



Farmland Rental Opportunity

This Farm Is Located In Holland TWP, Sioux County, IA
And Is Located Adjacent To The City Of Orange City, IA
On The West Side Of Orange City, IA

Bids Due By February 20, 2025

At 1:00 P.M.

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This Is A Great Opportunity To Rent A High Quality Farm

In Holland TWP, Sioux County, IA!

This Farm Is Located Adjacent To The City Of Orange City, IA

On The West Side Of Orange City, IA

Location: From the intersection of Ironwood Ave. & HWY 10 on the West side of Orange City, IA (OC Sanitation) go North on Ironwood Ave for 1 ¼ Mile to the farm. Farm is on the West side of Ironwood Ave and is adjacent to the Sioux County IA Sheriffs office.

Legal Description of Property For Bid: The tillable land ONLY located in the North ½ of the SE1/4 of Section 30, TWP 95N, Range 44W, Sioux County, IA AND the SE1/4 of the NW1/4 of Section 30, TWP 95N, Range 44W, Sioux County, IA. THIS LEASE DOES NOT INCLUDE ANY OF THE FACILITIES ON THE DESCRIBED PROPERTIES AND IS FOR THE TILLABLE LAND ONLY. Subject to all public roads and easements of record.

General Description: This farm according to FSA/Agri-Data consists of 98.5+/- tillable acres. According to Agri-Data this farm has a CSR1 rating of 66.1 and a CSR2 rating of 91.8. The predominant soils in the farm include: 310B, B2, C2-Galva, 91, B-Primghar, 428B-Ely, 31-Afton, 92-Marcus. This farm has a corn base of 56.07 acres with a PLC yield of 153bu and a soybean base of 42.05 acres with a PLC yield of 46bu. This is a great opportunity to rent a prime tract of Sioux County, IA farmland in an area where land is not often available for rent! This farm has excellent soil ratings and is in a great area!

Contact An Agent For A Bid Form & For Full Details On The Lease Terms.

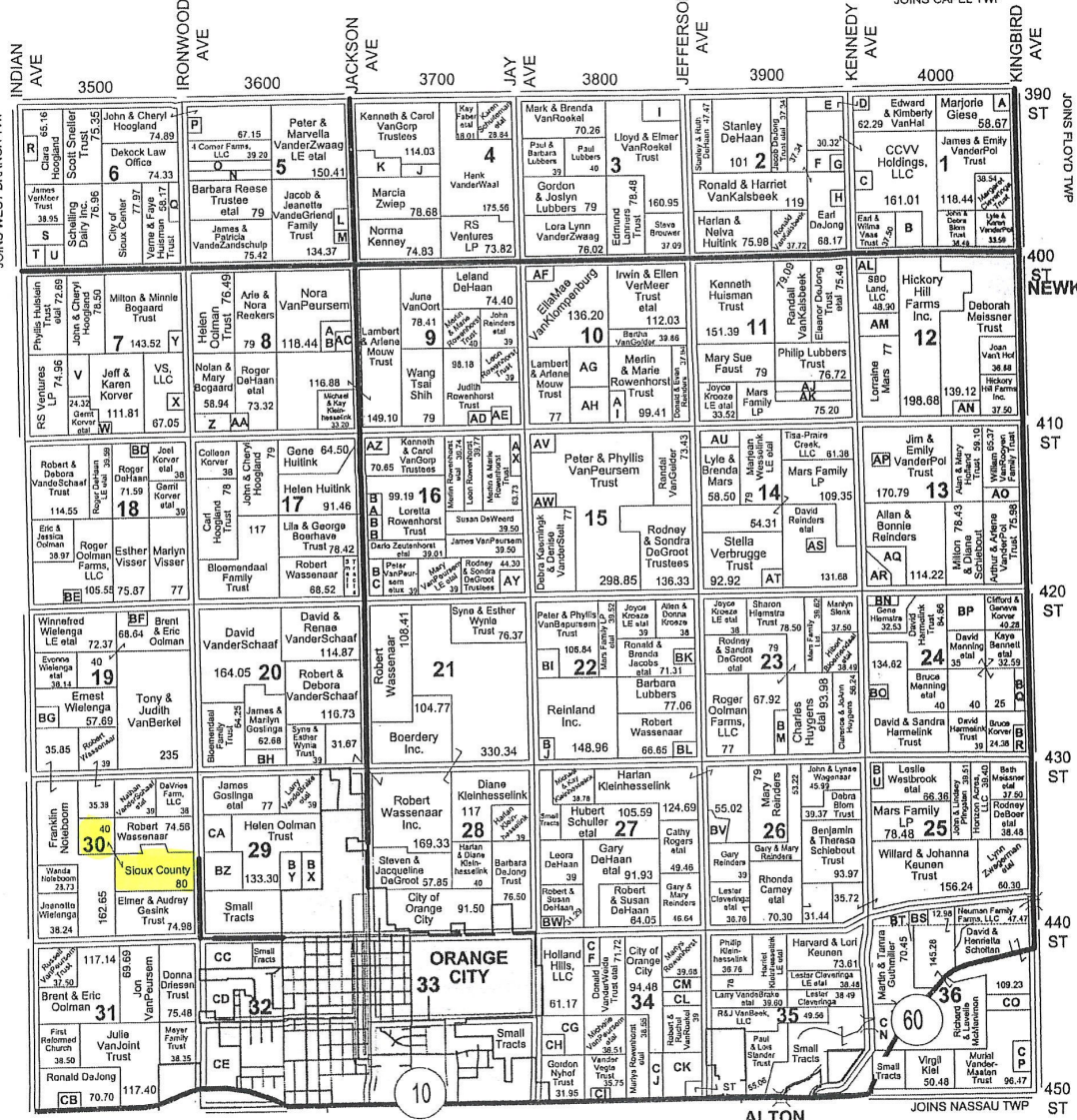
HOLLAND TWP

LAND OWNER

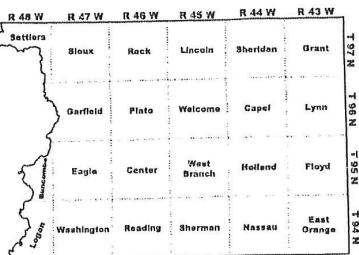
T 95 N

R 44 W

JOINS CAPEL TWP



LAND OWNER & RURAL RESIDENT MAPS



SIoux COUNTY, IA

Aerial Map



Boundary Center: 43° 1' 10.1, -96° 5' 2.56

0ft 652ft 1304ft



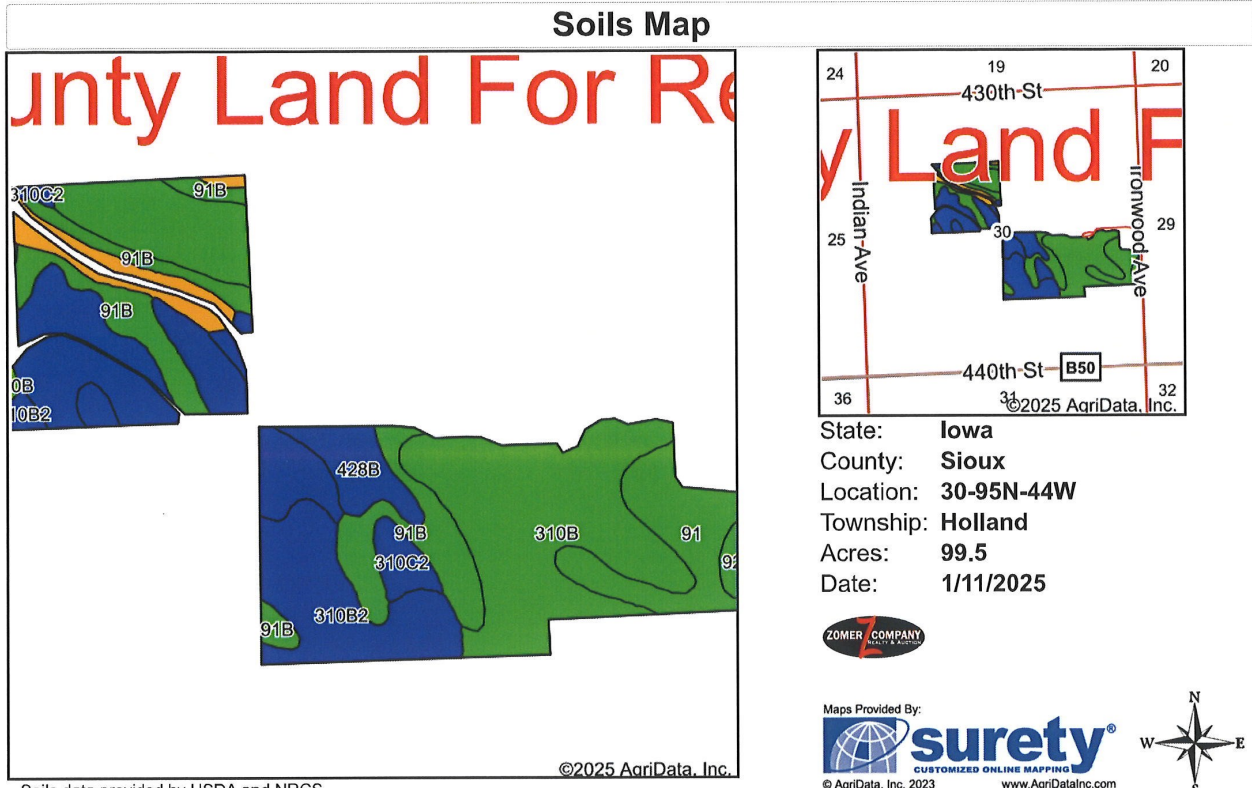
30-95N-44W
Sioux County
Iowa



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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1/11/2025

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



Area Symbol: IA167, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
310B	Galva silty clay loam, 2 to 5 percent slopes	33.27	33.4%		> 6.5ft.	Ile	95	67	75	
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	18.91	19.0%		> 6.5ft.	IIle	84	51	65	
91B	Primghar silty clay loam, 2 to 5 percent slopes	15.54	15.6%		3.5ft.	Ile	95	75	78	
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	13.24	13.3%		> 6.5ft.	Ile	90	65	67	
91	Primghar silty clay loam, 0 to 2 percent slopes	8.91	9.0%		3.5ft.	Iw	100	77	78	
428B	Ely silty clay loam, shallow loess, 2 to 5 percent slopes	4.79	4.8%		3.5ft.	Ile	88	70	74	
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.68	3.7%		2.5ft.	IIw	80	69	68	
92	Marcus silty clay loam, 0 to 2 percent slopes	1.16	1.2%		2.5ft.	IIw	94	72	75	
Weighted Average							2.10	91.8	66.1	*n 72.5

**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

Soils data provided by USDA and NRCS.



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: 104.31 acres

2024 Program Year

Map Created April 29, 2024

Farm 11505

Tract 1409

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IOWA
SIOUX



United States Department of Agriculture
Farm Service Agency

FARM : 11505

Prepared : 1/2/25 2:08 PM CST

Form: FSA-156EZ

Crop Year : 2025

See Page 5 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : SIOUX COUNTY
 CRP Contract Number(s) : None
 Recon ID : 19-167-2019-167
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
214.32	128.88	128.88	0.00	0.00	0.00	0.00	0.0	Active	5
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	128.88	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	56.07	0.00	153	0
Soybeans	42.05	0.00	46	0
TOTAL	98.12	0.00		

NOTES

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Tract Number : 1409

Description : N2 SE4 + SE4 NW4 SEC 30 HOLLAND
 FSA Physical Location : IOWA/SIOUX
 ANSI Physical Location : IOWA/SIOUX
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : SIOUX COUNTY
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
118.22	104.31	104.31	0.00	0.00	0.00	0.00	0.0



"Your Farmland Specialists"

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