HIGH POINT LAND COMPANY

HighPointLandCompany.com

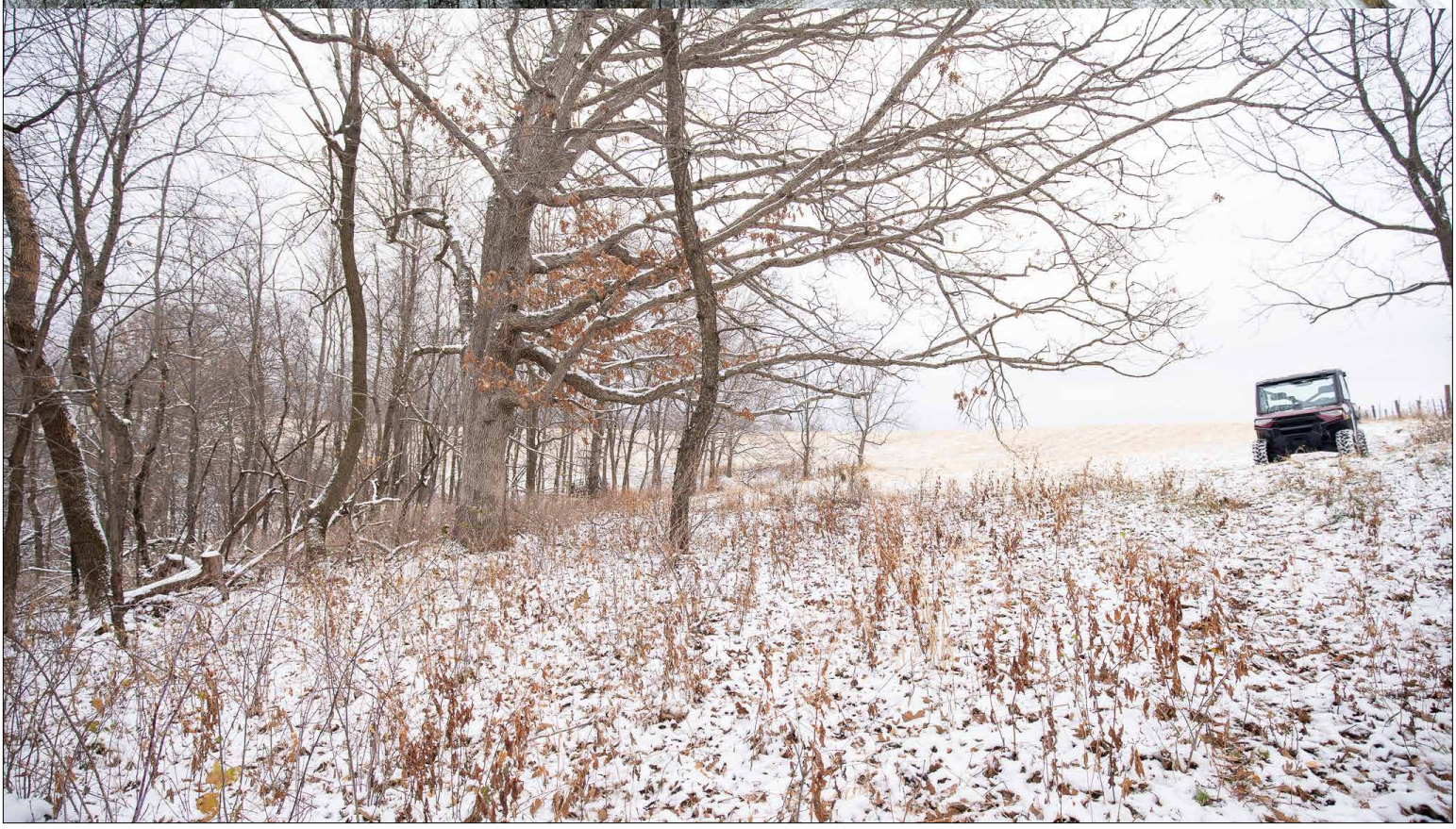
40.81+/- Acres
Clayton County, IA
Lodomillo Township

High Point Land Company

513 West Bremer Ave Waverly, IA

Property Photos

Property Photos



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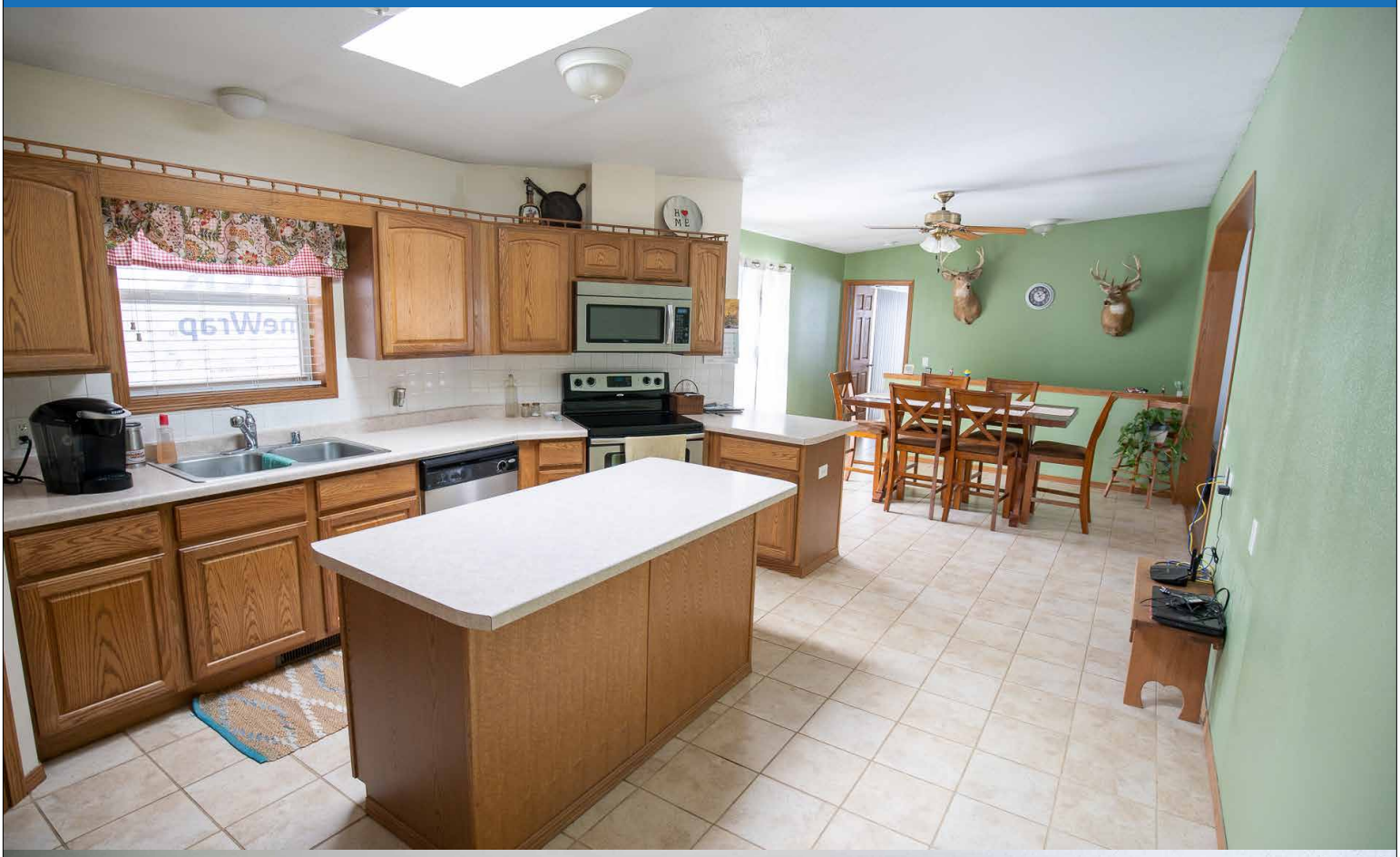

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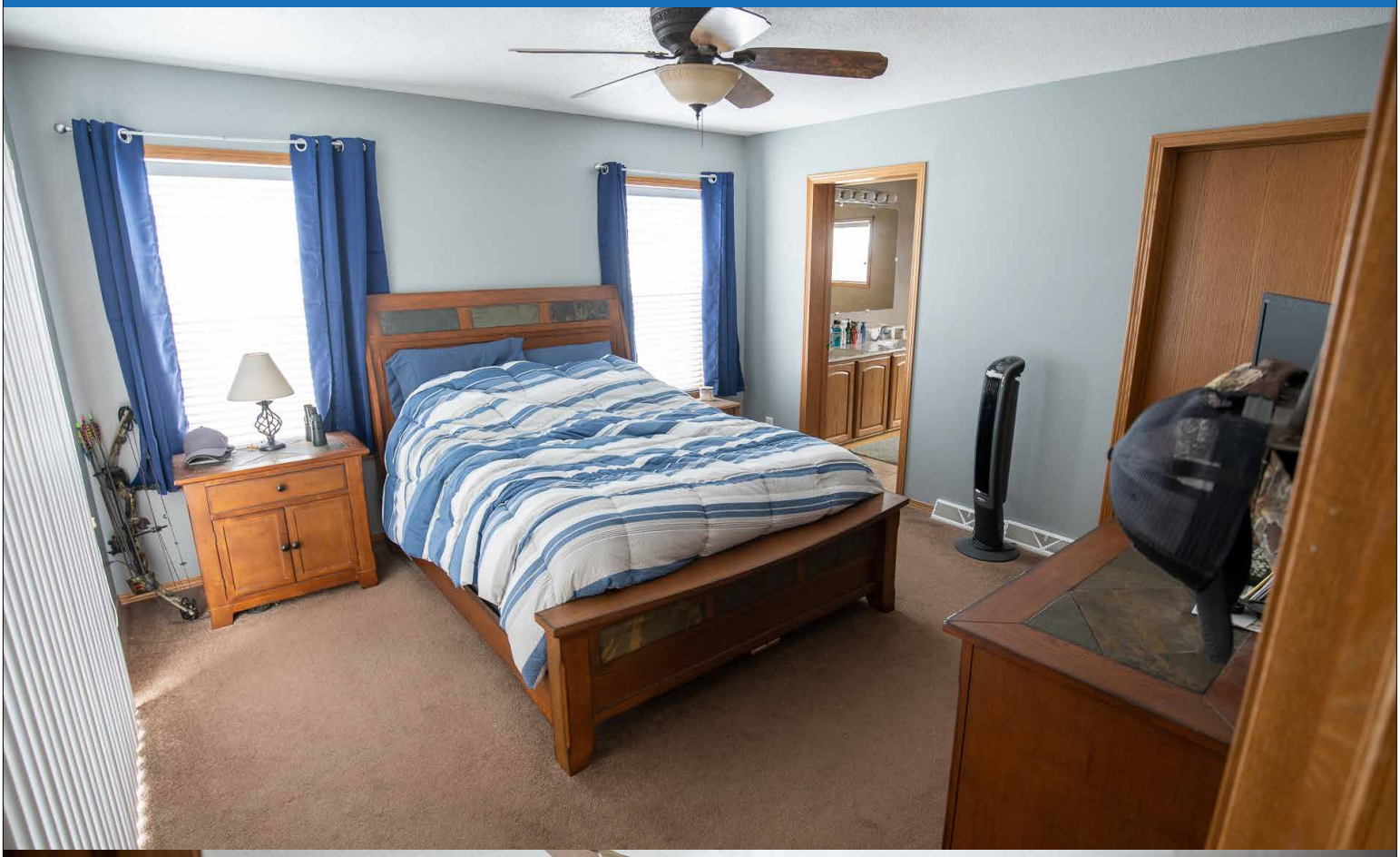

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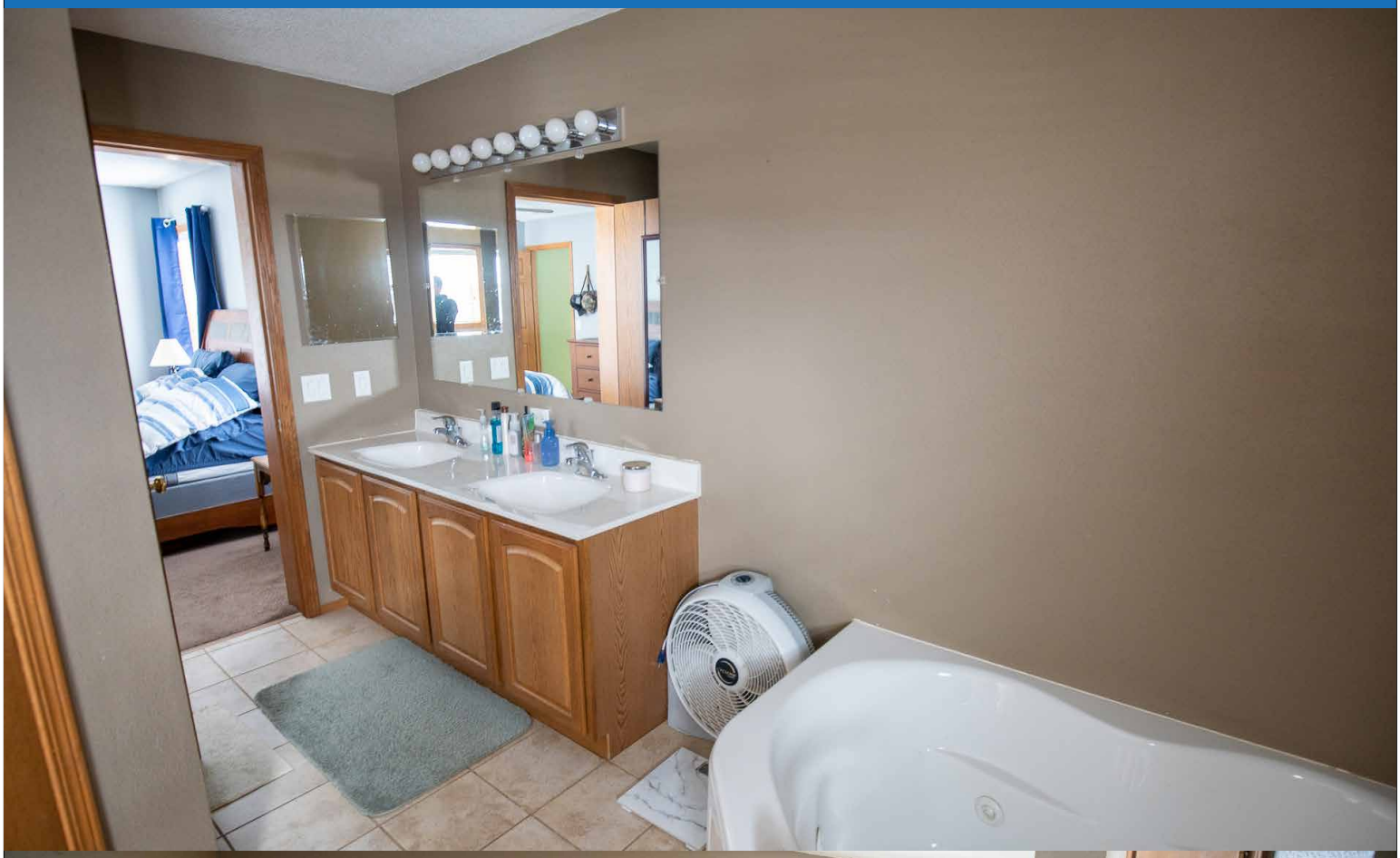

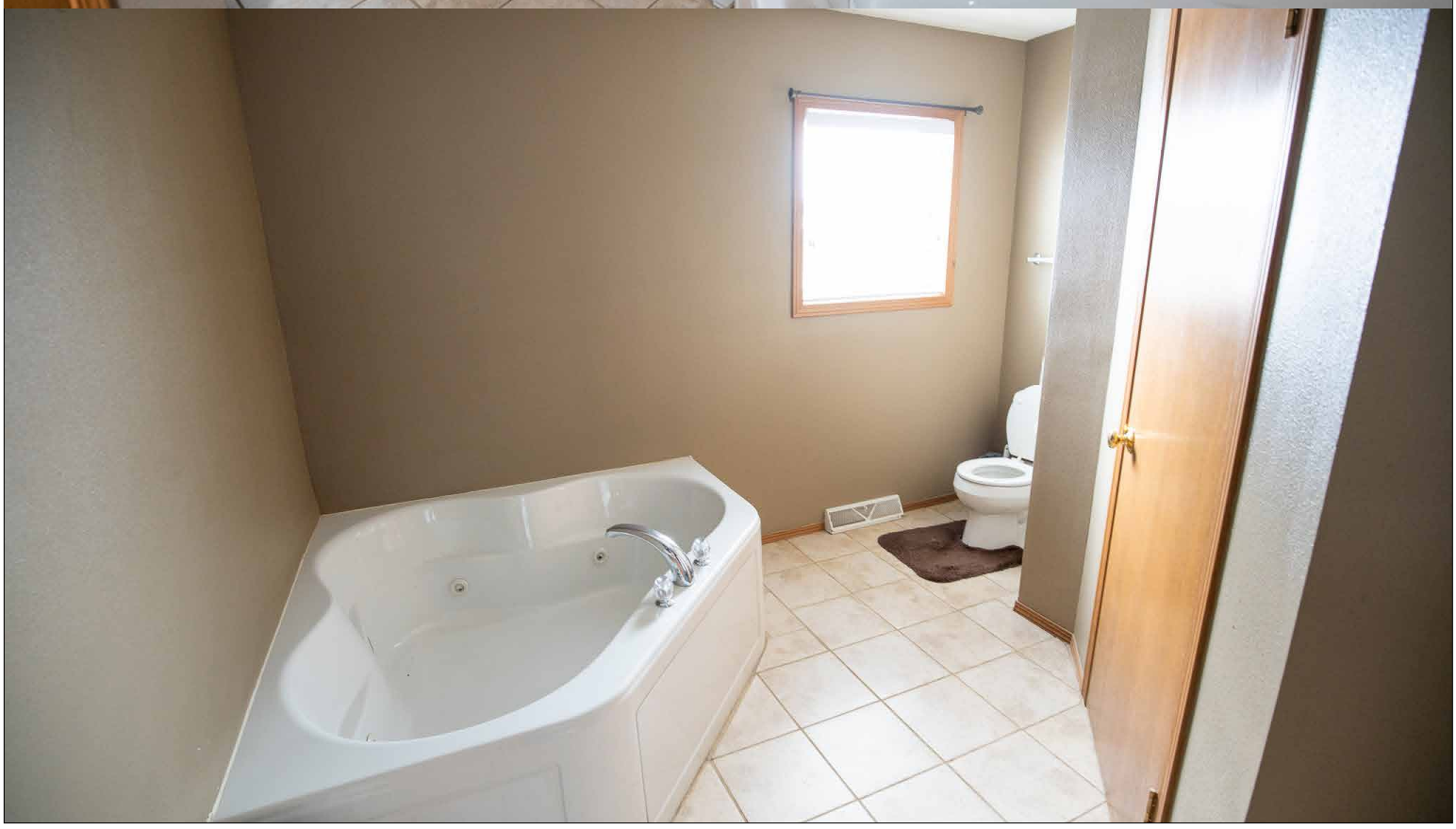

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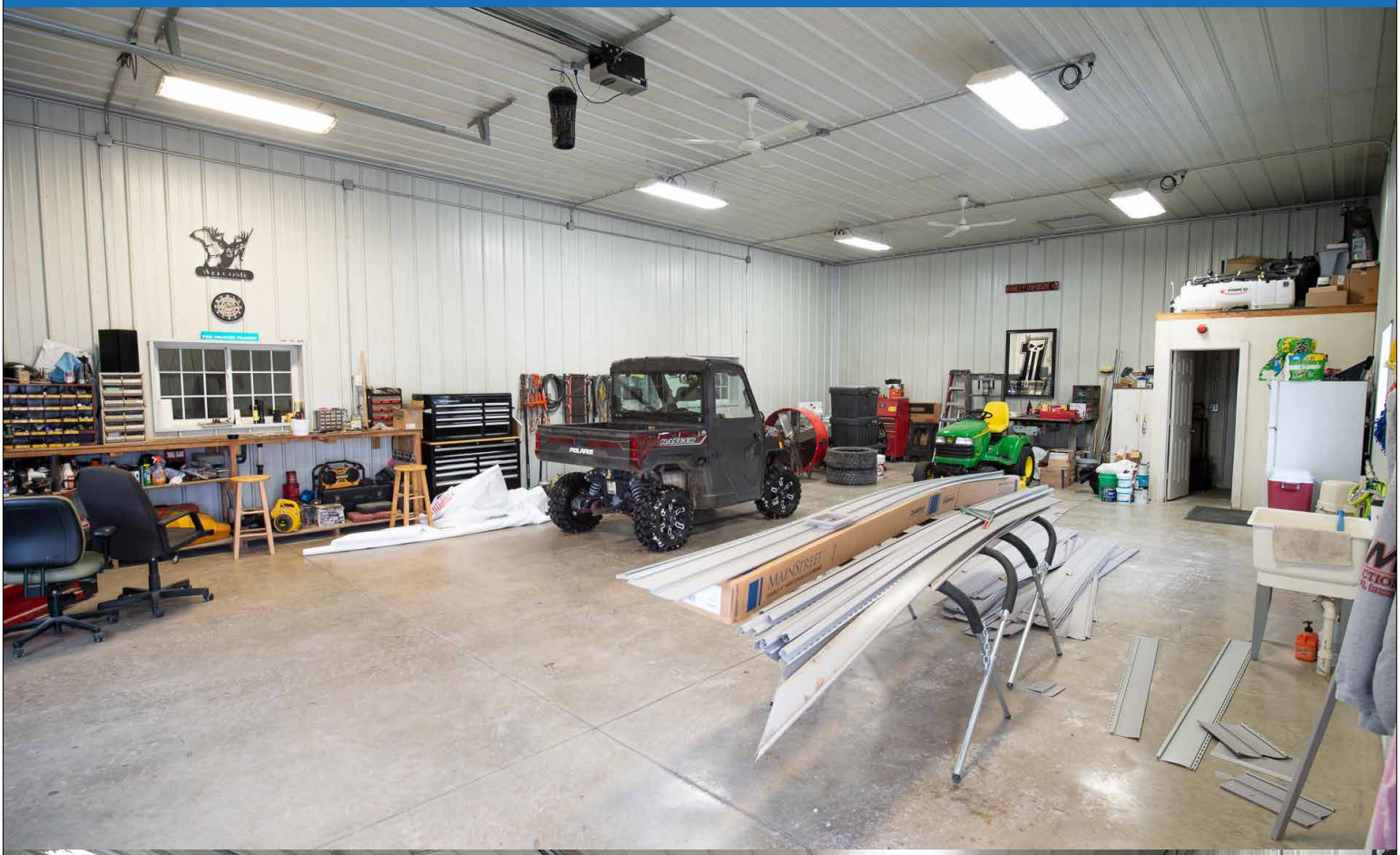
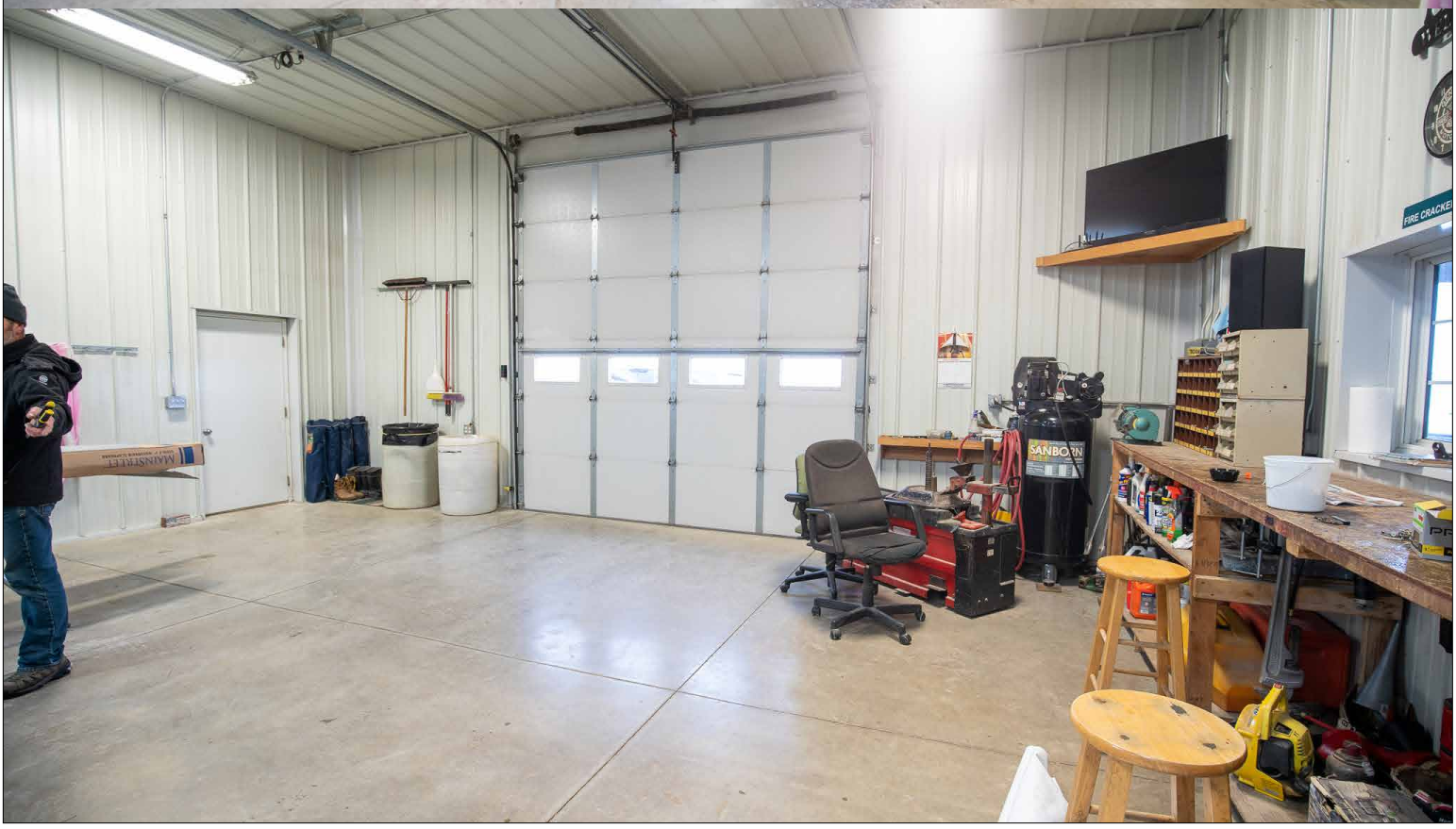




Property Taxes

Parcel ID	18-06-301-001
Property Address	34553 CRYSTAL RD STRAWBERRY POINT
Sec/Twp/Rng	-91-
Brief	N 1/2 OF N 1/2 SW EXC LOT 1 OF 1 NE SW 6 91 5
Gross Acres	40.81
Net Acres	40.81
Class	A - Agriculture; AD - Ag Dwelling
District	LM SM - LM SM
School District	Starmont School

Owners

Deed Holder
Coonrad Frank R
34553 Crystal Rd
Strawberry Point IA 52076
Contract Holder
Mailing Address
Coonrad Frank R
34553 Crystal Rd
Strawberry Point IA 52076

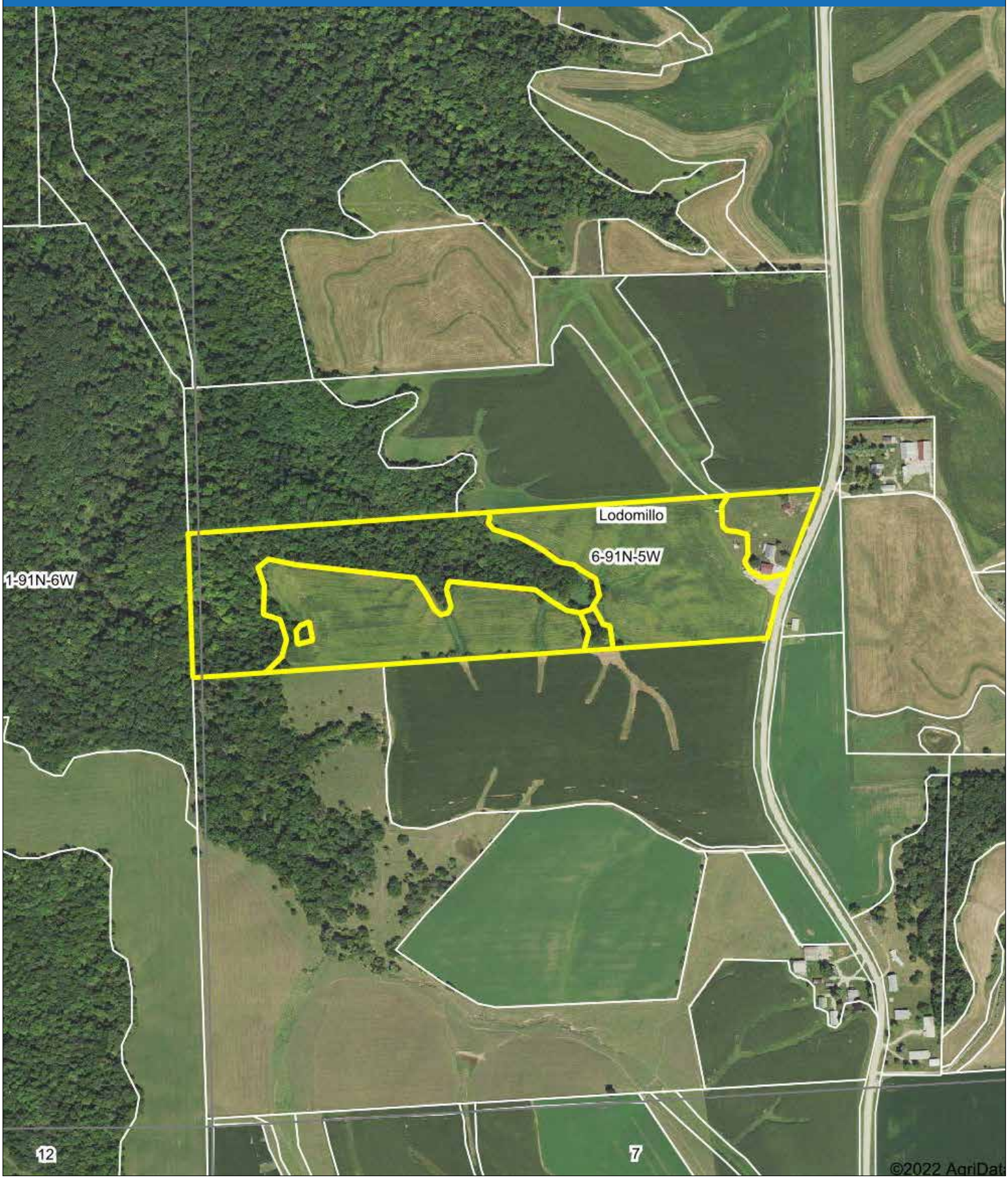
Valuation

		2022	2021	2020	2019	2018
	Classification	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture
+	Assessed Land Value	$42,566	$42,566	$46,677	$46,677	$66,625
+	Assessed Building Value	$0	$0	$0	$0	$0
+	Assessed Dwelling Value	$205,170	$170,553	$161,295	$161,295	$150,700
=	Gross Assessed Value	**$247,736**	**$213,119**	**$207,972**	**$207,972**	**$217,325**
-	Exempt Value	$0	$0	$0	$0	$0
=	Net Assessed Value	**$247,736**	**$213,119**	**$207,972**	**$207,972**	**$217,325**

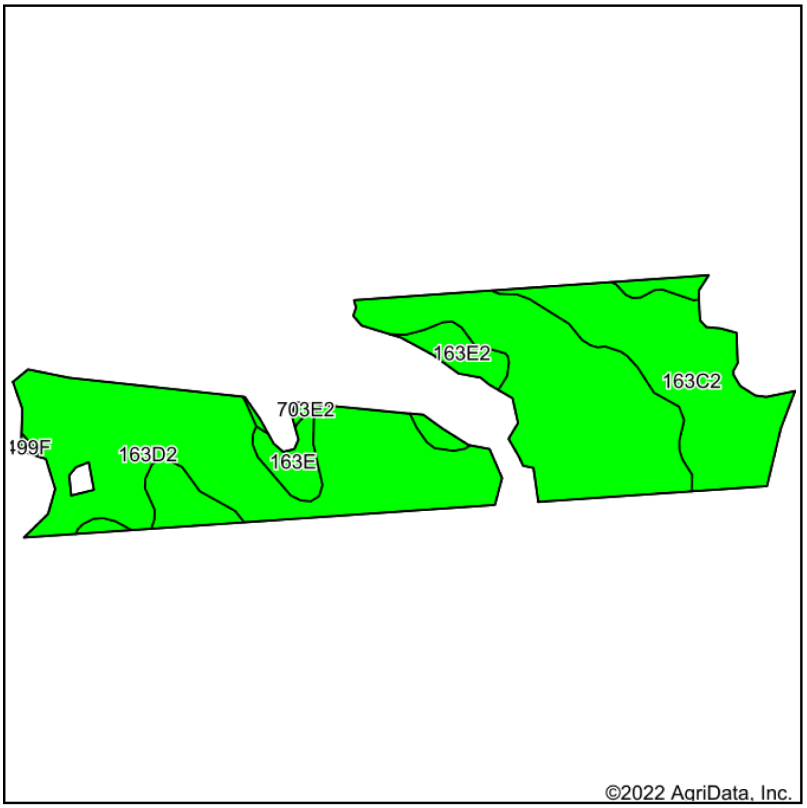
Taxation

		2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021	2018 Pay 2019-2020
+	Taxable Land Value	$37,901	$39,223	$38,034	$37,398
+	Taxable Building Value	$0	$0	$0	$0
+	Taxable Dwelling Value	$92,321	$90,986	$88,832	$85,775
=	Gross Taxable Value	**$130,222**	**$130,209**	**$126,866**	**$123,173**
-	Military Credit	$0	$0	$0	$0
=	Net Taxable Value	**$130,222**	**$130,209**	**$126,866**	**$123,173**
x	Levy Rate (per $1000 of value)	21.75790	21.88795	22.08005	23.11423
=	Gross Taxes Due	**$2,833.36**	**$2,850.00**	**$2,801.21**	**$2,847.06**
-	Ag Land Credit	($32.57)	($30.32)	($33.10)	($33.20)
-	Family Farm Credit	$0.00	$0.00	$0.00	$0.00
-	Homestead Credit	($105.53)	($106.16)	($107.09)	($112.10)
-	Disabled and Senior Citizens Credit	$0.00	$0.00	$0.00	$0.00
-	Business Property Credit	$0.00	$0.00	$0.00	$0.00

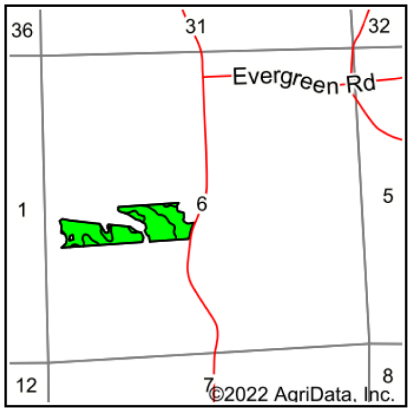
FSA Map



Soil Map



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Clayton**
Location: **6-91N-5W**
Township: **Lodomillo**
Acres: **23.76**
Date: **11/11/2022**

HIGH POINT LAND COMPANY

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING

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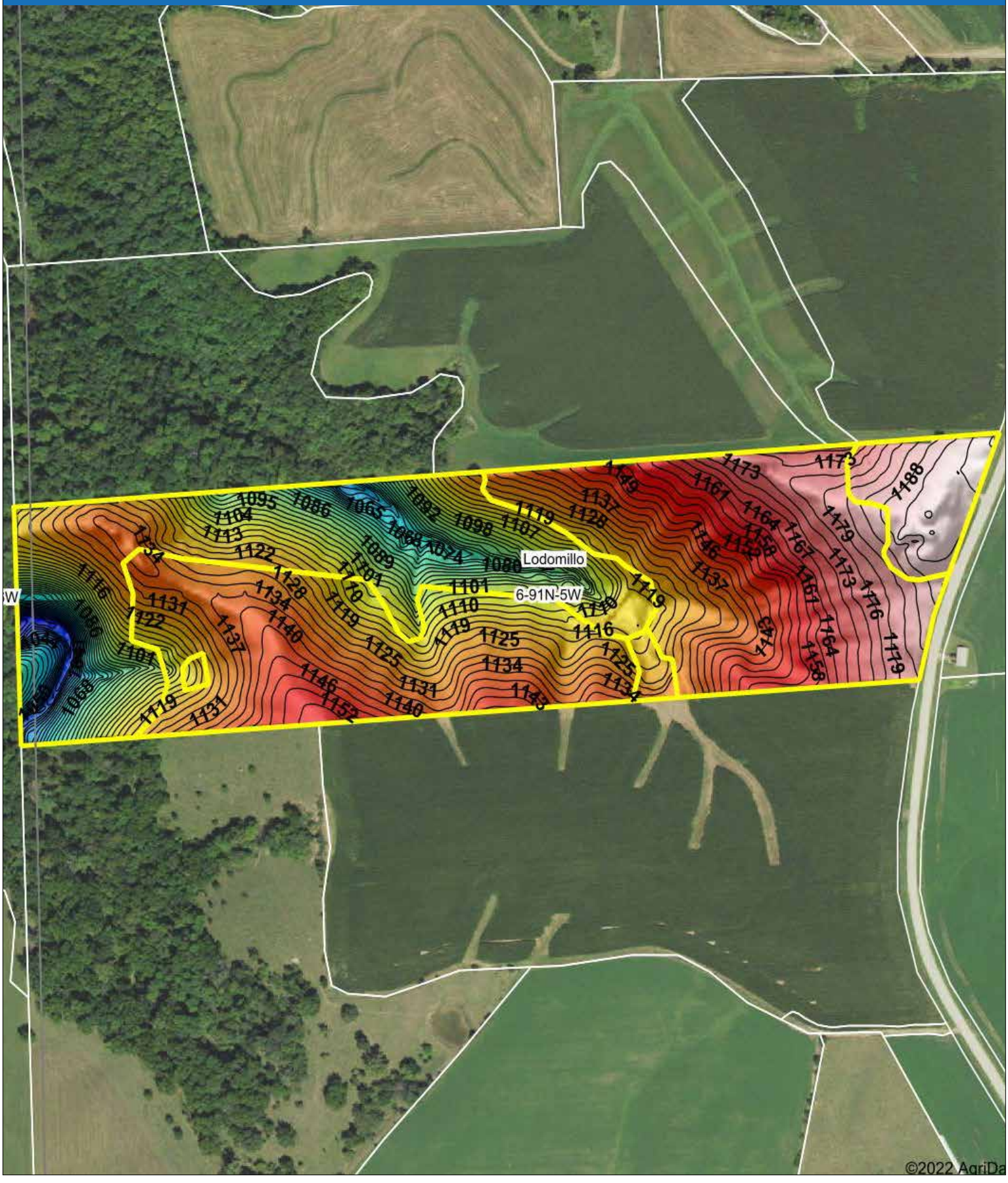
N W E S

Area Symbol: IA043, Soil Area Version: 26

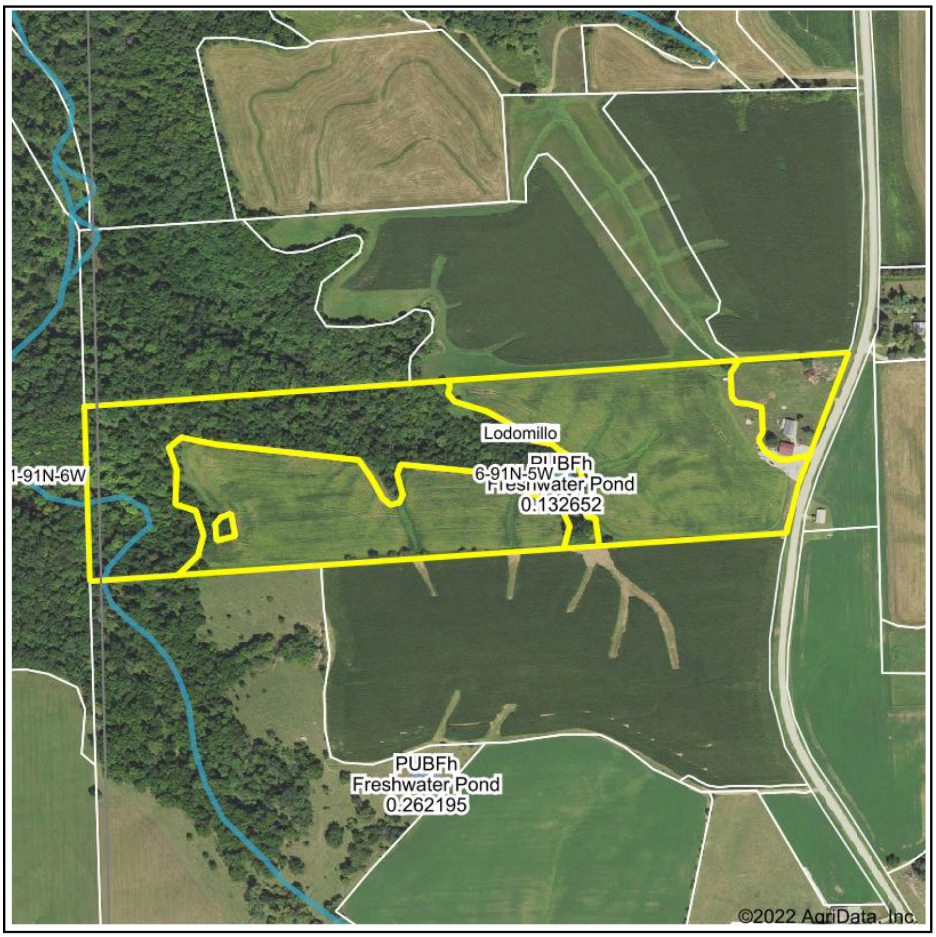
Code	Soil Description	Acres	Percent of field	CSR2 Legend	NonIrr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	16.30	68.6%		IIIe	46	58	78	78	66	62
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	5.77	24.3%		IIIe	72	68	81	81	69	66
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	0.90	3.8%		IVe	35	48	74	74	61	58
163E	Fayette silt loam, 14 to 18 percent slopes	0.68	2.9%		IVe	38	50	78	78	66	65
703E2	Dubuque silt loam, 14 to 18 percent slopes, moderately eroded	0.11	0.5%		IVe	8		48	48	47	41
			Weighted Average		**3.07**	**51.5**	*	***n 78.4**	***n 78.4**	***n 66.5**	***n 62.8**

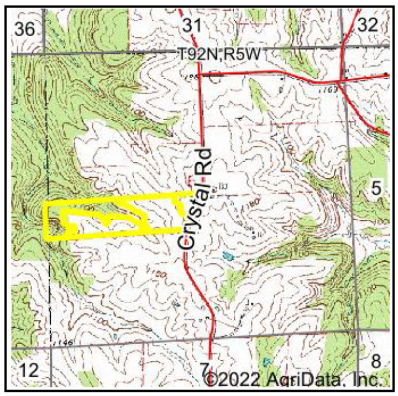
**IA has updated the CSR values for each county to CSR2.
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.
*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

Topo Map



Wetlands Map





State:	**Iowa**
Location:	**6-91N-5W**
County:	**Clayton**
Township:	**Lodomillo**
Date:	**11/11/2022**

HIGH POINT LAND COMPANY

Maps Provided By:

surety® CUSTOMIZED ONLINE MAPPING

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N W E S

0ft 705ft 1409ft

	Classification Code	Type	Acres
	R4SBC	Riverine	0.25
	PUBFh	Freshwater Pond	0.13
		Total Acres	0.38

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

USDA Map

CP38E-25 exp. 2031

0 165 330 660 Feet

2019 Ortho Imagery

2022 Program Year

Map Created October 15, 2021

Farm 6365

Tract 8260

All Land Non-Irrigated

Legend

- Non_Cropland
- Cropland
- Iowa Roads
- PLSS

National_Wetland.SDE.wetlands

Wetland Determination Identifiers

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

FSA-156EZ

IOWA
CLAYTON
Form: FSA-156EZ
See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6365
Prepared : 11/16/22 1:52 PM CST
Crop Year : 2023

CRP Contract Number(s) : 12418
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
40.32	23.76	23.76	0.00	0.00	19.42	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	4.34	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	4.34	4.16	129	
TOTAL	**4.34**	**4.16**		

NOTES

Tract Number : 8260

Description : Sec 6 Lodomillo
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 does not contain a wetland
WL Violations : None
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
40.32	23.76	23.76	0.00	0.00	19.42	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	4.34	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	4.34	4.16	129
TOTAL	**4.34**	**4.16**	

CRP Contract

CRP-1 (07-06-20) **U.S. DEPARTMENT OF AGRICULTURE** Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

1. ST. & CO. CODE & ADMIN. LOCATION	2. SIGN-UP NUMBER
19 043	55
3. CONTRACT NUMBER 12410	**4. ACRES FOR ENROLLMENT** 19.42

5A. COUNTY FSA OFFICE ADDRESS *(Include Zip Code)*
CLAYTON COUNTY FARM SERVICE AGENCY
500 GUNDER RD NE, SUITE A
ELKADER, IA 52043-3200

5B. COUNTY FSA OFFICE PHONE NUMBER *(Include Area Code)*: (563)245-1713 x2

6. TRACT NUMBER: 8260

7. CONTRACT PERIOD: FROM: (MM-DD-YYYY) 10-01-2021 TO: (MM-DD-YYYY) 09-30-2031

8. SIGNUP TYPE: SAFE - Iowa Gaining Ground

FC 7-27-2021

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.

9A. Rental Rate Per Acre	$ 300.00
9B. Annual Contract Payment	$ 5,826.00
9C. First Year Payment	$

(Item 9C is applicable only when the first year payment is prorated.)

FC 7-27-2021

10. Identification of CRP Land *(See Page 2 for additional space)*

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
8260	0008	CP38E-25	9.89	$ 3,254.00
8260	0009	CP38E-25	6.44	$ 2,119.00
8260	0010	CP38E-25	0.78	$ 257.00

11. PARTICIPANTS *(If more than three individuals are signing, see Page 3.)*

A(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)*
FRANKLIN R COONRAD 34553 CRYSTAL RD STRAWBERRY POINT, IA 52076-8032	100.00 %	Frank Coonrad		7-27-2021
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	B. DATE *(MM-DD-YYYY)*
		09-02-2021

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 (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) 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.*

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.***

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.

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.

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.

Listing Summary

40.81+/- Acres (23.76+/- Tillable Acres)
Clayton County — Lodomillo Township

Located 4 miles Northeast of Strawberry Point Iowa, in Lodomillo township of Clayton County is this 40.81+/- acre property with a 1456 square foot ranch house off of Crystal Road. This very well-maintained property includes a 30×50 heated shop that sets up nice with close proximity to the house. Of the 40.81 acres, there are 23.76 acres of FSA certified cropland, 3.5 acres of pasture with heated waterers, and 2 small shelters for the livestock. The tillable acres carry an average CSR2 rating of 51.2. Of the cropland acres there are 19.42+/-acres that were recently enrolled into the Conservation Reserve Program which generates an annual income of $5,826 and is set to expire September 30, 2031.

The 1456 sq. ft. house has 2 bedrooms, 3 full baths and another non-conforming bedroom in the basement. There is a large deck off the back of the house that has beautiful views of the 40 acres as well as miles in all directions. The outdoor wood burner provides in floor heat in the basement and there is also a furnace and central Air.

The 30×50 Shop has a small half bath, an 8-inch-thick concrete floor for heavy equipment with a large workbench and 2 large floor drains. There is in floor heat in the shop also hooked up to the outdoor wood burning stove. There is a 12×50 ft enclosed lean-to off the south side of the shop for additional cold storage.

The 40.81 acres lays long and narrow for a unique opportunity for the property to feel much larger than 40 acres. The timber on the property consists of many young walnuts that would provide future timber value. This area of Clayton County is known for producing giant whitetail deer, large populations of Turkeys and Pheasants.

This type of property rarely becomes available to the public and continues to get harder and harder to find. Contact Local land specialist Matt Tobin at 563-451-7390 or Noah Hopp at 319-240-9257 for a private showing.

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513 West Bremer Ave Waverly, IA

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HighPointLandCompany.com

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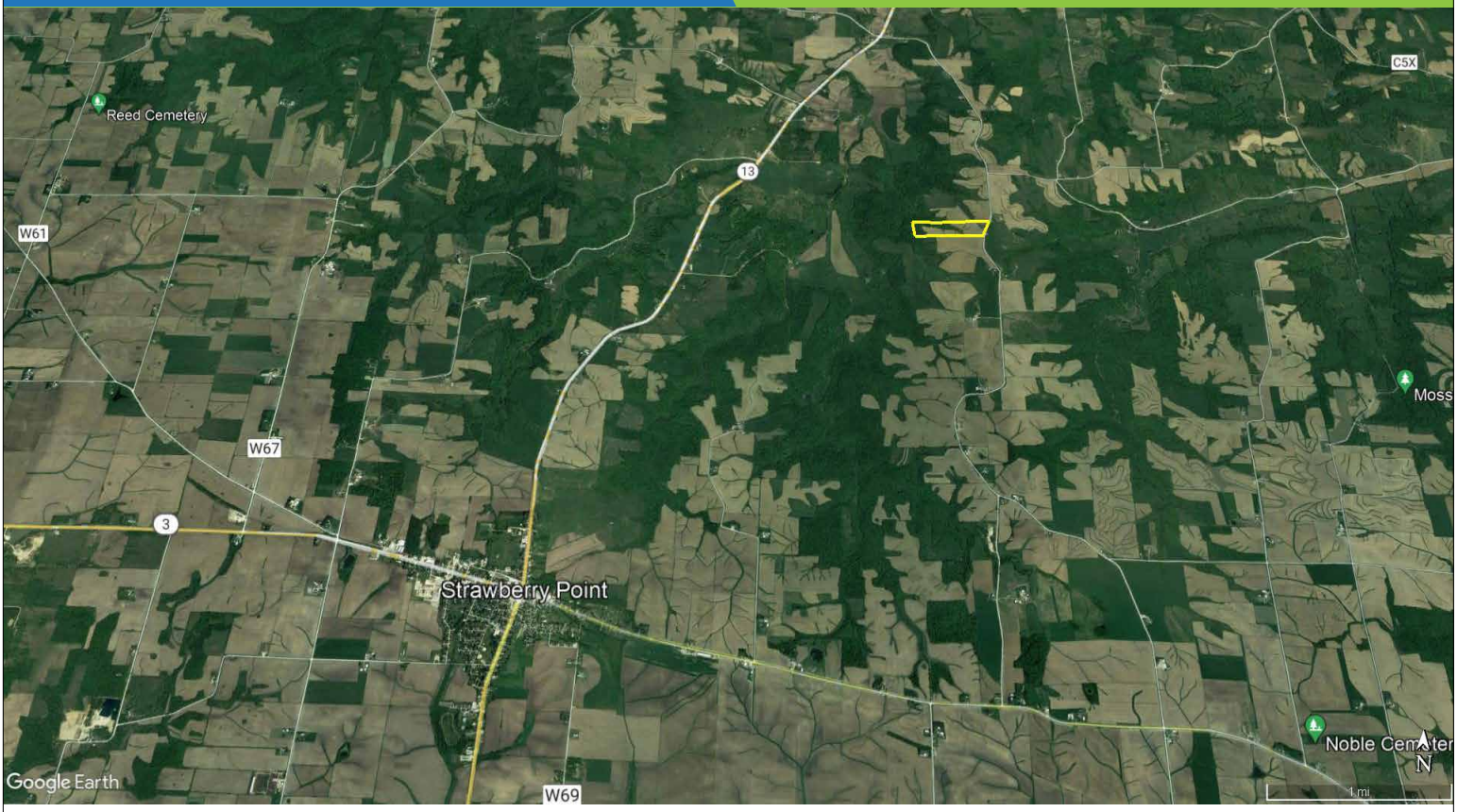
Waverly, IA 50677



"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