



Farmland Rental Opportunity

This Farm Is Located In Logan TWP, Lyon County, IA
& Is South Of Larchwood, IA & North of Inwood, IA

Bids Due By April 24, 2025

At 2:00 P.M.

zomercompany.com

This Is A Great Opportunity To Rent A High Quality Farm

In Logan TWP, Lyon County, IA!

This Farm Is Located North Of Inwood, IA & South Of Larchwood, IA!

Location: From the West Lyon School go West for approx. 3/4 mile on 180th ST to the farm. Farm is located in the Northeast corner of the intersection of 180th ST. & Cherry Ave.

Legal Description of Property For Bid: The Fractional Southwest Quarter (frl. SW1/4) of Section Eighteen (18), in Township Ninety-nine (99) North, of Range Forty-seven (47), West of the 5th P.M., Lyon County, IA, containing 133.23 acres, according to the Plat of Survey of Tim. M. Laleman, PLS recorded in Book 20 at Page 39. Subject to all public roads and easements of record.

General Description: This farm according to FSA/Agri-Data consists of 128.93+/- tillable acres. According to Agri-Data this farm has a CSR2 rating of 68.5 and a CSR1 rating of 58.5. The predominant soils in the farm include: 410B, B2, C2, D2-Moody, 910B-Trent, 92-Marcus, 430-Ackmore, 401C2, D2-Crofton, 910-Trent. This farm has a corn base of 64.20 acres with a PLC yield of 158bu and a soybean base of 64.20 acres with a PLC yield of 50bu. This is a great opportunity to rent a prime tract of Lyon County, IA farmland! 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.

LOGAN TWP

LAND OWNER

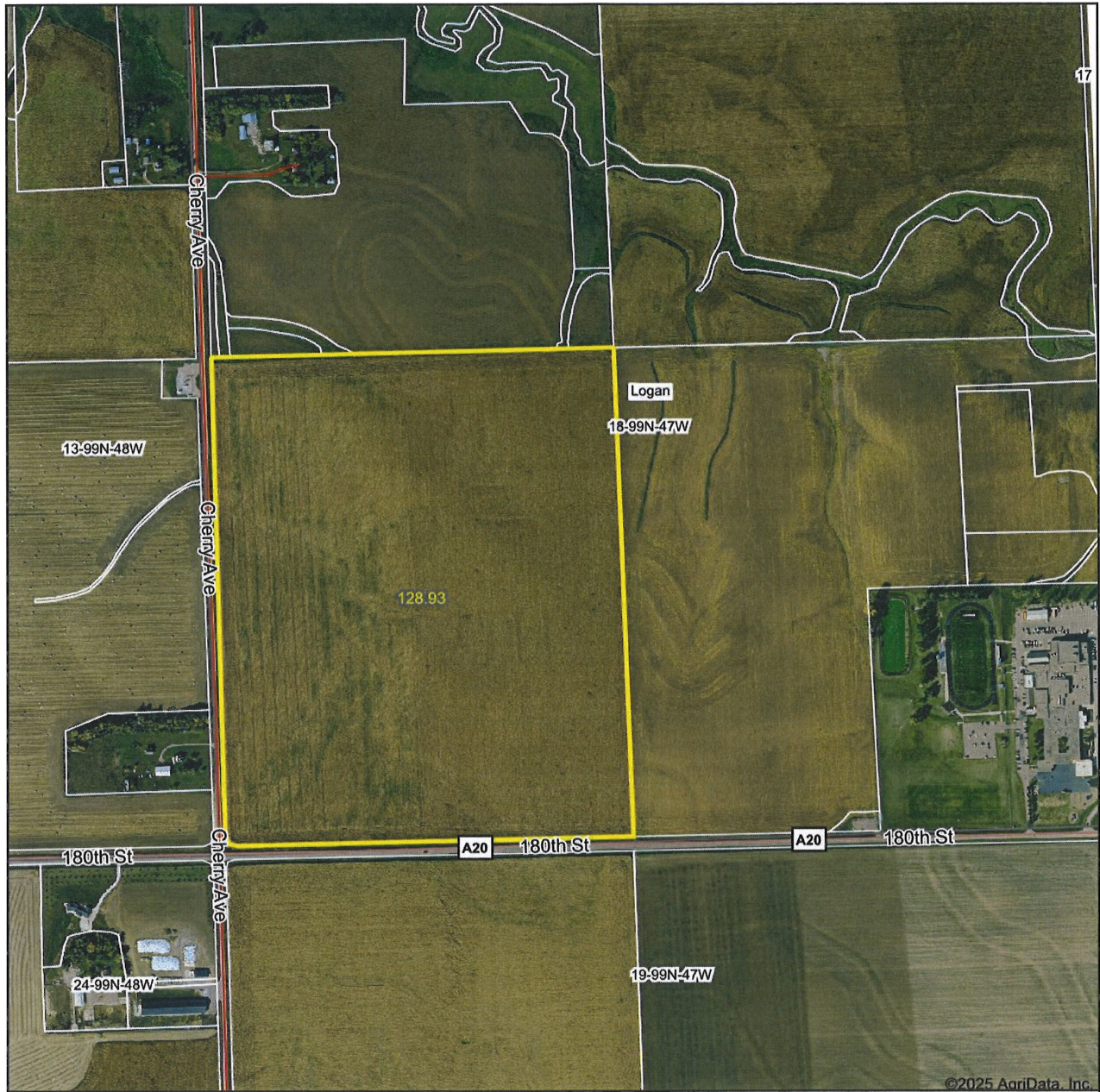


LAND OWNER & RURAL RESIDENT MAPS

- Small Tracts**
- Section 1 A Mary & Keith Metzger - 16.88
 - B City of Lester - 6.19
 - C Farmers Coop Exchange - 11.32
 - D Alex Moser - 33.63
 - Section 2 E Keith Moser - 8.17
 - F Larry & Julie Bahr Trust - 29.25
 - G Beth & Rodney Steffen - 29.25
 - H Melissa & Roy Feucht - 18.88
 - I Dustin & Andrea Hoogendoorn - 8.96
 - Section 3 J Ryan & Melanie Warner - 39.30
 - K Monte & Robbie Kooistra - 11.32
 - Section 4 L J & D L Vestock Inc. - 11.65
 - M Dale Blauwet - 32.97
 - N Randall & Laura Simons - 20
 - O Randy Simons - 10.57
 - Section 5 P Ripperda Farm Inc. - 10.74
 - Q Lee & Sarah Richarz - 5
 - Section 6 R Cornelius & Lavonda Scholten - 10.22
 - S Jesse Roeman - 19.36
 - T Jesse & Rebecca Roemen - 6.01
 - Section 7 U Timothy & Gloria Short - 7.21
 - V Steve & Britney Green - 5.07
 - Section 8 W Matthew Anderson - 5.44
 - Section 8 X Jeffrey & Deborah Blauwet et al - 15.13
 - Section 10 Y TK Farms Inc. - 12
 - Z Steven Schemmel - 7.98
 - AA Lucas Risseeuw - 17.77
 - AB Mogler Properties, LLC - 40.30
 - Section 11 AC Philip & Courtney Feucht - 10.39
 - AD Pfg Hill Co. - 9.19
 - AE Timothy & Carla Feucht - 11.86
 - Section 12 AF Terrace Hill Farms Inc. - 10.45
 - AG Mogler Farms, LLC - 8
 - Section 13 AH Ross & Abby Mogler - 9.65
 - AI Pfg Hill Co. 5.05
 - Section 14 AJ Heritage Farms Ltd. - 20
 - AK Randall & Lori Hamann - 26
 - AL Mark & Lee Leuthold - 11.34
 - Section 15 AM Howard Mogler, LLC - 19.50
 - AN Brent Vogel & Rhonda VanRuiten - 6.42
 - Section 16 AO Mohammad Bahremnd et al - 17
 - AP Kalvin & Amanda VanHill - 7.11
 - AQ Mohammad Bahremnd et al - 32.89
 - AR Ethan & Angela McKenney - 5.11
 - Section 17 AS David & Rebecca Ranschau - 7.34
 - Section 20 AT Randal & Angela Hage - 12.95
 - AU Jacob Dieters - 10.36
 - Section 22 AV Ryan VandeVege - 20
 - Section 23 AX Lance & Kristi Knobloch - 14.94
 - Section 23 AY Ryan & Jodi Heyer - 8.04
 - AZ William & Larae Fluit - 10.10
 - Section 25 BA Lowell & Paula Bosler - 6.08
 - Section 26 BB Paul & Dolores Metzger - 25.91
 - BC Paul Metzger - 13
 - Section 27 BD Jeffrey & Danielle Hamann - 5.53
 - Section 28 BE Andy & Bethany Koedam - 5.60
 - Section 29 BF Mathew VandeVege - 6.27
 - Section 30 BG Moser Family Farms - 6.88
 - BH Susan Bahnson - 11
 - BI Cynthia Groljohn - 16.16
 - Section 32 BJ Jeff & Nicole Kruse - 26.13
 - BK Stanley & Cynthia Haugland - 35.10
 - Section 33 BL Jay & Marlys Driesen - 9.22
 - BM Curt & Susan Faber - 5
 - Section 35 BN Kelwin Knobloch - 5.33
 - BO Lowell & Paula Bosler - 17.88
 - BP Alexander & Hattie Groeneweg - 5.76
 - Section 36 BQ Shawn Bosler - 8.62

LYON COUNTY, IA

Aerial Map

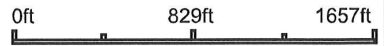


Boundary Center: 43° 23' 37.01, -96° 26' 34



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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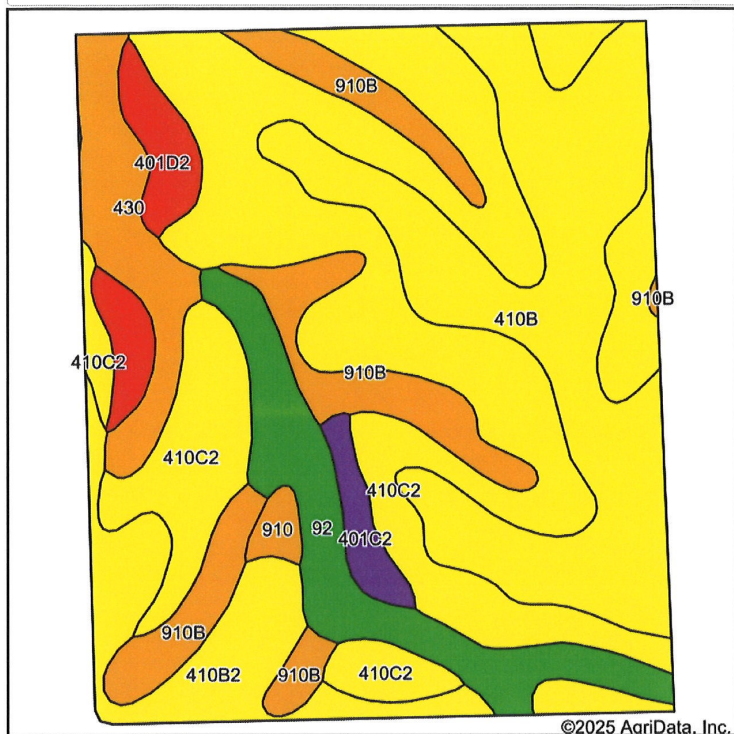
18-99N-47W
Lyon County
Iowa



4/9/2025

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

Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **18-99N-47W**
 Township: **Logan**
 Acres: **128.93**
 Date: **4/9/2025**



Maps Provided By:
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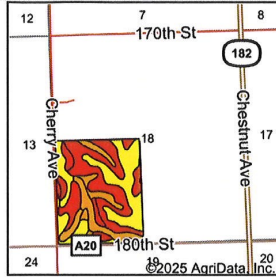
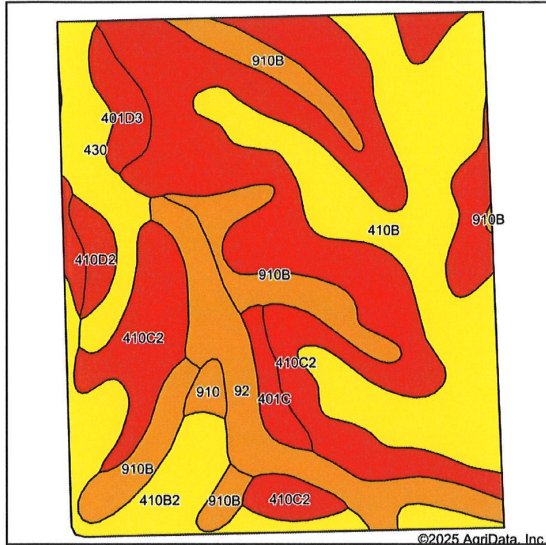
Soils data provided by USDA and NRCS.

Area Symbol: IA119, Soil Area Version: 33										
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
410C2	Moody silty clay loam, cool, 6 to 11 percent slopes, eroded	49.38	38.3%		> 6.5ft.	IIIe		65	48	62
410B	Moody silty clay loam, cool, 2 to 6 percent slopes	30.60	23.7%		> 6.5ft.	IIe		67	65	71
910B	Trent silty clay loam, 2 to 5 percent slopes	12.95	10.0%		5.9ft.	Ie		73	73	79
92	Marcus silty clay loam, 0 to 2 percent slopes	11.05	8.6%		2.5ft.	IIw		94	71	75
410B2	Moody silty clay loam, cool, 2 to 6 percent slopes, eroded	10.04	7.8%		> 6.5ft.	IIe		67	63	64
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	7.30	5.7%		3.5ft.	IIw		77	70	86
401D2	Crofton silt loam, 9 to 14 percent slopes, eroded	2.70	2.1%		> 6.5ft.	IIIe		34		62
401C2	Crofton silt loam, 5 to 9 percent slopes, eroded	2.08	1.6%		> 6.5ft.	IIIe	IIIe	58		66
410D2	Moody silty clay loam, 11 to 17 percent slopes, eroded	1.84	1.4%		> 6.5ft.	IIIe		34	33	57
910	Trent silty clay loam, 0 to 3 percent slopes	0.99	0.8%		> 6.5ft.	I	I	73	75	75
Weighted Average						2.33	*-	68.5	*-	*n 68.6

**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
 *- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **18-99N-47W**
 Township: **Logan**
 Acres: **128.93**
 Date: **4/9/2025**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Archived Soils Ending 1/21/2012

Code	Soil Description	Acres	Percent of field	CSR Legend	Water Table	Non-Irr Class °c	Irr Class °c	CSR*	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Com Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	Soybeans Irrigated Bu
410C2	Moody silty clay loam, 5 to 9 percent slopes, moderately eroded	49.48	38.4%	■	> 6.5ft.	Ille		48	3		5		151	105	60				81		41
410B	Moody silty clay loam, 2 to 5 percent slopes	30.51	23.7%	■	> 6.5ft.	Ile		65	3.9		6.5		174	130	74				88		44
910B	Trent silty clay loam, 2 to 5 percent slopes	12.95	10.0%	■	6.4ft.	Ile		73	3.8		6.3		185		70				94		47
92	Marcus silty clay loam, 0 to 2 percent slopes	11.02	8.5%	■	2.5ft.	Ilw		71			6.6	3.8	182				3.1	96	5.2		48
410B2	Moody silty clay loam, 2 to 5 percent slopes, moderately eroded	10.01	7.8%	■	> 6.5ft.	Ile		63	3.3		5.5		171	120	73				85		42

Soils data provided by USDA and NRCS.



Code	Soil Description	Acres	Percent of field	CSR Legend	Water Table	Non-Irr Class *c	Irr Class *c	CSR*	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	Soybeans Irrigated Bu		
430	Ackmore silty clay loam, 1 to 3 percent slopes	7.34	5.7%	 	3.5ft.	IIw		70			6.9	4.8	181				2.9	89	4.9	45			
401D3	Crofton silt loam, 9 to 14 percent slopes, severely eroded	2.71	2.1%	 	> 6.5ft.	IIIe		33	2.7		3.1		131		45				52		26		
401C	Crofton silt loam, 5 to 9 percent slopes	2.08	1.6%	 	> 6.5ft.	IIIe	IIIe	43	2.8	4.5	2.8		144	90	50				68		34		
410D2	Moody silty clay loam, 9 to 14 percent slopes, moderately eroded	1.84	1.4%	 	> 6.5ft.	IIIe		33					131								36		
910	Trent silty clay loam, 0 to 2 percent slopes	0.99	0.8%	 	6.4ft.	Iw	I	75	4	6.5	6.7		187	160	75	130			96	48	50		
Weighted Average								2.43	*-	58.5	2.8	0.1	5.6	0.6	165.2	83.1	55.6	1	0.5	84.2	0.7	42.8	0.4

*The CSR ratings are dated 1/21/2012 and will be available to aid in the transition to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



Common Land Unit
 □ Cropland ■ Non-cropland ■ CRP

2025 Crop Year

Farm **8729**
 Tract **13063**

Wetland Determination Identifiers
 ● Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions



Tract 1 of 1

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).

IOWA
 LYON
 Form: FSA-156EZ



FARM : 8729
 Prepared : 4/10/25 8:45 AM CST
 Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

[REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
128.93	128.93	128.93	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	128.93	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	64.20	0.00	158	0
Soybeans	64.20	0.00	50	
TOTAL	128.40	0.00		

NOTES

[REDACTED]

Tract Number : 13063

Description : SW4 SEC 18 LOGAN TWP 99 47
 FSA Physical Location : IOWA/LYON
 ANSI Physical Location : IOWA/LYON
 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
 [REDACTED]
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
128.93	128.93	128.93	0.00	0.00	0.00	0.00	0.0

IOWA
 LYON
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8729
 Prepared : 4/10/25 8:45 AM CST
 Crop Year : 2025

Tract 13063 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	128.93	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	64.20	0.00	158
Soybeans	64.20	0.00	50
TOTAL	128.40	0.00	

NOTES

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Invoice 0012024



Cooperative Farmers Elevator
1508 14th Street Rock Valley, IA 51247
(712) 451-6280

Bill To
P & C HORSTMAN FARMS INC
2678 260TH
DOON, IA 51235

Invoice Number	0012024
Invoice Date	10/28/2024
Due Date	01/15/2025
Total	\$13,874.89

Description	Qty	Unit Price	Total \$
18-46-0 DAP	34,730.00 LB	\$0.3685 /LB	\$12,798.01
FLOATER DRY FALL VRT	128.20 ACRE	\$8.40 /ACRE	\$1,076.88

Comments
Mix order ID: 305625SOC SM
Frm:LGY/Fld:18SW /Own:00437000
WEST LYON TKT#S 15911/15921

SubTotal	\$13,874.89
Sales Tax	\$0.00
Total	\$13,874.89



"Your Farmland Specialists"

1414 Main St.

Rock Valley, IA 51247

Zomercompany.com

