

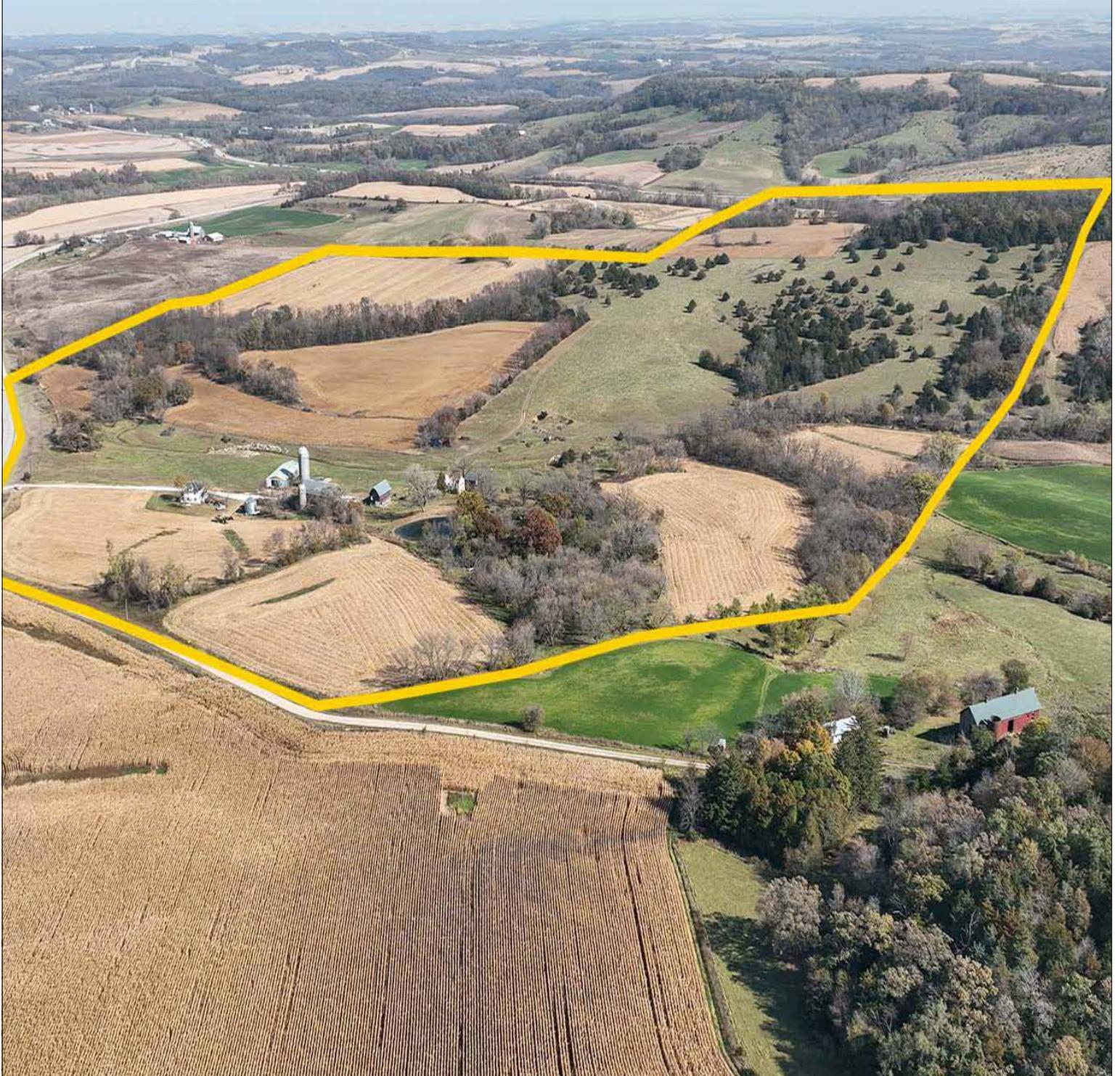


**HIGH
POINT**

LAND COMPANY

HighPointLandCompany.com

185.19+/- Acres
Clayton County, IA
Cox Creek Township



High Point Land Company
513 West Bremer Ave Waverly, IA

Property Photos



Property Photos



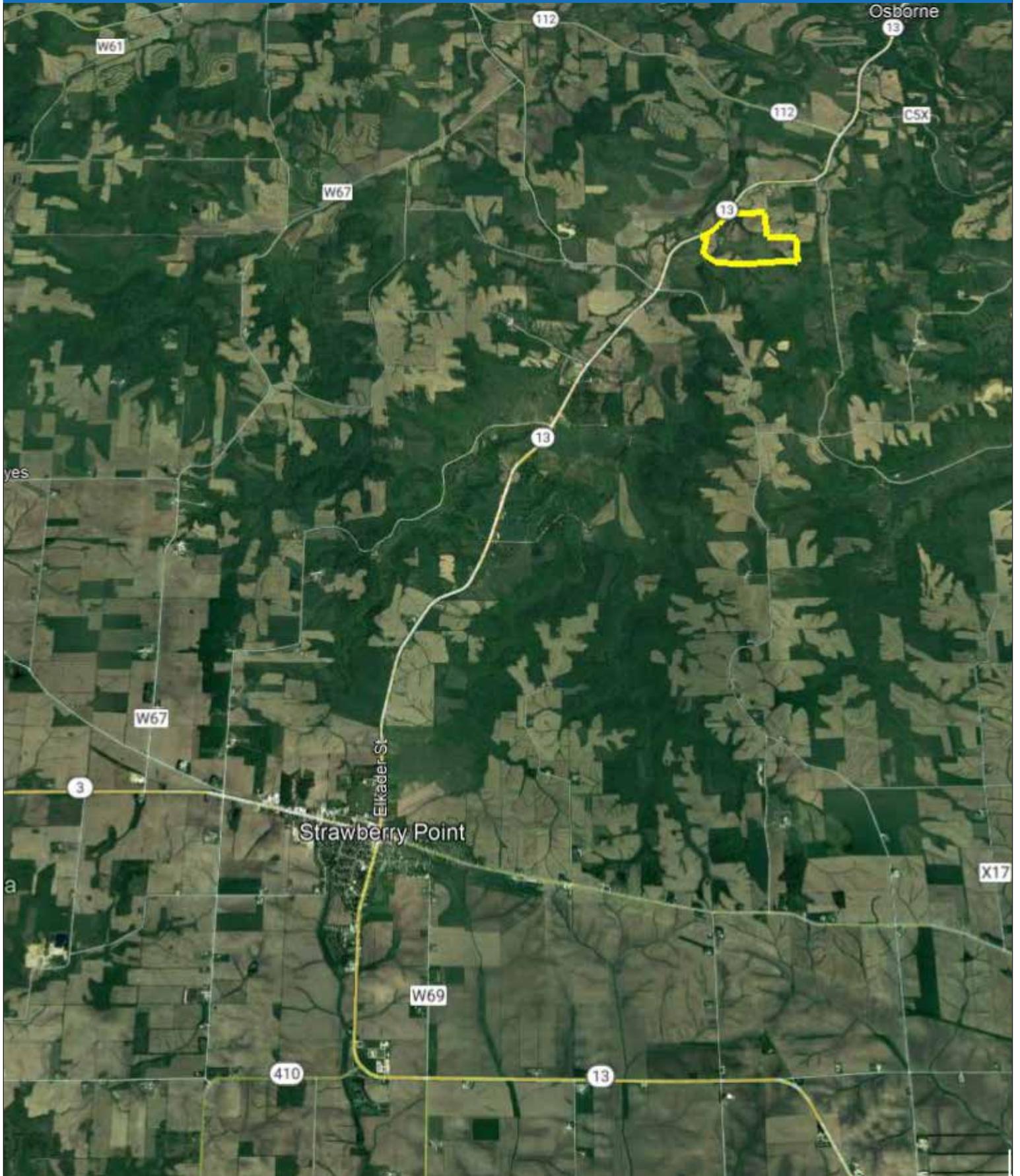
Property Photos



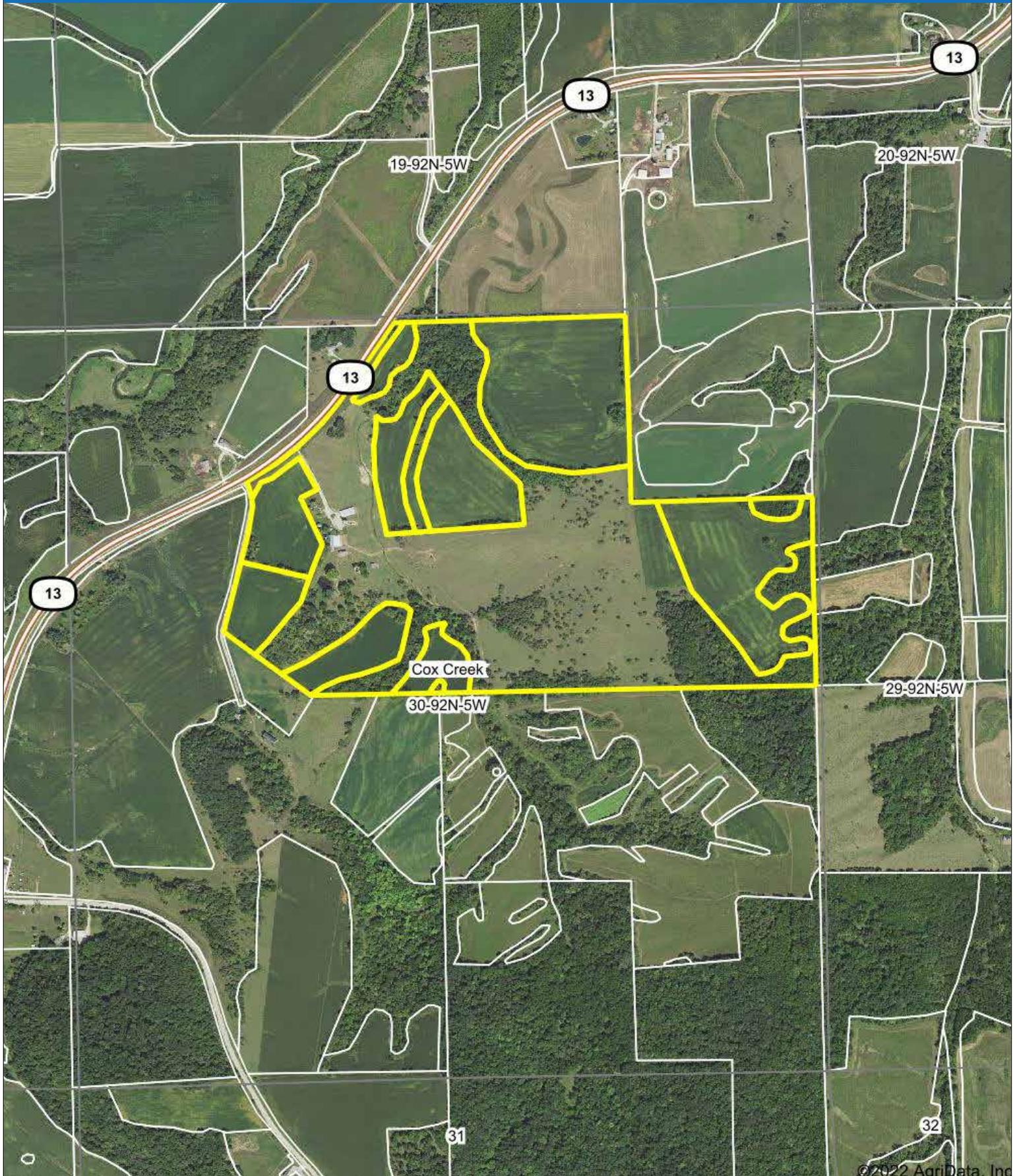
Property Photos



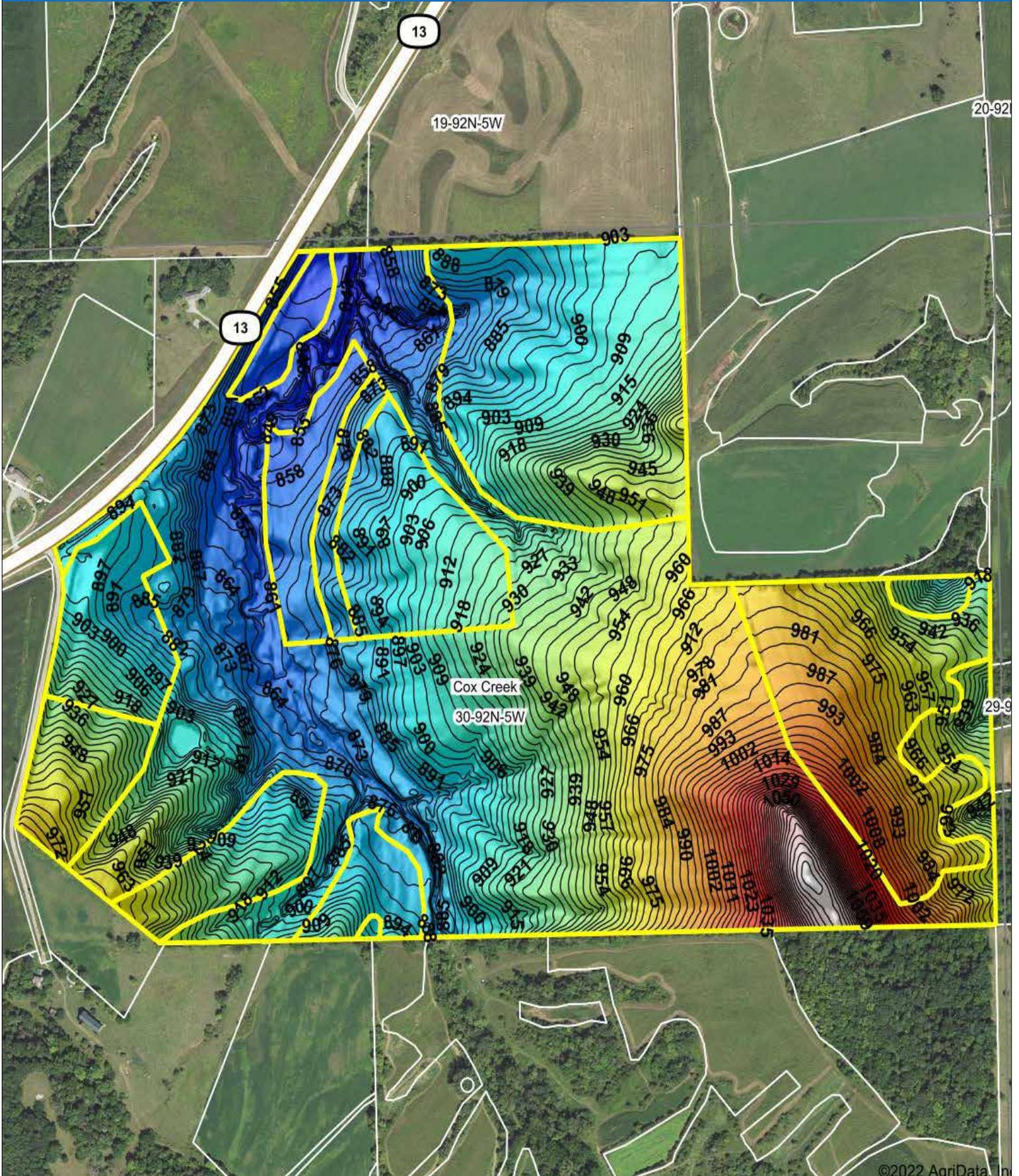
Location Map



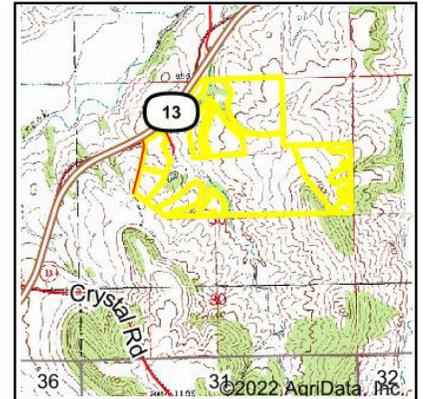
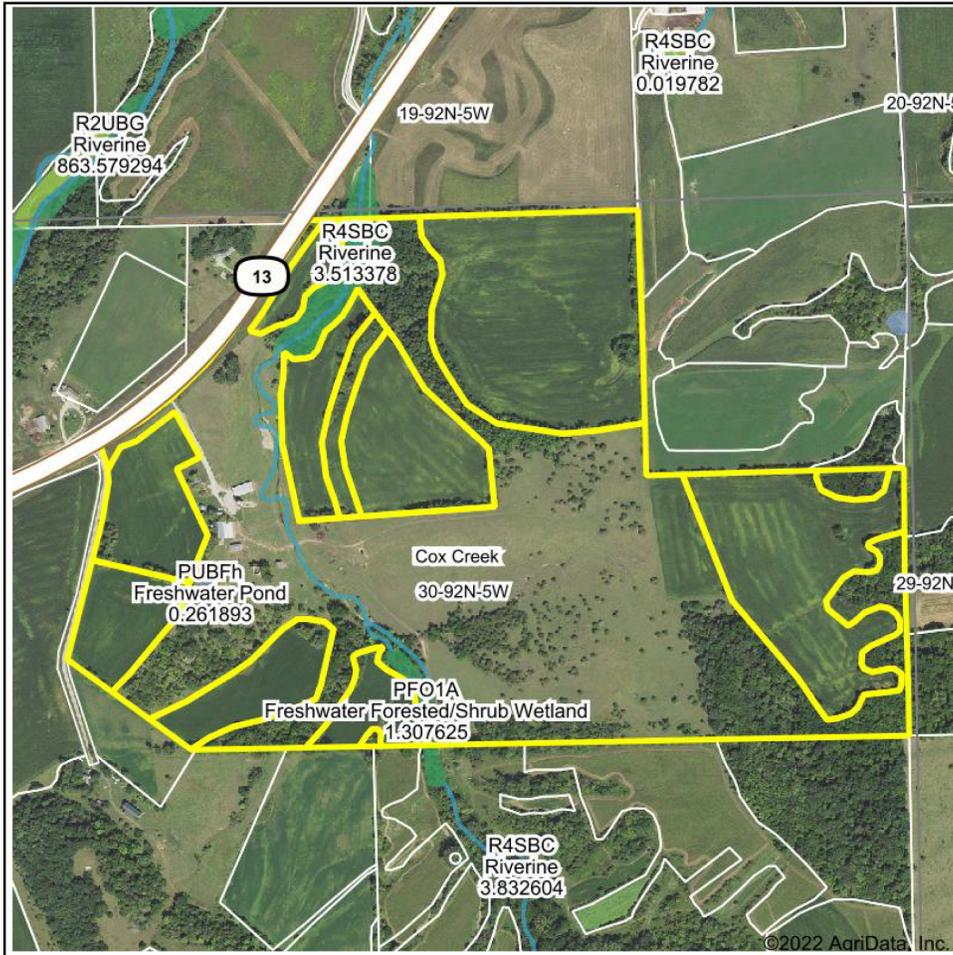
FSA Map



Topo Map



Wetlands Map



State: **Iowa**
 Location: **30-92N-5W**
 County: **Clayton**
 Township: **Cox Creek**
 Date: **9/12/2022**


HIGH POINT
 LAND COMPANY
 Maps Provided By:

surety[®]
 CUSTOMIZED ONLINE MAPPING
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Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	3.68
R4SBC	Riverine	1.57
PUBFh	Freshwater Pond	0.26
Total Acres		5.51

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

USDA Map



National_Wetland.SDE.wetlands

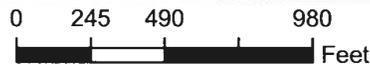
Wetland Determination Identifiers

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

NAIP_Historical/IA_NAIP

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3



2019 Ortho Imagery
Sec: 30 Cox Creek

2021 Program Year

Map Created May 05, 202

Farm: 6583
Tract: 8461

*CPBA
+87 Ac*

FSA 156-EZ

IOWA
CLAYTON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 6583

Prepared : 10/24/22 10:20 AM CST

Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

CRP Contract Number(s) : 12464A
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
186.10	86.10	86.10	0.00	0.00	0.87	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	85.23	0.00		0.00		0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN, BARLY	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	47.40	0.00	121	
Soybeans	16.80	0.00	39	
Barley	0.20	0.00	46	
TOTAL	64.40	0.00		

Tract Number : 8461
Description : Sec 25 Sperry
FSA Physical Location : IOWA/CLAYTON
ANSI Physical Location : IOWA/CLAYTON
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
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
186.10	86.10	86.10	0.00	0.00	0.87	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	85.23	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

Tract 8461 Continued ...

Corn	47.40	0.00	121
Soybeans	16.80	0.00	39
Barley	0.20	0.00	46
TOTAL	64.40	0.00	

CRP Contract

CRP-1 (07-06-20)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 19 043		2. SIGN-UP NUMBER 55	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 12464A		4. ACRES FOR ENROLLMENT 0.87	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) CLAYTON COUNTY FARM SERVICE AGENCY 500 GUNDER RD NE, SUITE A ELKADER, IA52043 3200				6. TRACT NUMBER 8461		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2021 09-30-2031	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (563)245 1713 x2				8. SIGNUP TYPE: Continuous L.S.		10-12-22	
<p><i>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.</i></p>							
9A. Rental Rate Per Acre \$ 300.00		10. Identification of CRP Land (See Page 2 for additional space)					
9B. Annual Contract Payment \$ 261.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share	
9C. First Year Payment \$		8461	0011	CP8A	0.34	\$ 43.00	
(Item 9C is applicable only when the first year payment is prorated) L.S.		8461	0013	CP8A	0.28	\$ 35.00	
		8461	0015	CP8A	0.25	\$ 32.00	
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) MONTY P WHITE ES A E LISA H STEVENS 1640 RED BARN DR NORTH LIBERTY, IA 52056		(2) SHARE 100.00 %	(3) SIGNATURE (By) e-Signed by Lisa Stevens For, if applicable: On 10-12-22		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY Executor		(5) DATE (MM-DD-YYYY) 10-12-22
B(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)
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)
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE <i>Adrianna Bergan, CED</i>					B. DATE (MM-DD-YYYY) 10-21-2022
<p>NOTE: 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 (16 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) and 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>Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.</p> <p>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, gender identity (including gender expression), sexual orientation, 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.</p> <p>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 responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.</p> <p>To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html 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.</p>							

Listing Summary

185.19+/- Acres (86.1+/- Tillable Acres) Clayton County — Cox Creek Township

High Point Land Company is pleased represent the Monty White Estate in the sale of 185.19+/- acres, located 6 miles North of Strawberry Point off of Highway 13. This is a rare opportunity to purchase a large split farm with excellent access off a paved Highway in the scenic area between Strawberry Point and Elkader Iowa.

The 185.19 +/- acres consist of currently 86.1 FSA certified cropland acres, 69 acres of pastureland, a 2 story Farmhouse, 45×100 pole barn, 24×18 grain bin and 5 other outbuildings including a large barn with an attached lean to. The tillable acres mostly consist of Jacwin Loam, Orwood and Fayette silt loams carrying an average CSR2 rating of 50.9. The pasture acres provide year around water with a small creek and pond on the property. .87 acres of waterways are enrolled in the conservation Reserve Program paying \$300 per acre, \$261 annually. This contract expires September 30th 2031.

This farm sets up as a blank canvas for the buyer to use their imagination and set the farm up how they like to use the land and buildings. There are roughly 40 acres of pastureland that could be converted into quality tillable land and connect 3 smaller fields to create 1 large wide-open crop field for the crop farmer. The house offers options of a full remodel or tear down and rebuild on the beautiful building site. The 45×100 pole barn offers excellent cold storage or the possibility of adding concrete and insulation for a large, heated shop.

The area is known for excellent wildlife and this farm could be set up in the CRP program with warm season grasses and food plots for the outdoors enthusiast.

The possibilities are endless with this large Clayton County split farm.

For more information contact Iowa land specialist Matt Tobin at 563-451-7390 or email matt@highpointlandcompany.com

High Point Land Company
513 West Bremer Ave Waverly, IA



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HighPointLandCompany.com

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:

Matt Tobin

563-451-7390

Matt@highpointlandcompany.com

