



72+/- Acres
Chickasaw County, IA
Utica Township

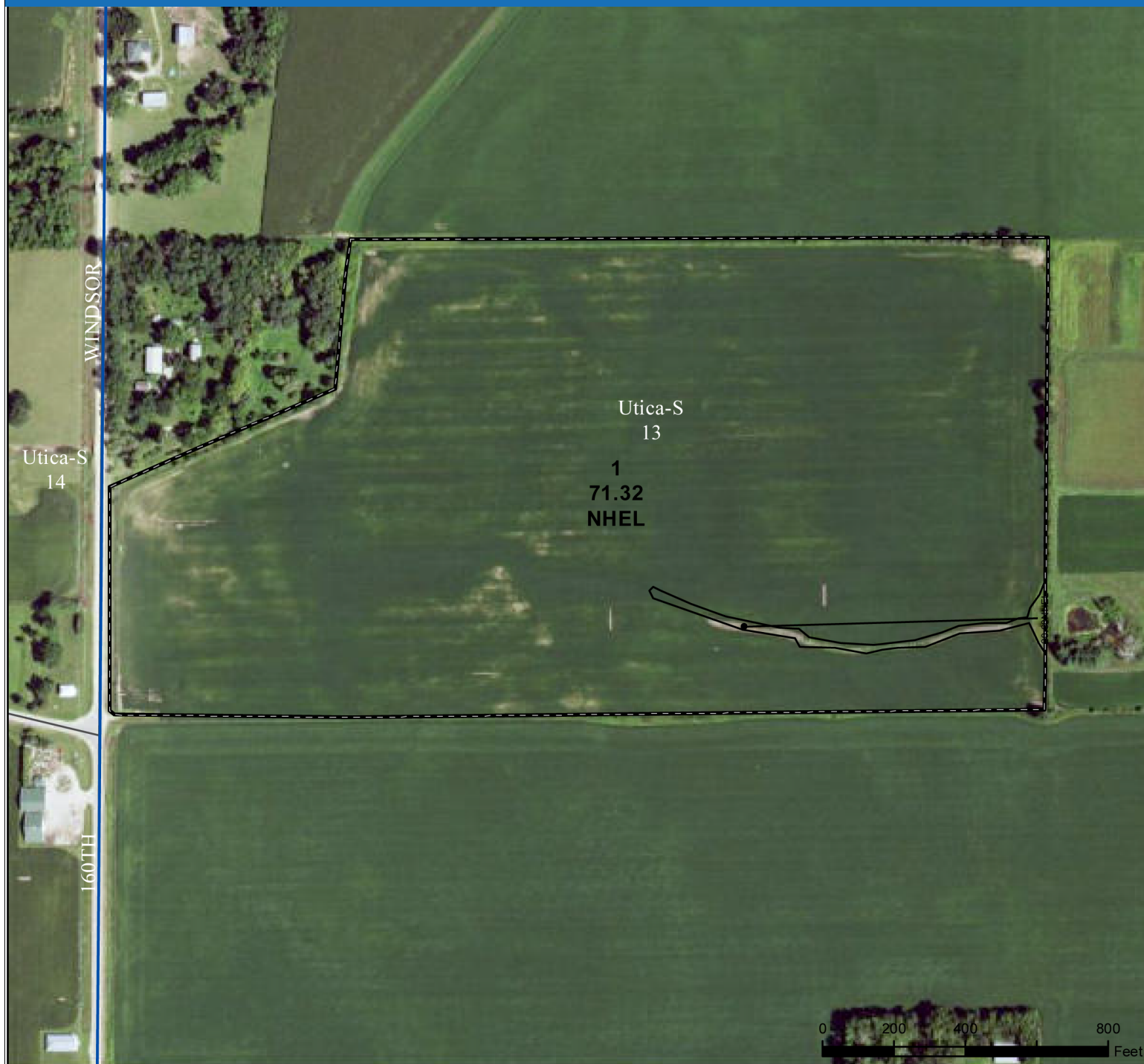


High Point Land Company
513 West Bremer Ave Waverly, IA

Property Photos



USDA Map



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: 72.00 acres

2023 Program Year

Map Created September 27, 2022

Farm 1279

Tract 2020

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

FSA-156EZ

IOWA
CHICKASAW

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1279

Prepared : 10/19/22 11:34 AM CST

Crop Year : 2023

Operator Name

CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/W/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
72.00	72.00	72.00	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	72.00	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	38.30	0.00	144	
Soybeans	33.70	0.00	43	
TOTAL	72.00	0.00		

NOTES

Tract Number : 2020

Description : P4 SW1/4 13-96-11
FSA Physical Location : IOWA/CHICKASAW
ANSI Physical Location : IOWA/CHICKASAW
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : KOBLISKA TRUST
Other Producers : None
Recon ID : None

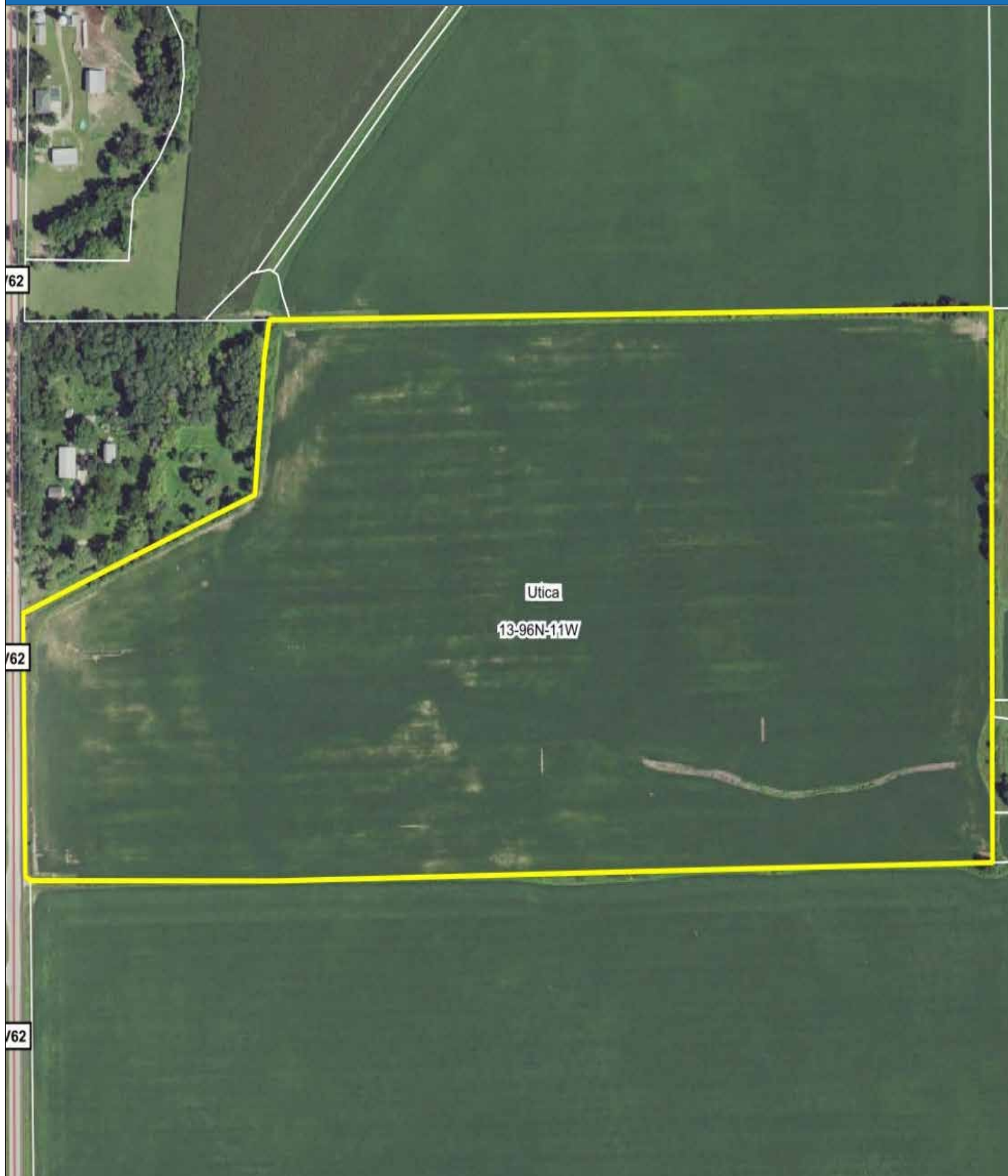
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
72.00	72.00	72.00	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	72.00	0.00	0.00	0.00	0.00	0.00

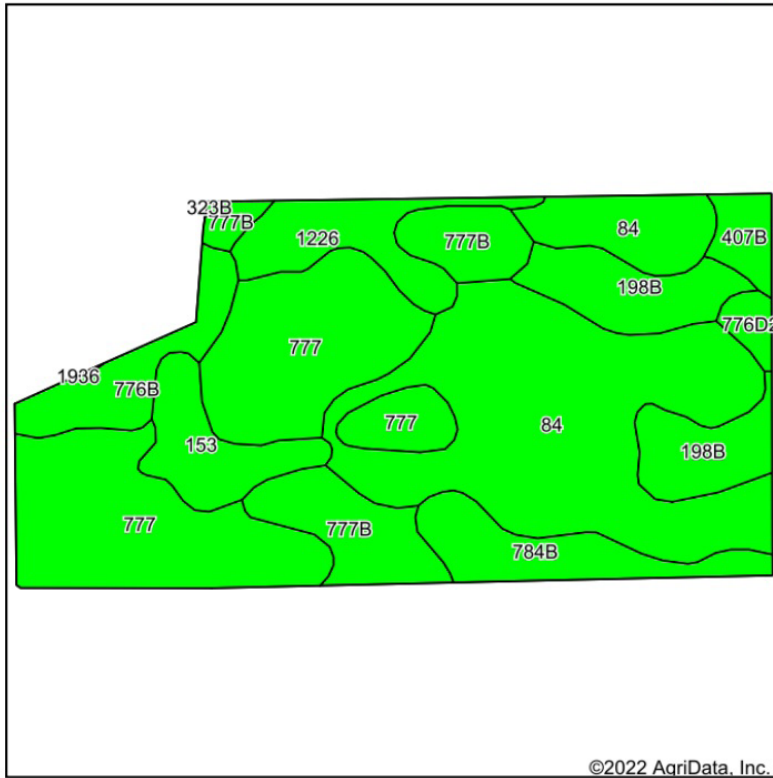
DCP Crop Data

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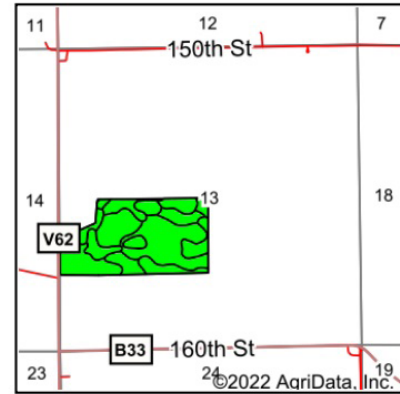
FSA Map



Soil Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Chickasaw
Location: 13-96N-11W
Township: Utica
Acres: 72
Date: 10/19/2022



**HIGH
POINT**
LAND COMPANY

Maps Provided By



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CUSTOMIZED ONLINE MAPPING

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Area Symbol: 1A037, Soil Area Version: 27

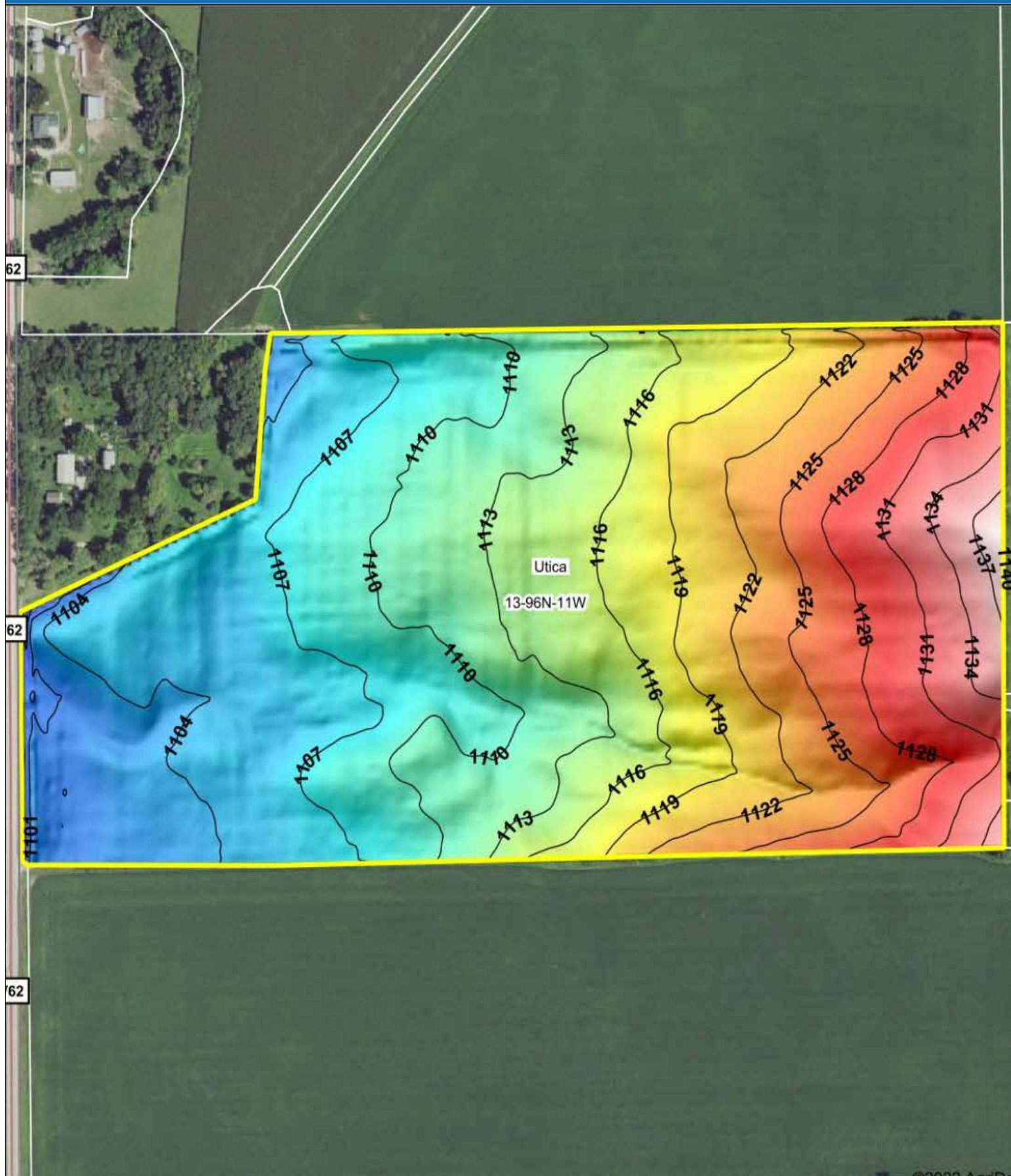
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
84	Clyde clay loam, 0 to 3 percent slopes	22.91	31.8%		Ilw	88	74	90	90	75	85	
777	Wapsie loam, 0 to 2 percent slopes	19.21	26.7%		Ils	55	57	69	69	65	45	
198B	Floyd loam, 1 to 4 percent slopes	6.48	9.0%		Ilw	89	74	85	81	63	85	
777B	Wapsie loam, 2 to 5 percent slopes	6.47	9.0%		Ile	50	52	68	68	65	44	
784B	Riceville loam, 1 to 4 percent slopes	3.98	5.5%		Ile	68	51	77	77	69	73	
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	3.86	5.4%		Ils	59	71	83	83	70	61	1
153	Shandep clay loam, 0 to 1 percent slopes	3.53	4.9%		Illw	50	25	84	73	32	84	
776B	Lilah sandy loam, 2 to 5 percent slopes	3.43	4.8%		IVs	5	28	44	43	44	25	
407B	Schley loam, 1 to 4 percent slopes	1.35	1.9%		Ilw	81	69	95	95	79	86	
776D2	Lilah sandy loam, 5 to 14 percent slopes, moderately eroded	0.78	1.1%		VIIs	5	5	40	40	38	21	
Weighted Average					2.19	66.4	60.6	*n 77.9	*n 77	*n 65.8	*n 65.1	*n 0.1

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

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topo Map



Listing Summary

72+/- Acres Chickasaw County, IA

High Point Land Company is honored to present the Kobliska Farm, now publicly available for purchase. Located just North of Little Turkey, Iowa on hard surface Windsor Ave, this property would be a welcome addition to any investment portfolio or be an ideal opportunity to expand a current operation.

Conveniently located amongst a number of local grain markets, this farm has been well cared for by the long-term tenant. With great access, this property features nearly 100% tillable land, making it a great value with little to no waste acres.

With many productive soil types on this farm, the clean fence rows, long straight rows, and great access for large equipment give this property an efficiency factor that many desire. This is a tightly held neighborhood with land of this nature rarely available publicly; don't miss your opportunity!

*This property is currently leased for the 2023 crop season

For more details and showings please contact Iowa Land Specialist, Nick Hopp at 319-240-6121 or nick@highpointlandcompany.com.

High Point Land Company
513 West Bremer Ave Waverly, IA



513 West Bremer Ave
Waverly, IA 50677



“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

