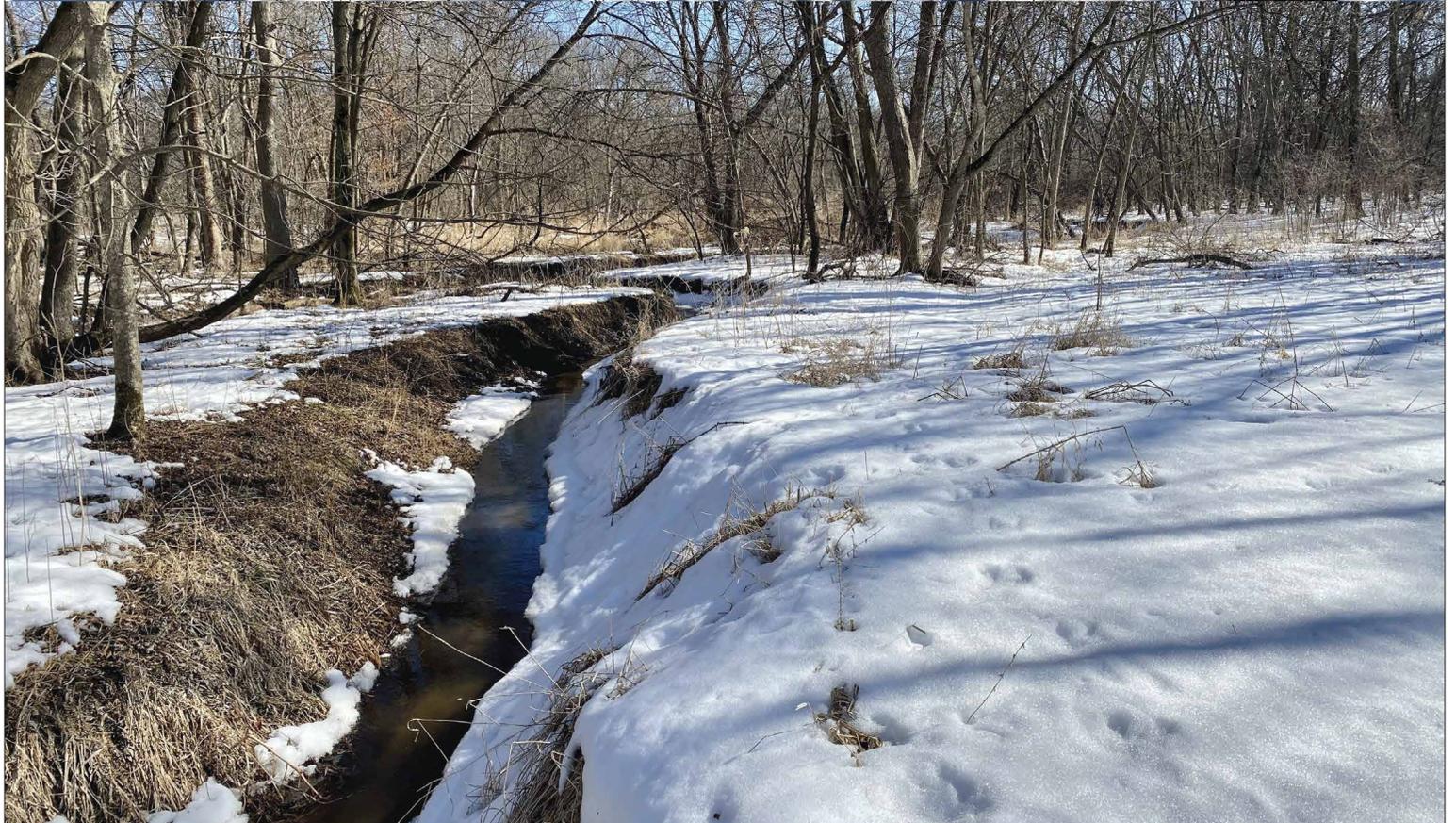
Property Photos



Property Photos



Property Photos



Property Taxes

Parcel ID 191229225001
Alternate ID 0024100
Property Address N/A
Sec/Twp/Rng 29-95-14
Brief Tax Description 29-95-14 NW1/4 NW1/4
 (Note: Not to be used on legal documents)
Gross Acres 0.00
Net Acres 26.55
Class A - Agriculture
 (Note: This is for tax purposes only. Not to be used for zoning.)
District CHNA - CHICKASAW TWP/NASHUA-PLAINFIELD SCH
School District NASHUA-PLAINFIELD COMM. SCHOOL DISTRICT

Owner

Deed Holder
 Miller, Randall L & Sherry L Jt
 1855 Cheyenne Avenue
 Ionia IA 50645

Contract Holder

Mailing Address
 Miller, Randall L
 1855 Cheyenne Avenue
 Ionia IA 50645

Land

Lot Area 26.55 Acres ; 1,156,518 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
10/5/2000	RANDOLPH, WILLIAM L/	MILLER, RANDALL L. & SHERRY L. JT	2000-1766	SALE OF TWO OR MORE SEPARATELY ASSESSED PARCELS - SINGLE CONSIDERATION	Deed	Y	\$40,000.00
2/26/1993			151/210	SALE OF TWO OR MORE SEPARATELY ASSESSED PARCELS - SINGLE CONSIDERATION	Deed	Y	\$112,000.00
5/21/1990			145/44	TRANSFER TO/BY ESTATE	Deed		\$0.00

⊞ There are other parcels involved in one or more of the above sales:

[Recording: 2000-1766 - Parcel: 19-12-30-1-00-001](#)
[Recording: 2000-1766 - Parcel: 19-12-30-1-00-003](#)
[Recording: 151/210 - Parcel: 19-12-26-1-50-001](#)
[Recording: 151/210 - Parcel: 19-12-30-1-00-001](#)
[Recording: 151/210 - Parcel: 19-12-30-1-00-003](#)

Valuation

	2020	2019	2018	2017	2016
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$27,500	\$27,500	\$39,000	\$39,000	\$44,900
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$27,500	\$27,500	\$39,000	\$39,000	\$44,900
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$27,500	\$27,500	\$39,000	\$39,000	\$44,900

Taxation

	2019 Pay 2020-2021	2018 Pay 2019-2020	2017 Pay 2018-2019	2016 Pay 2017-2018
= Taxable Value	\$22,408	\$21,892	\$21,235	\$21,327
x Levy Rate (per \$1000 of value)	22.08895	22.27131	22.16967	21.54960
= Gross Taxes Due	\$494.97	\$487.56	\$470.77	\$459.59
- Credits	(\$18.50)	(\$18.36)	(\$17.96)	(\$16.93)
= Net Taxes Due	\$476.00	\$470.00	\$452.00	\$442.00

Property Taxes

Parcel ID 191230100003
 Alternate ID 0024050
 Property Address N/A
 Sec/Twp/Rng 30-95-14
 Brief Tax Description 30-95-14 W 25A NE1/4 NE1/4
 (Note: Not to be used on legal documents)
 Gross Acres 0.00
 Net Acres 24.50
 Class A - Agriculture
 (Note: This is for tax purposes only. Not to be used for zoning.)
 District CHNA - CHICKASAW TWP/NASHUA-PLAINFIELD SCH
 School District NASHUA-PLAINFIELD COMM. SCHOOL DISTRICT

Owner

Deed Holder
 Miller, Randall L & Sherry L Jt
 1855 Cheyenne Avenue
 Ionia IA 50645

Contract Holder

Mailing Address
 Miller, Randall L.
 1855 Cheyenne Avenue
 Ionia IA 50645

Land

Lot Area 24.50 Acres ; 1,067,220 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
10/5/2000	RANDOLPH, WILLIAM L/	MILLER, RANDALL L. & SHERRY L. JT	2000-1766	SALE OF TWO OR MORE SEPARATELY ASSESSED PARCELS - SINGLE CONSIDERATION	Deed	Y	\$40,000.00
2/26/1993			151/210	SALE OF TWO OR MORE SEPARATELY ASSESSED PARCELS - SINGLE CONSIDERATION	Deed	Y	\$112,000.00

Ⓜ There are other parcels involved in one or more of the above sales:

[Recording: 2000-1766 - Parcel: 19-12-29-2-25-001](#)
[Recording: 2000-1766 - Parcel: 19-12-30-1-00-001](#)
[Recording: 151/210 - Parcel: 19-12-26-1-50-001](#)
[Recording: 151/210 - Parcel: 19-12-29-2-25-001](#)
[Recording: 151/210 - Parcel: 19-12-30-1-00-001](#)

Valuation

Classification	2020	2019	2018	2017	2016
	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$33,200	\$33,200	\$47,800	\$47,800	\$54,200
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$33,200	\$33,200	\$47,800	\$47,800	\$54,200
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$33,200	\$33,200	\$47,800	\$47,800	\$54,200

Taxation

	2019	2018	2017	2016
	Pay 2020-2021	Pay 2019-2020	Pay 2018-2019	Pay 2017-2018
= Taxable Value	\$27,052	\$26,831	\$26,026	\$25,745
x Levy Rate (per \$1000 of value)	22.08895	22.27131	22.16967	21.54960
= Gross Taxes Due	\$597.55	\$597.56	\$576.99	\$554.79
- Credits	(\$22.67)	(\$22.50)	(\$21.68)	(\$20.43)
= Net Taxes Due	\$574.00	\$576.00	\$556.00	\$534.00

Property Taxes

Parcel ID 191230100001
Alternate ID 0024055
Property Address N/A
Sec/Twp/Rng 30-95-14
Brief Tax Description 30-95-14 E 10A NE/14 NE1/4
 (Note: Not to be used on legal documents)
Gross Acres 0.00
Net Acres 10.00
Class A - Agriculture
 (Note: This is for tax purposes only. Not to be used for zoning.)
District CHNA - CHICKASAW TWP/NASHUA-PLAINFIELD SCH
School District NASHUA-PLAINFIELD COMM. SCHOOL DISTRICT

Owner

Deed Holder
 Miller, Randall L & Sherry L
 1855 Cheyenne Avenue
 Ionia IA 50645

Contract Holder

Mailing Address
 Miller, Randall L.
 1855 Cheyenne Avenue
 Ionia IA 50645

Land

Lot Area 10.00 Acres ; 435,600 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
10/5/2000	RANDOLPH, WILLIAM L/	MILLER, RANDALL L. & SHERRY L. JT	2000-1766	SALE OF TWO OR MORE SEPARATELY ASSESSED PARCELS - SINGLE CONSIDERATION	Deed	Y	\$40,000.00
2/26/1993			151/210	SALE OF TWO OR MORE SEPARATELY ASSESSED PARCELS - SINGLE CONSIDERATION	Deed	Y	\$112,000.00

⊞ There are other parcels involved in one or more of the above sales:

[Recording: 2000-1766 - Parcel: 19-12-29-2-25-001](#)
[Recording: 2000-1766 - Parcel: 19-12-30-1-00-003](#)
[Recording: 151/210 - Parcel: 19-12-26-1-50-001](#)
[Recording: 151/210 - Parcel: 19-12-29-2-25-001](#)
[Recording: 151/210 - Parcel: 19-12-30-1-00-003](#)

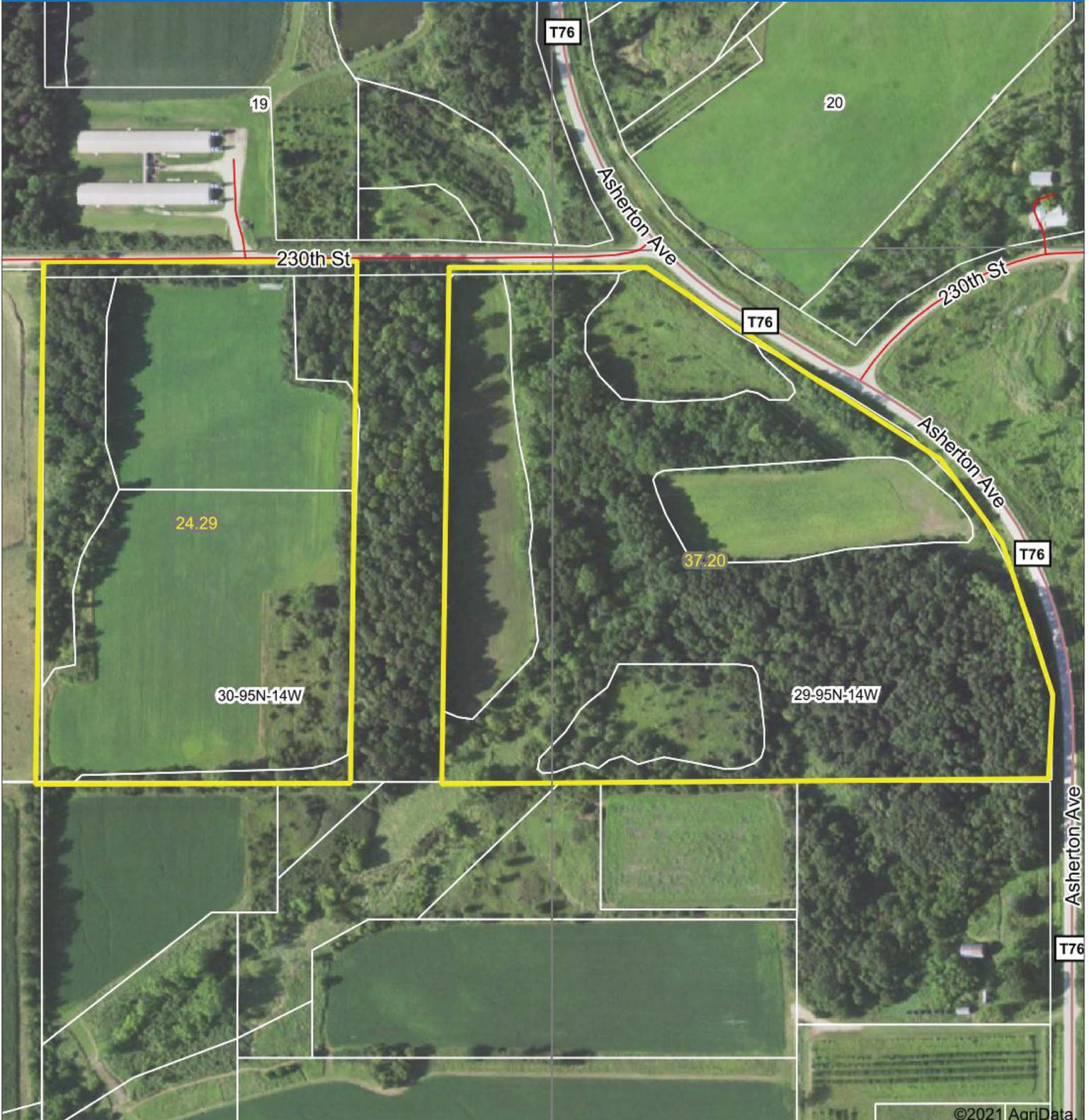
Valuation

	2020	2019	2018	2017	2016
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$12,100	\$12,100	\$17,700	\$17,700	\$20,200
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$12,100	\$12,100	\$17,700	\$17,700	\$20,200
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$12,100	\$12,100	\$17,700	\$17,700	\$20,200

Taxation

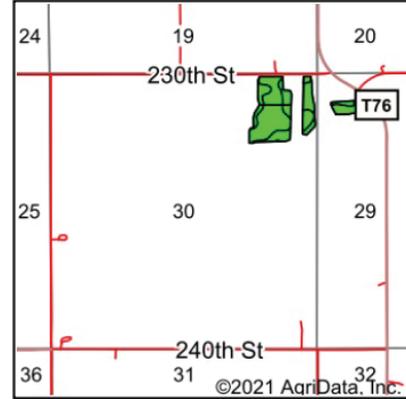
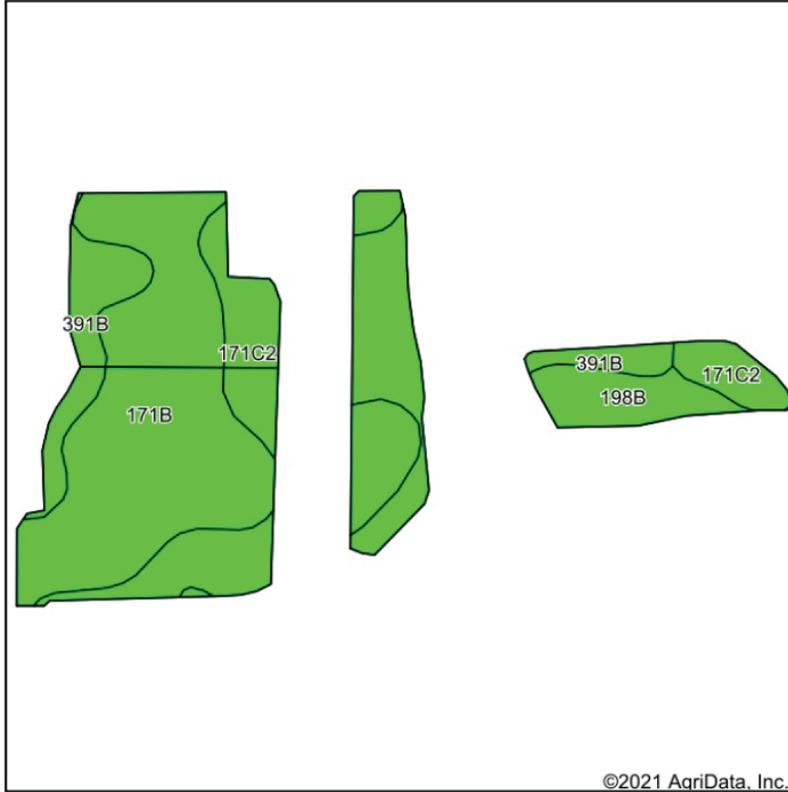
	2019 Pay 2020-2021	2018 Pay 2019-2020	2017 Pay 2018-2019	2016 Pay 2017-2018
= Taxable Value	\$9,859	\$9,935	\$9,637	\$9,595
x Levy Rate (per \$1000 of value)	22.08895	22.27131	22.16967	21.54960
= Gross Taxes Due	\$217.77	\$221.27	\$213.65	\$206.77
- Credits	(\$8.39)	(\$8.33)	(\$8.08)	(\$7.62)
= Net Taxes Due	\$210.00	\$212.00	\$206.00	\$200.00

FSA Map



High Point Land Company
501 South Grand Ave Charles City, IA 50616

Soil Map



State: **Iowa**
 County: **Chickasaw**
 Location: **29-95N-14W**
 Township: **Chickasaw**
 Acres: **27.38**
 Date: **3/4/2021**



Soils data provided by USDA and NRCS.

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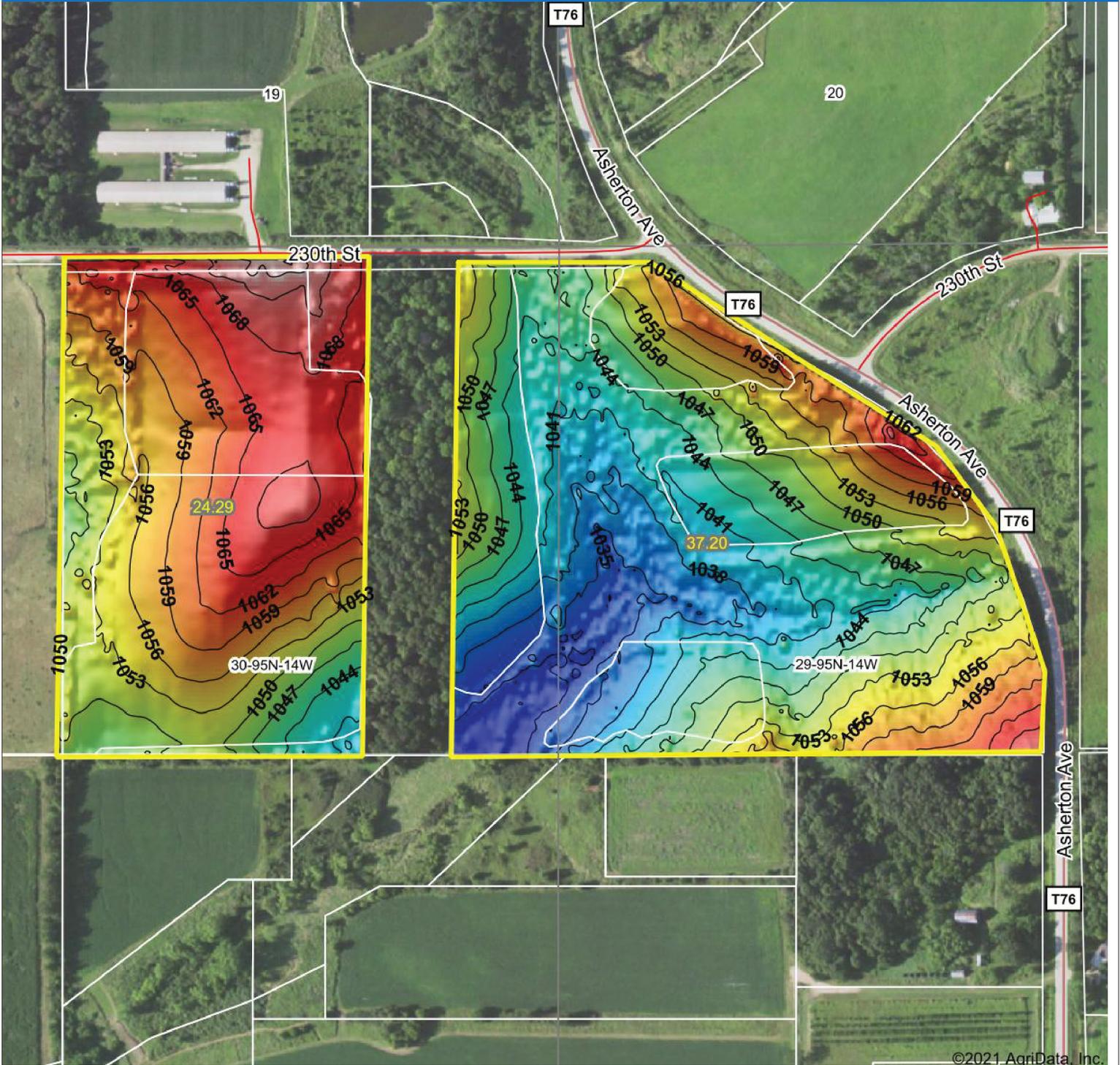
Area Symbol: IA037, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans
171B	Bassett loam, 2 to 5 percent slopes	12.34	45.1%		lle	85	79	10.7	6.4	215	3.9	92	6.4	62
171C2	Bassett loam, 5 to 9 percent slopes, eroded	7.04	25.7%		lle	77	62	10.3	6.1	174	3.9	88.5	6	50
391B	Clyde-Floyd complex, 1 to 4 percent slopes	6.01	22.0%		llw	87	72							
198B	Floyd loam, 1 to 4 percent slopes	1.99	7.3%		llw	89	74							
Weighted Average						83.7	72.7	7.5	4.5	141.6	2.8	64.2	4.4	40.8

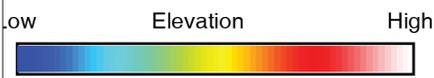
**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topo Map



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Source: USGS 3 meter dem



Interval(ft): 3
 Min: 1,029.9
 Max: 1,077.3
 Range: 47.4
 Average: 1,051.2
 Standard Deviation: 10.1 ft



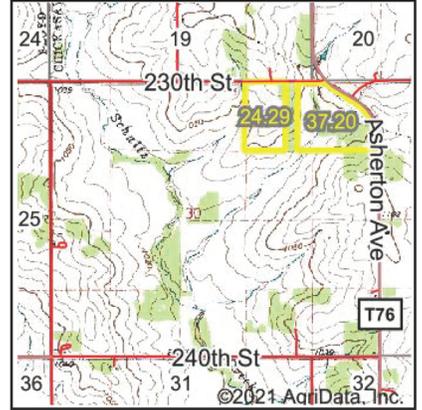
30-95N-14W
Chickasaw County
Iowa

map center: 43° 1' 16.41, -92° 32' 6.29



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

Wetlands Map



State: **Iowa**
 Location: **30-95N-14W**
 County: **Chickasaw**
 Township: **Chickasaw**
 Date: **3/4/2021**



Classification Code	Type	Acres
PEM1Cd	Freshwater Emergent Wetland	1.81
PEM1A	Freshwater Emergent Wetland	1.12
	Total Acres	2.93

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

156-EZ

IOWA
CHICKASAW



United States Department of Agriculture
Farm Service Agency

FARM : 5911

Prepared : 3/4/21 12:09 PM

Form: FSA-156EZ

Crop Year : 2021

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : RANDALL LEE MILLER
 Farms Associated with Operator : 19-037-125, 19-037-3933, 19-037-5054, 19-037-5411, 19-037-5911, 19-037-6269, 19-037-7602, 19-037-7604, 19-037-8377
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
67.15	32.64	32.64	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	32.64	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	29.70	0.00	114	
Soybeans	0.20	0.00	41	
TOTAL	29.90	0.00		

NOTES

Tract Number : 8931

Description : A7 NE1/4 30 95 14, NW1/4 29 95 14
 FSA Physical Location : IOWA/CHICKASAW
 ANSI Physical Location : IOWA/CHICKASAW
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : RANDALL LEE MILLER
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
67.15	32.64	32.64	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	32.64	0.00	0.00	0.00	0.00	0.00

156-EZ

IOWA
CHICKASAW
Form: FSA-156EZ

 United States Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM : 5911
Prepared : 3/4/21 12:09 PM
Crop Year : 2021

DCP Crop Data

Tract 8931 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	29.70	0.00	114
Soybeans	0.20	0.00	41
TOTAL	29.90	0.00	

NOTES

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156-EZ



Chickasaw County, Iowa



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 32.64 acres

2020 Program Year

Map Created April 30, 2020

Farm 5911

Tract 8931

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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Listing Summary

61+/- Acres Chickasaw County, IA

Located on a hard surface road in Chickasaw County, Iowa, between New Hampton and Charles City this 61 +/- acre property is made up of 3 parcels with potential building sites, recreational opportunities and quality tillable land!

The property is comprised of 27+/- acres of tillable ground boasting an average CSR2 of 83.7 across all tillable acres composed largely of Basset Loam; with the balance being timbered creek bottom. The Western-most field currently in a hay rotation has been tilled and with a little clearing, additional acres could be gained. Also, the current owner would be interested in discussing a lease back on the tillable acres.

The timbered creek bottom offers excellent hunting opportunities for both deer & turkey, and the obvious bottle necks would make great stand locations. With the potential to add multiple food plots, this could be a continued producer for the future owner. With a little work, this creek bottom with a water source could also be converted to pasture.

With its great location on paved Asherton Ave just 7 miles from Charles City, 10 miles to New Hampton, and 4 miles to Nashua, this has the potential to be an excellent building location for a forever home.

To learn more about to property, contact Iowa Land Specialist, Nick Hopp at 319-240-6121 or Nick@highpointlandcompany.com

High Point Land Company

501 South Grand Ave Charles City, IA 50616



501 South Grand Ave
Charles City, IA 50616



“We sell farms, it’s what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client’s largest financial transactions of their lives. It’s our job to get it done right.”

CONTACT LAND AGENT:
Nick Hopp
319-240-6121
Nick@highpointlandcompany.com

