

Hoefer/Walnut Valley Farms for Sale



327.5 Gross Acres; 275.6 tillable acres; 31.67 Wooded Acres

**Sections 14 & 23, Lincoln Township; Section 9, Mt. Vernon
Township; Cerro Gordo County**

Wednesday, September 9th, 2026 @ 10:30 am

COLUMBIA HALL, MASON CITY

***LIVE AUCTION WITH SIMULCAST ONLINE
BIDDING!***

OFFERED IN THREE TRACTS! NO BUYER'S PREMIUM



For questions and more information, contact:

Auctioneer: Frank Fox 641-420-3243 foxauctioncompany.com

Closing Agent: Fred Greder – 641-425-0080; fred@benchmarkagribusiness.com

METHOD OF SALE:

SELLING BY CHOICE METHOD

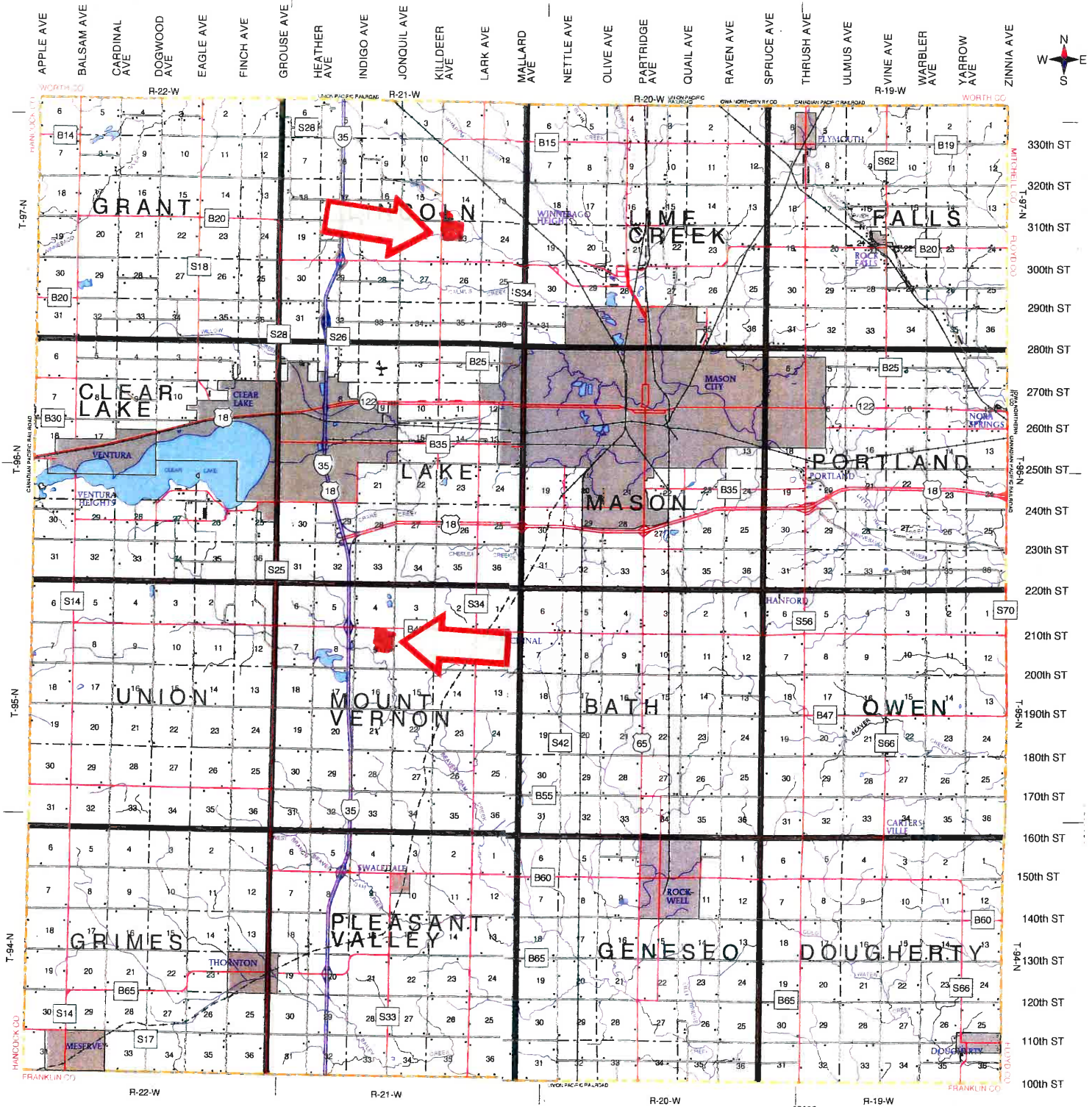
- 1) Tract #1 – Bid times the multiplier of 56.0
- 2) Tract #2 – Bid times the multiplier of 119.85
- 3) Tract #3 - Bid times the multiplier of 154.0

The seller reserves the right to reject any and all bids.

SPECIAL PROVISIONS:

- 1) Closing date will be on, or about, December 1, 2026
- 2) This sale is not subject to financing.
- 3) This property is being sold "AS IS." The property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. There are no known environmental hazards but, not guaranteed.
- 4) Outright possession is available for the 2027 growing season.
- 5) Earnest money deposit 10% of sale price.
- 6) The seller will provide a certified survey at the Seller's expense to mark the dividing line between Tract #1 and Tract #2
- 7) Sale prices are NOT subject to the outcome of the survey.
- 8) The sellers will provide abstracts for each parcel IF THE PARCELS SELL SEPARATE FROM EACH OTHER.
- 9) The boundaries of the property being sold are assumed to coincide with the existing fences and right-of-way lines. Any surveying expenses, except as provided for in Provision #6, will be at the buyer's expense. The sellers do not guarantee or warrant the occupation lines coincide with the survey lines.
- 10) The cropland has been enrolled in the ARC program for the 2026 growing season. It will be the buyer's responsibility to provide the FSA office in their control County a copy of the recorded deed to authorize the FSA to assign the program contract, allotted bases and CRP (if applicable) contract to the buyers.
- 11) The Buyer(s) must assume the CRP contracts or otherwise be responsible for any termination penalties as a result of improper maintenance practices and/or deciding to remove the land from the CRP after taking possession. The seller will keep 100% of the CRP payments payable on October 1st, 2026. The buyer will receive 100% of the annual CRP payments in all subsequent years.
- 12) Real Estate taxes will be pro-rated to date of closing. Unpaid special assessments (if applicable) to be paid by the seller. The semi-annual installment due September 30, 2026 will be paid by the seller. It will be the buyer's responsibility to pay all other subsequent semi-annual payments.
- 13) If a buyer wants to get on the property prior to the closing for fencing, excavation, demolition, etc., **ANY ACTIVITY WILL BE DONE AT THE PROSPECTIVE BUYER'S OWN RISK.** If the buyer wants to perform any fall tillage and fertilizer application after the 2026 harvest, the buyer must get the current tenant's permission.
- 14) The buyer(s) will be responsible for additional legal expenses, additional surveying expenses and additional closing agent charges if the parcel offered is subsequently split into smaller parcels by the pending buyer after the bid is accepted and prior to closing.
- 15) This real estate may be acquired as replacement property as part of a tax-free exchange as defined in Internal Revenue Code Section 1031 provided there is no cost to the seller.

Cerro Gordo County, Iowa



Property Description – Tract 1

Tremendous views of the Winnebago River Valley. There is direct frontage on County Highway #S34.

SIZE – ~56.0 Gross Acres – subject to survey

LEGAL DESCRIPTION – Southwest Southwest quarter (SW ¼ SW ¼) Section 14; and, all that part of the North half Northwest quarter (N ½ NW ¼) except tillable acres Section 23-T97N-R21W, Cerro Gordo County

REAL ESTATE TAXES - \$1,376.00 County Auditor estimate

TILLABLE ACRES – 18.63 acres per FSA; includes 10.39 Acres in Conservation Reserve Program (CRP); 1.9 Acres with \$418.00 annual CRP payment; expires 2030; CP21 practice “Gaining Ground for Wildlife”; 8.49 Acres with \$2,162.00 annual CRP payment expires 2027; CP42 practice – Pollinator Habitat

CSR2 ave. – 72.9 overall; non-CRP acres - 81

DRAINAGE – FSA Form 156EZ says “The wetland determinations are not complete.”

HEL designation– None of the cropland is highly erodible (NHEL). The user of this report should double check whether these acres would continue to be considered non highly erodible before removing the terraces.

WOODED ACRES 25.2 wooded acres of which a 16.2-acre walnut tree plantation was developed in the 1980s & 1990’s. – Refer to the attached FOREST STEWARDSHIP PLAN. Some trees are already “saw log” size. The rest range from 4” to 16” diameters.

BUILDING IMPROVEMENTS – No buildings. There are two inactive wells.

MINERAL RIGHTS – All of the mineral rights go with the farm.

POSSESSION - Outright possession available for the 2027 growing season. The 2026 lease was terminated.

EASEMENTS - There is a high voltage, overhead power line in the East boundary. There is direct frontage on County Highway #S34.

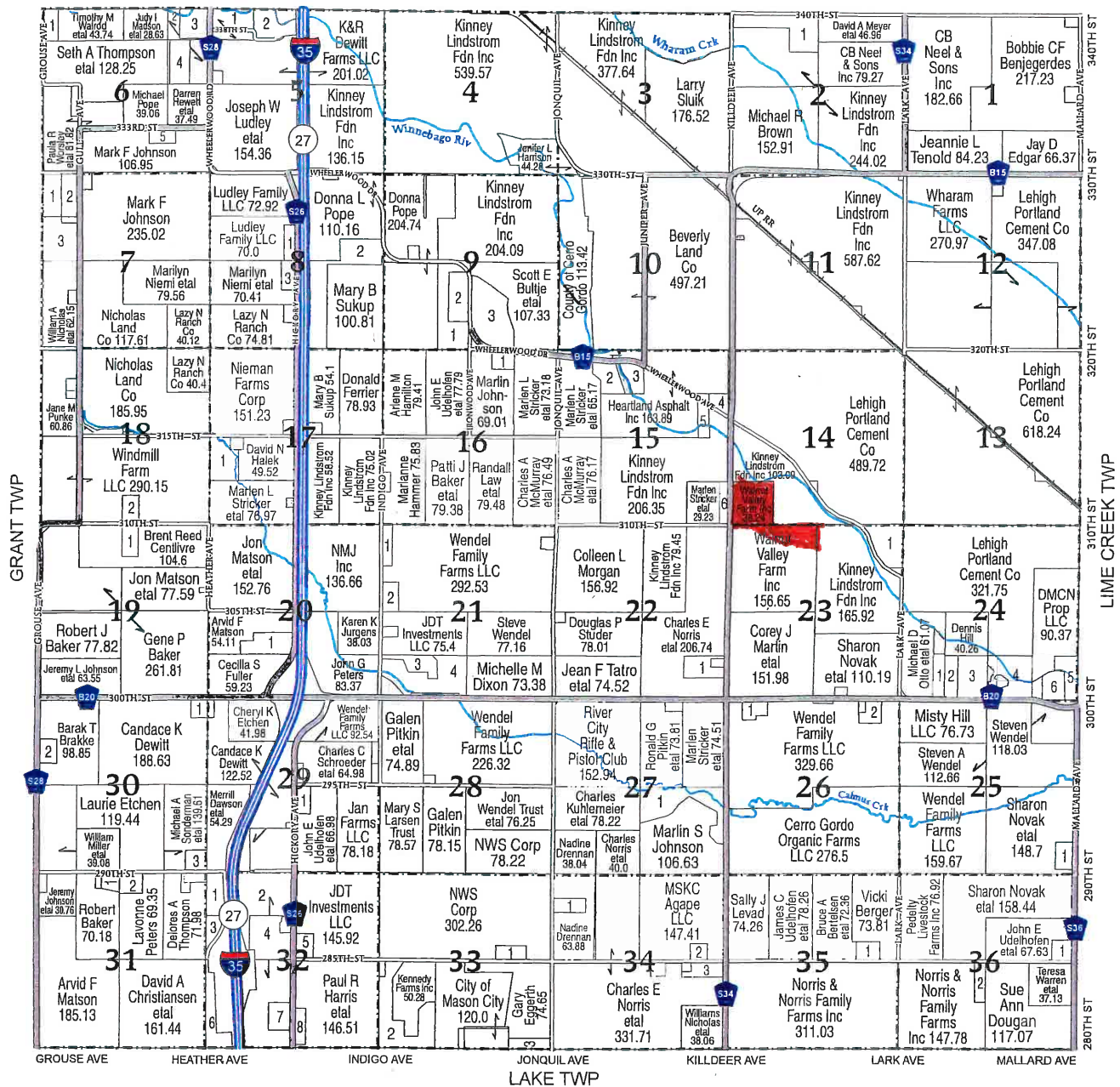
T-97-N

LINCOLN PLAT

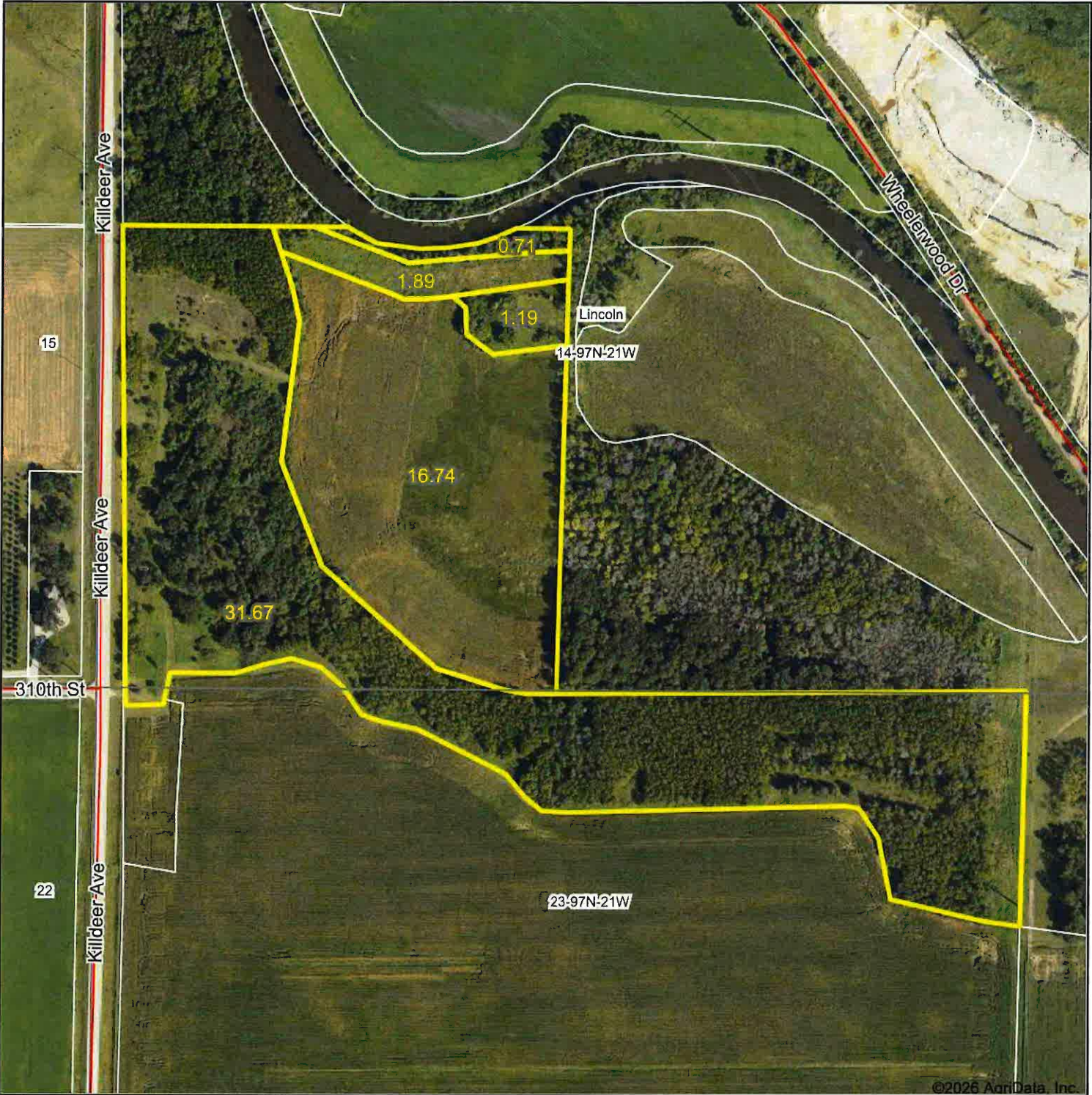
(Landowners)

WORTH CO

R-21-W



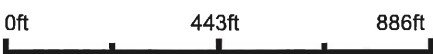
Aerial Map



©2026 AgriData, Inc.



Boundary Center: 43° 12' 50.39, -93° 17' 41.56



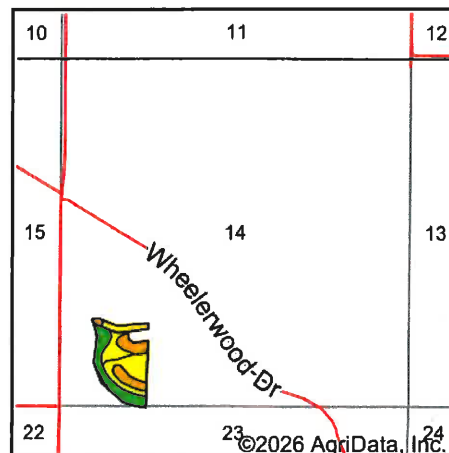
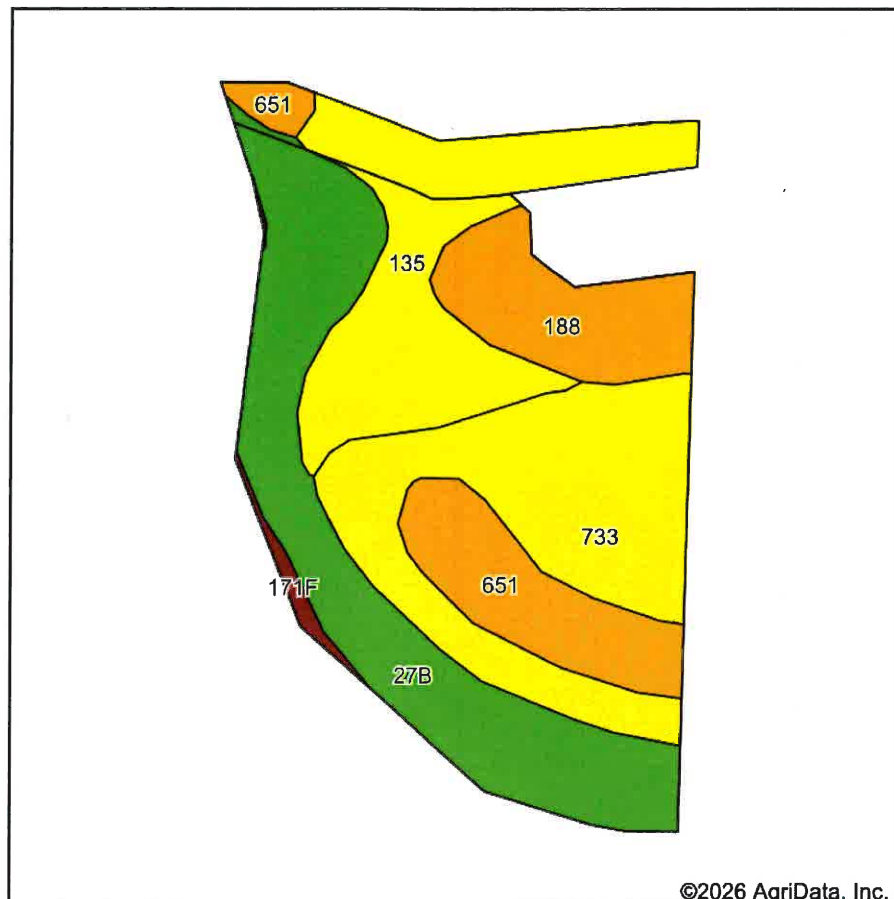
14-97N-21W
Cerro Gordo County
Iowa



6/24/2026

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

Soils Map



State: **Iowa**
 County: **Cerro Gordo**
 Location: **14-97N-21W**
 Township: **Lincoln**
 Acres: **18.63**
 Date: **6/26/2026**



Area Symbol: IA033, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR
27B	Terril loam, 2 to 6 percent slopes	5.21	28.0%		Ile	224.0	65.0	87	85
733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.98	26.7%		Ilw	204.8	59.4	78	75
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	4.13	22.2%		Ilw	198.4	57.5	76	78
651	Faxon silty clay loam, 0 to 2 percent slopes	2.17	11.6%		Illw	80.0	23.2	46	57
188	Kensett loam, 0 to 2 percent slopes	1.95	10.5%		Ills	80.0	23.2	57	72
171F	Bassett loam, 14 to 25 percent slopes	0.19	1.0%		Vle	129.6	37.6	33	23
Weighted Average					2.16	180.4	52.3	73.7	75.5

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

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

CRP-1 (01-23-26) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST & CO CODE & ADMIN. LOCATION 19 033 3 CONTRACT NUMBER 11372	2 SIGN-UP NUMBER 50 4. ACRES FOR ENROLLMENT 8.49
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) CERRO GORDO COUNTY FARM SERVICE AGENCY 1415 S MONROE SUITE A MASON CITY, IA 50401-5678 5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): 6414232286	6 TRACT NUMBER 1837 7 CONTRACT PERIOD FROM (MM-DD-YYYY) 10-01-2017 TO (MM-DD-YYYY) 09-30-2027 8 SIGNUP TYPE: Continuous	

INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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 \$ 254.71	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment \$ 2,162.00	A. Tract No	B. Field No	C. Practice No	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment \$	1837	1	CP42	8.49	\$ 4,500.00
(Item 9C is applicable only when the first year payment is prorated)					

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

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) SALIENT VALLEY FARM INC MICHOLES ROEFER 100 LUDMAN DR MASON CITY, IOWA 50401	(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
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)
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NOTE: Privacy Act Statement: 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), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-159), Continuing Appropriations, Agriculture, Legislative Branch, Military Construction and Veterans Affairs, and Extensions Act, 2026 (Pub. L. 119-37), and the Conservation Reserve Program 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)

Non-Discrimination Statement: 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, 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 State or local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). 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 <https://www.usda.gov/oascr/how-to-file-a-program-discrimination-complaint> 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, Mail Stop 9410, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov.

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CRP-1 (01-23-26)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1 ST. & CO CODE & ADMIN LOCATION 19 033		2 SIGN-UP NUMBER 53	
CONSERVATION RESERVE PROGRAM CONTRACT				3 CONTRACT NUMBER 11708		4 ACRES FOR ENROLLMENT 1.90	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) CERRO GORDO COUNTY FARM SERVICE AGENCY 1415 S MONROE SUITE A MASON CITY, IA 50401-5678				6 TRACT NUMBER 1837		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2020 TO: (MM-DD-YYYY) 09-30-2030	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): 6414232286				8. SIGNUP TYPE: Continuous			
INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.							
<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>							
9A. Rental Rate Per Acre		\$ 220.00		10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment		\$ 418.00		A. Tract No.	B. Field No	C. Practice No	D. Acres
9C. First Year Payment		\$		1837	0011	CP21	1.90
(Item 9C is applicable only when the first year payment is prorated.)							
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) HAUBERT VALLEY FARM INC. MITCHELLS, IOWA 50451 1902 WILDEMAN DR MASON CITY, IA 50401-5678		(2) SHARE 100.00 %		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
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Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1)							

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Reid
2-26-18

DATE: 1/23/18

FOREST STEWARDSHIP PLAN

Prepared by Greg Heidebrink, District Forester
621 Beck St., Charles City, IA 50616
641/228-6611

LANDOWNER:
Mrs. Duane Hoefer
21611 Killdeer
Mason City, Iowa 50401

TELEPHONE: 641/423-5325

LOCATION: Sec. 23 Lincoln Twsp., T97N-R21W, Cerro Gordo County

TOTAL ACRES: 16.2

LANDOWNER'S OBJECTIVES: Improving the quality of the property for wildlife, recreational opportunities and as an investment for the future.

DESCRIPTION OF AREA

Property Description-

The area covered by this plan is outlined on the attached photo. I have broken the property into 2 different stands and included management recommendations for each.

History-

Both areas were pastured until the mid 1980's. At that time, the livestock was sold and walnut seed was planted on the better soils. Both row planting of seed and broadcasting of seed were done. The walnuts now range from pole sized to small saw log sized.

The prime objective was to plant ground that was too steep for farming with a crop that the children and grandchildren would benefit from.



Soils -

The bottomland in Stand 1 has Terril loam soils. Terril is a fertile soil with good moisture. This is an excellent area for growing walnut. The upland sites have Bassett and Lester loam soils. Both of these soils are very good for growing trees. Moisture can be limiting on the very steep areas. North and east facing slopes are cooler and moister than south and west facing slopes.

**Jean Hoefer
Stewardship Plan
1-23-18
16.2 ac.**



**Sec. 23 Lincoln Twp.
Cerro Gordo Co.
T97N-R21W**



WOODLAND MANAGEMENT

DESCRIPTION AND RECOMMENDATIONS FOR INDIVIDUAL STANDS

Stand 1: 14.5 acres

Stand 1 was planted with walnut seed from 1986 through 1988. The trees are now 6-16 inches in diameter. This stand was thinned in 2005 to favor the growth of the best trees. The trees could be thinned again to increase the growth and health of your best trees. This work could be done any time in the next 3 years.

1. Timber Stand Improvement - Crop Tree Release -



In pole-sized stands (4-12" diameter.), potential crop trees can be selected and released to help improve their growth. At maturity, there is room for 50 trees per acre and now is a perfect time to select the trees you want your future forest to be made of. This process allows you to thin around your crop trees and give them more growing space.

a. Select a crop tree every 30 to 35 ft. (no less) apart or wherever you can find one and mark it with paint or flagging. Be careful not to select too many crop trees per acre, this is very easy to do. Crop trees can be selected based on criteria that meet your objectives. This can be for wildlife, esthetics, timber production or all of the above. Normally, the crop trees will be a desirable species, show good form without large side limbs, and be free of major defects. Species normally favored are: Oak, walnut, basswood, cherry, shagbark hickory, sugar maple and hackberry. I suggest starting with your very best trees throughout the stand and then fill in as needed. Keep in mind; you cannot create a good crop tree. If you can't find a good crop tree in an area, move on. Don't spend time releasing a tree that is not going to amount to anything anyway.

b. Once your crop trees are selected and flagged, remove or girdle (2 connecting cut around the stem of the tree 6 inches apart) the trees with crowns that are touching the crowns of your crop trees. Small trees can be completely cut off if this is easiest. If you decide to prune some of the lower limbs on your crop trees, do not prune anything larger than 2 inches in diameter.



Stand 2: 6 acres

Stand 2 is an east facing slope. Areas were broadcast seeded with walnut in 1996. The trees are now 2-8 inches in diameter. This stand was thinned in 2013 and will not need to be thinned again until 2023 to 2028.

GENERAL COMMENTS

Tree planting and timber stand improvement will qualify for cost-sharing under the REAP or EQIP program. You must apply at the NRCS office and receive approval before beginning any of the work to be eligible. You will be asked to sign a 10 to 20 year maintenance agreement if you participate in the either program. The maintenance agreement simply means you will maintain the practice for life of the agreement.

If you apply for cost-sharing assistance, the work must be completed according to the plan. Failure to follow the plan may result in you not being eligible for cost-sharing assistance. The plan can be modified, but any changes must be approved by me before any work is completed.

Property Description – **Tract 2**

SIZE – ~ 119.85 Gross Acres - bare cropland - subject to survey

LEGAL DESCRIPTION – Northwest quarter (NW ¼) except non-crop acres to the North, rural residential building site and except the wooded pasture along the South; All in Section 23-T97N-R21W, Cerro Gordo County

REAL ESTATE TAXES - \$3,642.00 estimated

TILLABLE ACRES – 116.91 acres

CSR2 ave. – 81.3

DRAINAGE – FSA Form 156EZ says “Wetlands determination is incomplete.” Tile maps are included. There is also some evidence of tile in aerial photos.

HEL designation– none of the cropland is highly erodible (NHEL)

BUILDING IMPROVEMENTS – None – The adjoining building site is selling separately.

MINERAL RIGHTS – All of the mineral rights go with the farm.

POSSESSION - Outright possession available for the 2027 growing season. The 2026 lease was terminated.

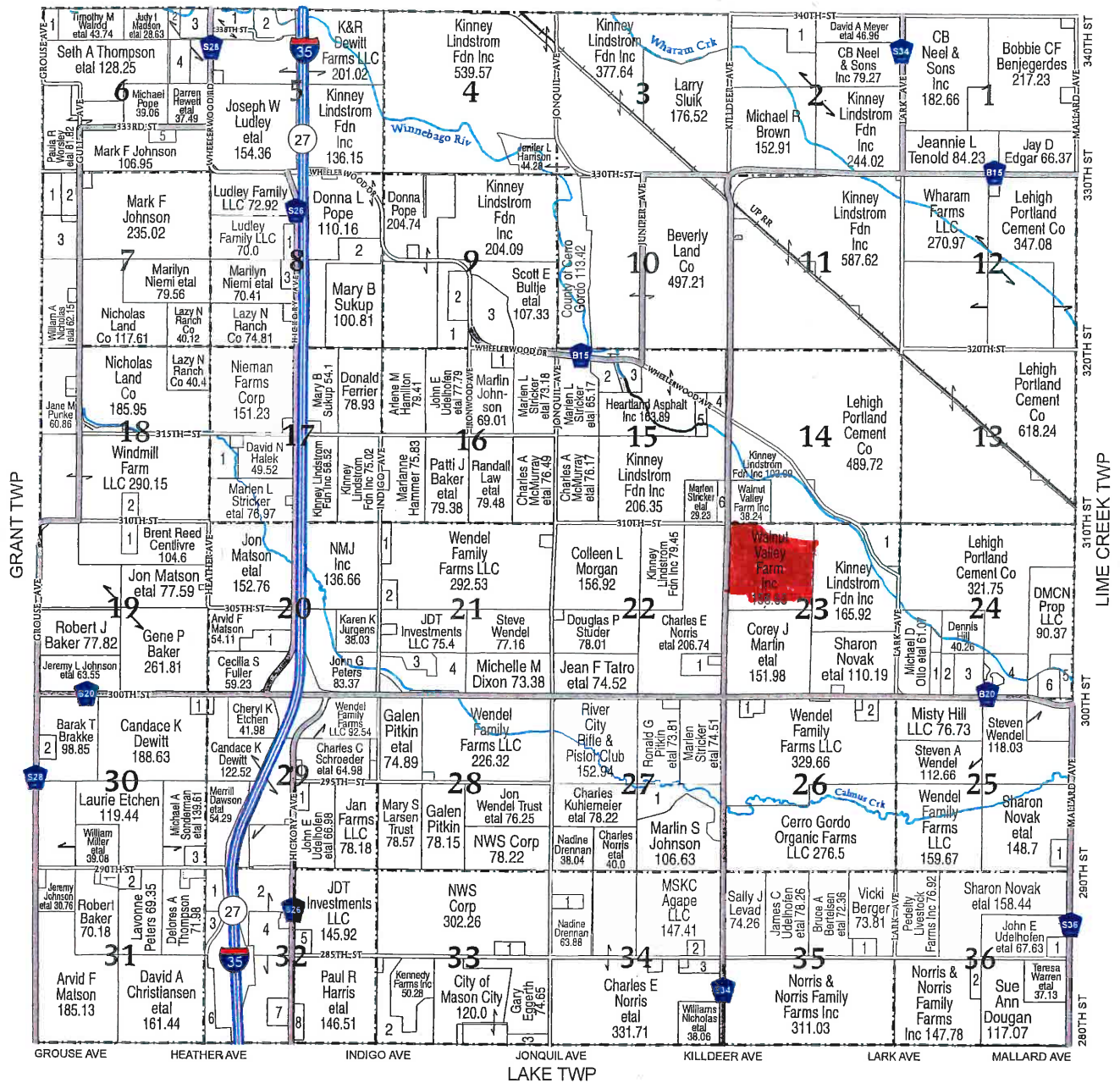
EASEMENTS - There is a high voltage, overhead power line in the East boundary. There is direct frontage on County Highway #S34.

T-97-N

LINCOLN PLAT

(Landowners)
WORTH CO

R-21-W





United States
Department of
Agriculture

Cerro Gordo County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Iowa PLSS
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 136.73 acres

2025 Program Year

Map Created April 15, 2025

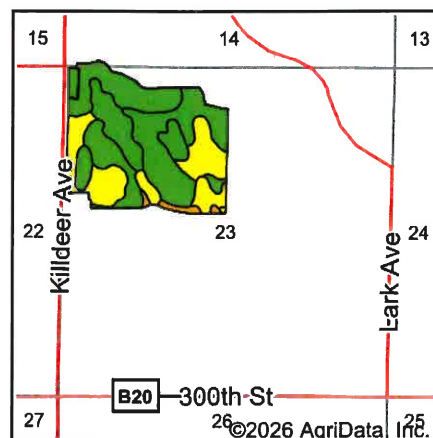
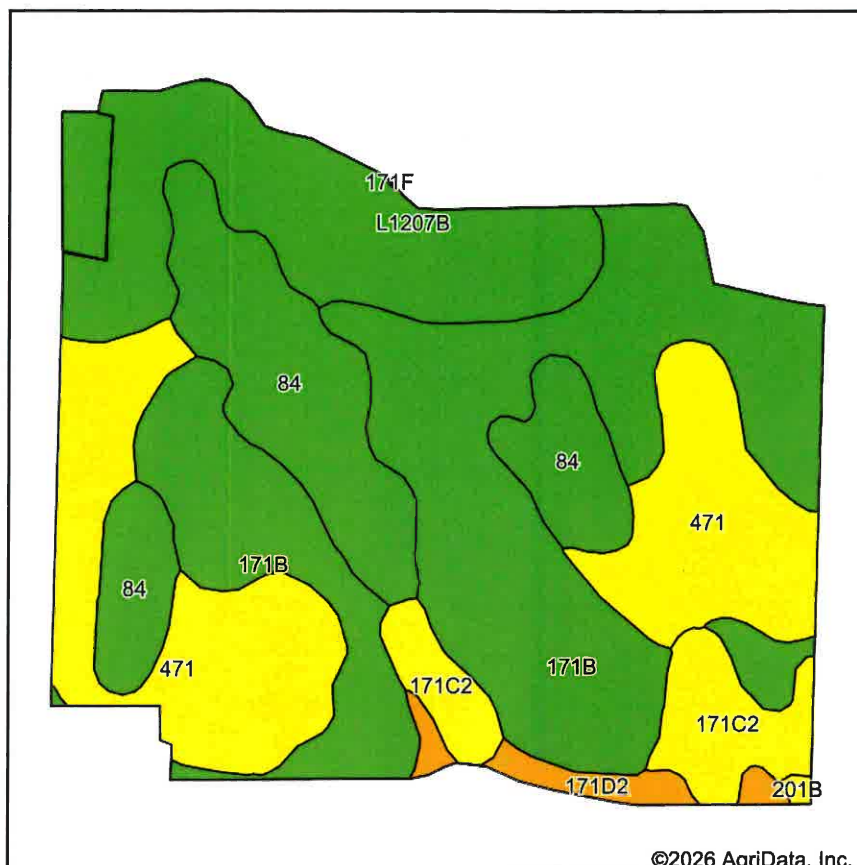
Farm 4295

Tract 1837

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).

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

Soils Map



State: Iowa
 County: Cerro Gordo
 Location: 23-97N-21W
 Township: Lincoln
 Acres: 116.91
 Date: 6/24/2026



Soils data provided by USDA and NRCS.

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Area Symbol: IA033, Soil Area Version: 29												
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	Corn Bu	Oats Bu	Soybeans Bu
171B	Bassett loam, 2 to 5 percent slopes	42.77	36.5%		lle	212.8	61.7	85	78	215	92	62
471	Oran silt loam, 1 to 4 percent slopes	25.21	21.6%		lw	217.6	63.1	74	83			
L1207B	Le Sueur-Reedslake-Cordova complex, 0 to 5 percent slopes	19.79	16.9%		lle			81				
84	Clyde silty clay loam, 0 to 3 percent slopes	19.56	16.7%		llw	224.0	65.0	88	78			
171C2	Bassett loam, 5 to 9 percent slopes, eroded	7.08	6.1%		llle	192.0	55.7	77	61	174	88.5	50
171D2	Bassett loam, 9 to 14 percent slopes, eroded	2.31	2.0%		llle	163.2	47.3	54	51	162	81	44
201B	Coland-Terril complex, 1 to 4 percent slopes	0.19	0.2%		llw	208.0	60.3	76	62			
Weighted Average					1.86	177.4	51.5	81.3	*-	92.4	40.6	26.6

**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.*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

1997

KILLDEER AVE

1320' 5" PL
1160' 5" PL

5" CLAY

BUILDING SITE

PASTURE

590' 4" PL
1220' 4" PL
930' 4" PL
990' 4" PL
1770' 4" PL
1020' 5" PL
1220' 5" PL
1150' 4" PL
1250' 4" PL

8" CLAY

8" CLAY

760' 5" PL

690' 5" PL

740' 5" PL

860' 5" PL

DUANE HOEFER (WALNUT VALLEY FARM)
N. W. 1/4 SECTION 23 LINCOLN TOWNSHIP
CHERO GORDO COUNTY
4760' 5" PL INSTALLED MAY 1994 BY JAY EDGAR
3040' 5" PL INSTALLED NOVEMBER 1995
7910' 4" PL INSTALLED OCTOBER 1997

HOE-23



IOWA
CERRO GORDO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

See Page 2 for non-discriminatory Statements

Abbreviated 156 Farm Record

FARM : 4295
Prepared : 2/24/26 8:44 AM CST
Crop Year : 2026

Operator Name :
CRP Contract Number(s) : 11372,11708
Recon ID : None
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
192.66	136.73	136.73	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	126.34	0.00			10.39	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	106.80	0.00	134	0
Soybeans	17.81	8.49	43	
TOTAL	124.61	8.49		

NOTES

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Tract Number : 1837
Description : NW4 23-97-21 & SW4SW4 14-97-21 LINCOLN
FSA Physical Location : IOWA/CERRO GORDO
ANSI Physical Location : IOWA/CERRO GORDO
BIA Unit Range Number :
CRP Contract Number(s) : 11372,11708
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : WALNUT VALLEY FARM INC
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
192.66	136.73	136.73	0.00	0.00	0.00	0.00	0.0

IOWA
CERRO GORDO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4295
Prepared : 2/24/26 8:44 AM CST
Crop Year : 2026

Tract 1837 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	126.34	0.00	10.39	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	106.80	0.00	134
Soybeans	17.81	8.49	43
TOTAL	124.61	8.49	

NOTES

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, 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.

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Property Description – Tract 3

SIZE – 154.0 Gross Acres - bare cropland

LEGAL DESCRIPTION – Northwest quarter (NW ¼) except the 6.0 acre building site in the NE corner thereof; Section 9-T95N-R21W, Cerro Gordo County

REAL ESTATE TAXES - \$3,774.00

TILLABLE ACRES – 138.87 acres per Farm Service Agency; includes 37.31 Acres in Conservation Reserve Program (CRP); 14.1 Acres with \$3,010.00 annual CRP payment; expires 2030; CP21 practice “Gaining Ground for Wildlife”; 23.21 Acres with \$3,816.00 annual CRP payment expires 2030; CP42 practice – “Pollinator Habitat” & CP43 practice – “Prairie Strips”

CSR2 ave. – 65.7

DRAINAGE – FSA Form 156EZ says, “Tract does not contain a wetland.”

HEL designation– None of the cropland or CRP is designated highly erodible (NHEL).

BUILDING IMPROVEMENTS – None

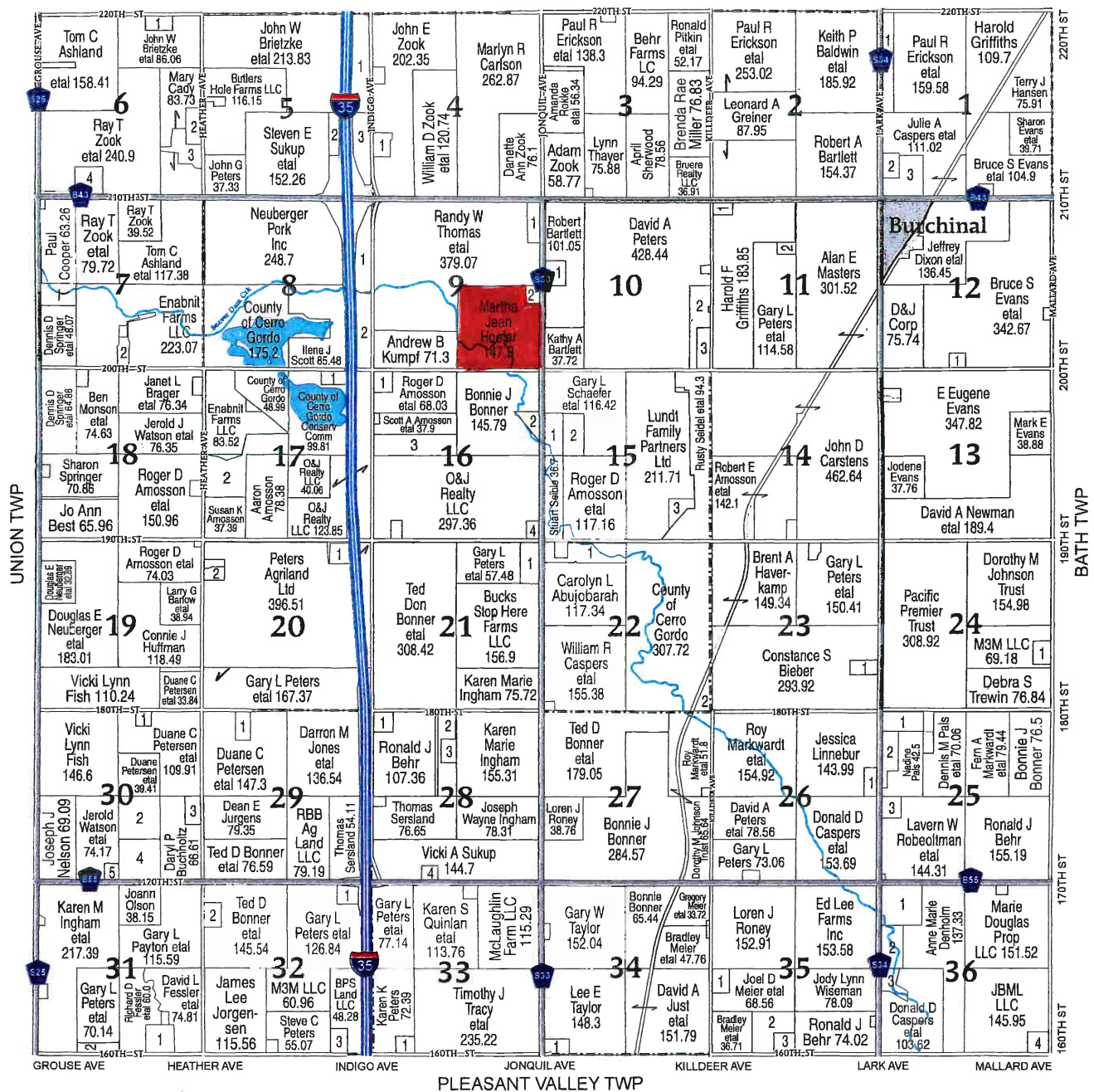
MINERAL RIGHTS – All of the mineral rights go with the farm.

POSSESSION - Outright possession available for the 2027 growing season. The 2026 lease was terminated.

EASEMENTS - The only reported or observed easements are for the power pole line along the East boundary line and the public road rights-of-way.

R-21-W

LAKE TWP





United States
Department of
Agriculture

Cerro Gordo County, Iowa



Legend

Non-Cropland CRP Iowa PLSS
Wetland Determination Identifiers Iowa Roads

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

Tract Cropland Total: 138.87 acres

2026 Program Year

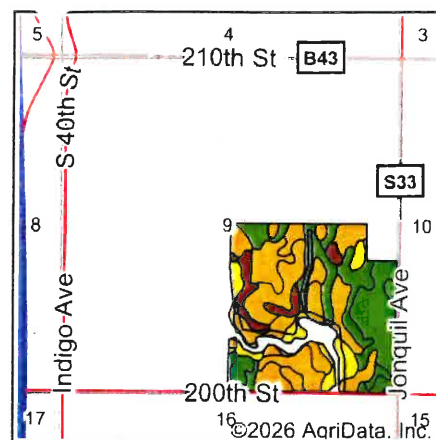
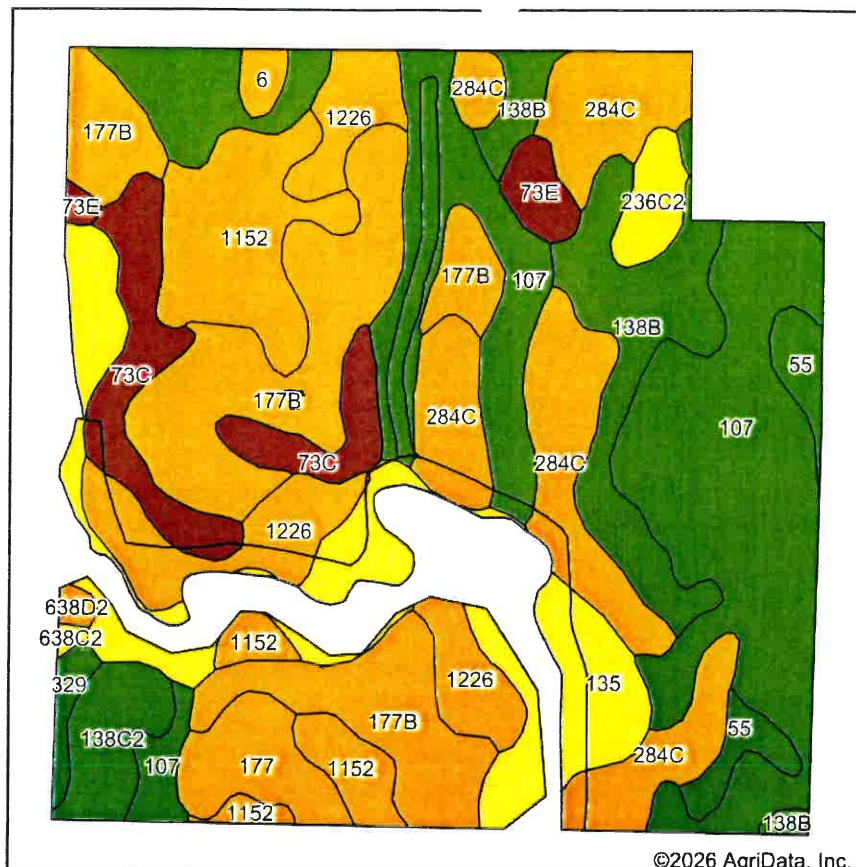
Map Created February 25, 2026

Farm 7617
Tract 7454

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Soils Map



State: **Iowa**
 County: **Cerro Gordo**
 Location: **9-95N-21W**
 Township: **Mount Vernon**
 Acres: **138.87**
 Date: **2/25/2026**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IA033, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR
107	Webster clay loam, 0 to 2 percent slopes	34.52	24.9%		IIw	224.0	65.0	86	83
177B	Saupe loam, 2 to 5 percent slopes	22.07	15.9%		IIIs	80.0	23.2	55	58
284C	Flagler sandy loam, 5 to 9 percent slopes	17.35	12.5%		IIIe	80.0	23.2	44	16
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	12.29	8.9%		IIw	198.4	57.5	76	78
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	10.65	7.7%		IIw	80.0	23.2	54	67
138B	Clarion loam, 2 to 6 percent slopes	9.97	7.2%		IIe	225.6	65.4	89	80
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	9.38	6.8%		IIIs	80.0	23.2	59	71
73C	Hawick gravelly sandy loam, 6 to 12 percent slopes	7.39	5.3%		IVs	80.0	23.2	31	10
177	Saupe loam, 0 to 2 percent slopes	3.68	2.6%		IIIs	80.0	23.2	60	63
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	3.21	2.3%		IIIe	204.8	59.4	83	63
55	Nicollet clay loam, 1 to 3 percent slopes	2.68	1.9%		Iw	233.6	67.7	89	88
236C2	Lester loam, 6 to 10 percent slopes, moderately eroded	1.83	1.3%		IIIe	192.0	55.7	76	58
73E	Hawick gravelly sandy loam, 12 to 20 percent slopes	1.75	1.3%		VIIIs	80.0	23.2	5	5
329	Webster-Nicollet complex, 0 to 3 percent slopes	0.86	0.6%		IIw	228.8	66.4	87	83
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.73	0.5%		IIIw	164.8	47.8	59	57
638D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	0.33	0.2%		IVe	80.0	23.2	53	46
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	0.18	0.1%		IIIe	176.0	51.0	75	56
Weighted Average					2.32	145.5	42.2	65.9	61.6

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

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

DRAINAGE SYSTEM WORKSHEET

Applicant

Quane Shaper

Tract No.

T 1840

Address

*Box 175
Macon City, Ga 31201*

Field Nos.

County

Wilkes County

State

Georgia

DESCRIBE DRAINAGE ALTERATIONS THAT WERE DONE IN THE WET AREAS BEFORE DECEMBER 23, 1985. ATTACH A COPY OF DRAINAGE PLANS OR DRAWINGS (ASCS PHOTO) THAT SHOW WHAT WAS DONE IN THE WET AREAS.

TILE SYSTEMS:

DATE OF INSTALLATION	LINE NUMBER	TILE SIZE	LENGTH	TYPE	DEPTH	SURFACE INLETS	CONDITION OF OUTLET
10-67	#1	10"	477'	CLAY	4'	No	Good
10-67	#2	5"	2807'	"	"	"	"
8-71	#3	10"	490'	"	"	"	"
8-71	#4	5"	4188'	"	"	"	"
8-75	#5	5"	3793'	"	"	"	"
8-75	#5	6"	239'	"	"	"	"
5-75	#8	5"	2500'	"	"	"	"
5-80	#6	5"	3420'	plastic	"	"	"
5-84	#7	5"	6250'	plastic	"	"	"

OTHER (Describe and locate on photo-pumps, drainage wells sinkholes, etc.)

1967 - Straightened the creek at the south end of the creek, just north of the bridge.

BRIEFLY DESCRIBE PAST MAINTENANCE AND REPAIRS (Include dates)

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LANDOWNER SIGNATURE

Quane Shaper

DATE

7/14/89

THE ABOVE DESCRIBED DRAINAGE SYSTEM MAY BE MAINTAINED TO THE EXTENT AND CAPACITY SHOWN ABOVE.

DISTRICT CONSERVATIONIST

DATE

[illegible]

90

IOWA
CERRO GORDO

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7617

Prepared : 2/24/26 8:53 AM CST

Crop Year : 2026

Operator Name

CRP Contract Number(s) : 11679,11721

Recon ID : 19-033-2012-92

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
155.16	138.87	138.87	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	101.56		0.00		37.31	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	64.34	14.66	137	0
Soybeans	37.22	8.48	37	
TOTAL	101.56	23.14		

NOTES

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Tract Number : 7454

Description : SE4 9-95-21 MT.VERNON

FSA Physical Location : IOWA/CERRO GORDO

ANSI Physical Location : IOWA/CERRO GORDO

BIA Unit Range Number :

CRP Contract Number(s) : 11679,11721

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : MARTHA JEAN HOEFER

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.16	138.87	138.87	0.00	0.00	0.00	0.00	0.0

IOWA
CERRO GORDO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7617
Prepared : 2/24/26 8:53 AM CST
Crop Year : 2026

Tract 7454 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	101.56	0.00	37.31	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	64.34	14.66	137
Soybeans	37.22	8.48	37

TOTAL	101.56	23.14
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NOTES

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CRP-1 (01-23-26)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1 ST. & CO. CODE & ADMIN. LOCATION 19 033		2. SIGN-UP NUMBER 53	
CONSERVATION RESERVE PROGRAM CONTRACT				3 CONTRACT NUMBER 11721		4. ACRES FOR ENROLLMENT 23.21	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) CERRO GORDO COUNTY FARM SERVICE AGENCY 1415 S MONROE SUITE A MASON CITY, IA50401-5678				6. TRACT NUMBER 7454		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2020 09-30-2030	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): 6414232286				8. SIGNUP TYPE: Continuous			
INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.							
<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>							
9A. Rental Rate Per Acre \$ 164.43				10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment \$ 3,816.00				A. Tract No.	B. Field No.	C. Practice No.	D. Acres
9C. First Year Payment \$				7454	0026	CP43	3.92
(Item 9C is applicable only when the first year payment is prorated.)				7454	0027	CP42	2.95
(Item 9C is applicable only when the first year payment is prorated.)				7454	0028	CP43	0.94
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) MARTHA J HOEFER 102 LINDEMANN DR IOWA CITY, IA52245-9317		(2) SHARE 100.00 %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)
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)
NOTE: Privacy Act Statement: 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), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-158), Continuing Appropriations, Agriculture, Legislative Branch, Military Construction and Veterans Affairs, and Extensions Act, 2026 (Pub. L. 119-37), and the Conservation Reserve Program 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).							

Non-Discrimination Statement: 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, 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.

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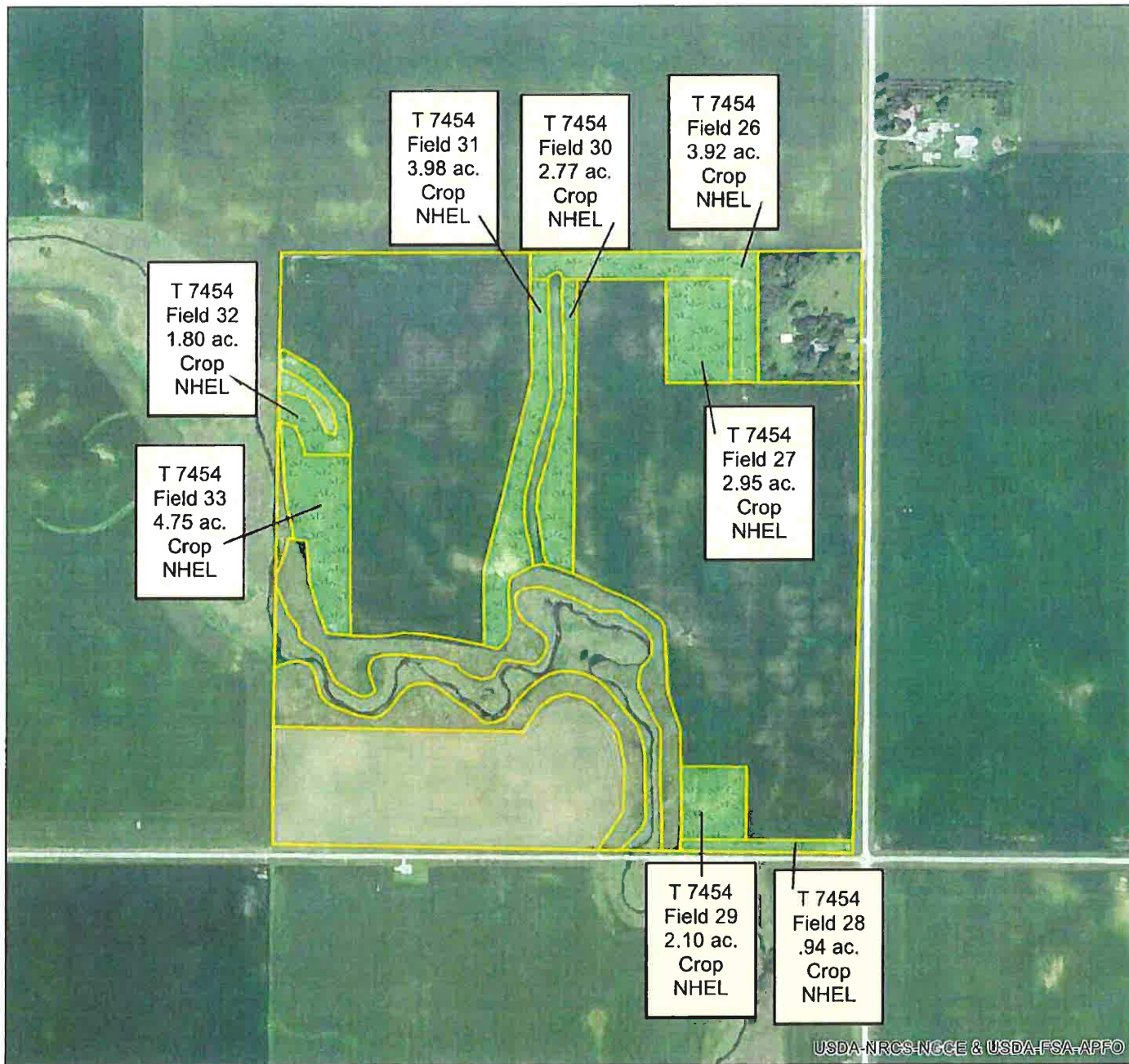
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Conservation Plan Map

Client(s): MARTHA J HOEFER
Cerro Gordo County, Iowa

Assisted By: CRYSTAL KLOOSTER
NRCS
MASON CITY SERVICE CENTER
CERRO GORDO SOIL & WATER CONSERVATION DISTRICT

Land Units: Tract 7454, Fields 1,11,2,21,22,23,24,25,26,27,28,29,3,30,31,32,33



Prepared with assistance from USDA-Natural Resources Conservation Service



Practice Schedule
PLUs

Conservation Practice Polygons

Conservation Cover
(327)

Access Control (472)

Early Successional
Habitat
Development/Mana...
(647)

Herbaceous Weed
Control (315)

CRP-1 U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT		1 ST & CO. CODE & ADMIN. LOCATION 19 033 3 CONTRACT NUMBER 11679		2. SIGN-UP NUMBER 53 4. ACRES FOR ENROLLMENT 14.10	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) CERRO GORDO COUNTY FARM SERVICE AGENCY 1415 S MONROE SUITE A MASON CITY, IA50401-5678		6. TRACT NUMBER 7454		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2020 TO: (MM-DD-YYYY) 09-30-2030	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): 6414232286		8 SIGNUP TYPE: Continuous			
INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.					
<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>					
9A. Rental Rate Per Acre \$ 213.49		10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment \$ 3,010.00		A Tract No.	B Field No.	C. Practice No	D Acres
9C. First Year Payment \$		7454	0011	CP21	6.00
(Item 9C is applicable only when the first year payment is prorated.)		7454	0021	CP21	8.10
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)					
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) MARTHA J HOEFER 102 LINDEMANN DR IOWA CITY, IA52245-9317		(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
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)
NOTE: Privacy Act Statement: 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), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 119-158), Continuing Appropriations, Agriculture, Legislative Branch, Military Construction and Veterans Affairs, and Extensions Act, 2026 (Pub. L. 119-37), and the Conservation Reserve Program 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).					

Non-Discrimination Statement: 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, 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, audiotope, American Sign Language, etc.) should contact the State or local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). 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 <https://www.usda.gov/oascr/how-to-file-a-program-discrimination-complaint> 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, Mail Stop 9410, 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.

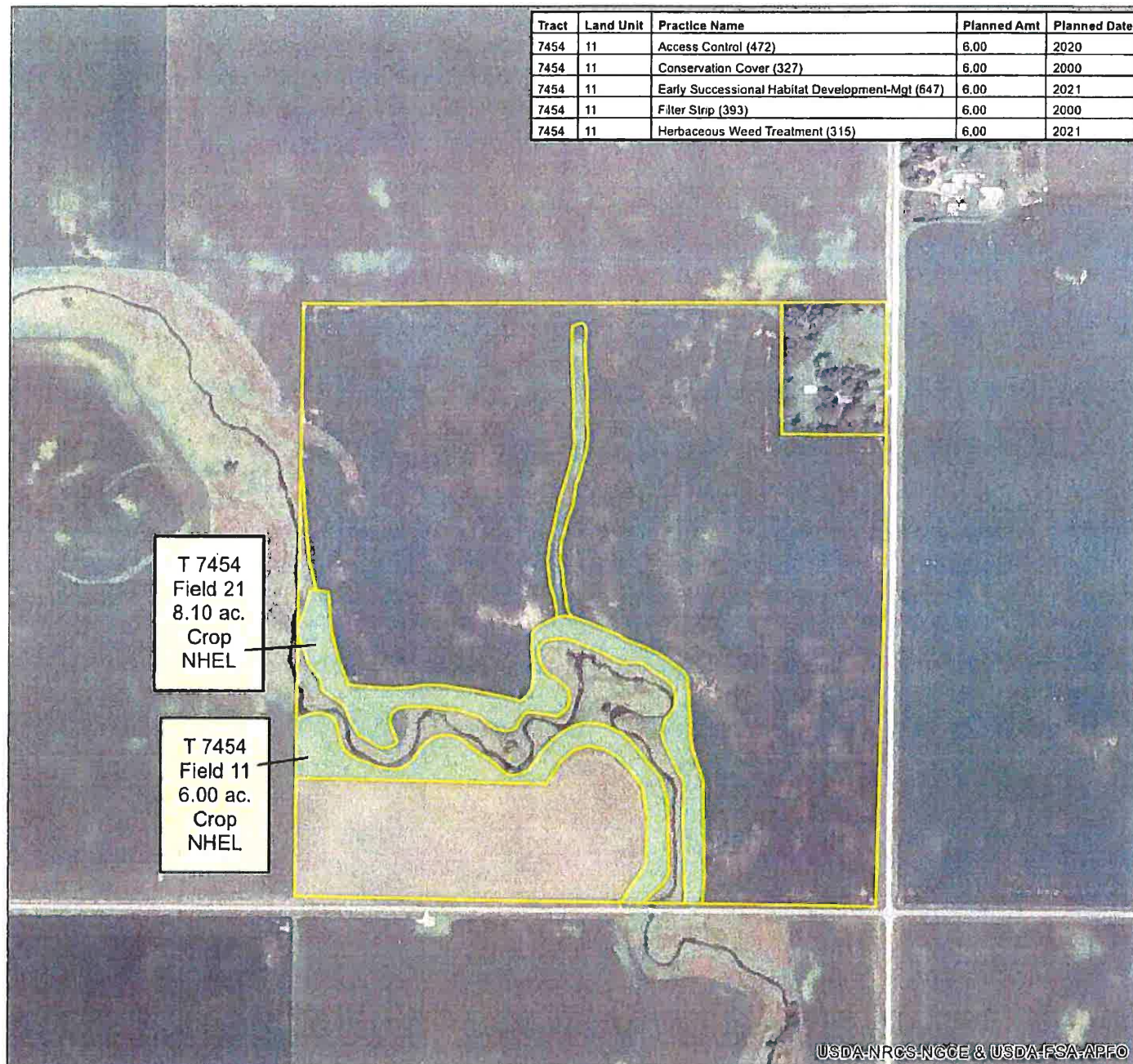
Conservation Plan Map

Date: 8/3/2020

Client(s): MARTHA J HOEFER
Cerro Gordo County, Iowa

Assisted By: CRYSTAL KLOOSTER
NRCS
MASON CITY SERVICE CENTER
CERRO GORDO SOIL & WATER CONSERVATION DISTRICT

Land Units: Tract 7454, Fields 1,11,2,21,22,23,24,25



USDA-NRCS-NGCE & USDA-FSA-APFO

Prepared with assistance from USDA-Natural Resources Conservation Service

0 660
Feet

- | | | |
|---------------------------------------|--|-------------------------------|
| Practice Schedule PLUs | Filter Strip (393) | Herbaceous Weed Control (315) |
| Conservation Practice Polygons | Access Control (472) | |
| Conservation Cover (327) | Early Successional Habitat Development/Mana... (647) | |



Mt V-9

U.S.D.A.
Soil Conservation ServiceSCS-CPA-026
(1-88)1. Name and Address of _____ on
Duane Hoefer 1

2. Date of Request

3. County
Cerro Gordo**HIGHLY ERODIBLE LAND AND WETLAND
CONSERVATION DETERMINATION**

4. Name of USDA Agency or Person Requesting Determination

5. Farm No. and Tract No. # 2591 T-1840

SECTION I - HIGHLY ERODIBLE LAND

6. Is soil survey now available for making a highly erodible land determination?	Yes	No	Field No.(s)	Total Acres
7. Are there highly erodible soil map units on this farm?				
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.				
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.				
10. This Highly Erodible Land determination was completed in the: Office ☐ Field ☐				

NOTE: If you have highly erodible cropland fields, you may need to have a conservation plan developed for these fields. For further information, contact the local office of the Soil Conservation Service.

SECTION II - WETLAND

11. Are there hydric soils on this farm?	Yes	No	Field No.(s)	Total Wetland Acres
	XX			
List field numbers and acres, where appropriate, for the following EXEMPTED WETLANDS:				
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW). Wetlands may be farmed under natural conditions. Farmed Wetlands may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.			unnumbered field	9.5
13. Prior Converted Wetlands (PC) - The use, management, drainage, and alteration of prior converted wetlands (PC) are not subject to FSA unless the area reverts to wetland as a result of abandonment. You should inform SCS of any area to be used to produce an agricultural commodity that has not been cropped, managed, or maintained for 5 years or more.				
14. Artificial Wetlands (AW) - Artificial Wetlands includes irrigation induced wetlands. These Wetlands are not subject to FSA.				
15. Minimal Effect Wetlands (MW) - These wetlands are to be farmed according to the minimal effect agreement signed at the time the minimal effect determination was made.				

NON-EXEMPTED WETLANDS:

16. Converted Wetlands (CW) - In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits. If you believe that the conversion was commenced before December 23, 1985, or that the conversion was caused by a third party, contact the ASCS office to request a commenced or third party determination.				
17. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.				
18. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 16 for information on CW.				
19. This wetland determination was completed in the: Office ☒ Field ☐				
20. This determination was: Delivered ☐ Mailed ☒ To the Person on Date: 6-15-89				

NOTE: If you do not agree with this determination, you may request a reconsideration from the person that signed this form in Block 22 below. The reconsideration is a prerequisite for any further appeal. The request for the reconsideration must be in writing and must state your reasons for the request. The request must be mailed or delivered within 15 days after this determination is mailed to or otherwise made available to you. Please see reverse side of the producer's copy of this form for more information on appeals procedure.

NOTE: If you intend to convert additional land to cropland or alter any wetlands, you must initiate another Form AD-1026 at the local office of ASCS. Abandonment is where land has not been cropped, managed, or maintained for 5 years or more. You should inform SCS if you plan to produce an agricultural commodity on abandoned wetlands.

21. Remarks

22. Signature of SCS District Conservationist

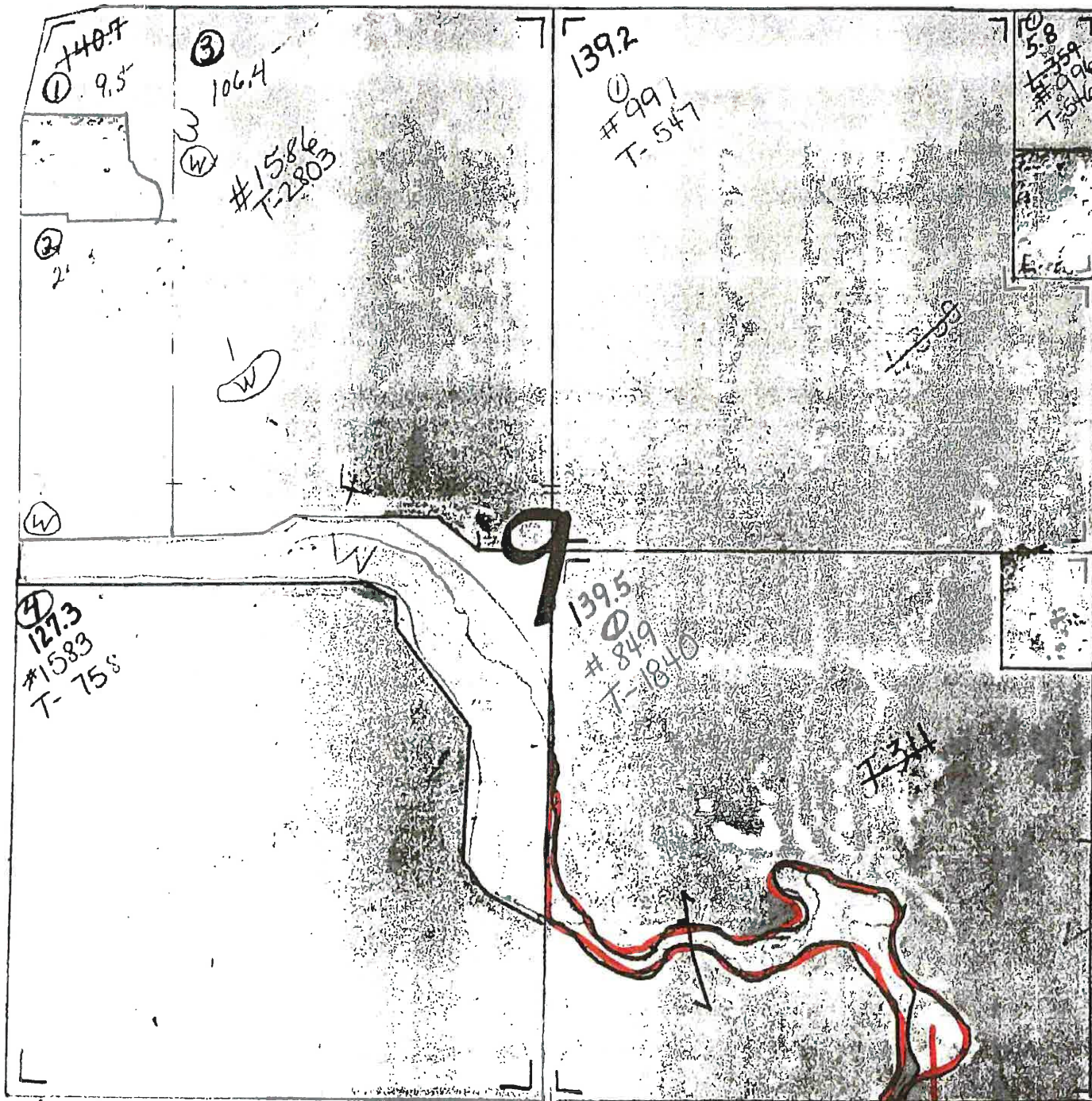
Ronald M. Henson

23. Date

26 April 89

Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, handicap, etc.

SCS Copy



1:25000 SCALE (1000 FEET) CERRO GORDO CO.

E-8

Any Area Not Delineated And
Labeled Are Not Non Wetland
Areas Or Prior Converted Wetlands

9.5
Acres wetland

This information has been gathered from reliable sources but, Fox Auction Company & Benchmark Agribusiness, Inc. do not guarantee the accuracy. All prospective buyers should do their own research and independently verify any information on which they are going to base their decision to buy.

This property is being sold "AS IS." The property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. The sellers do not warranty or guarantee that existing fences coincide exactly with the rectangular survey lines. Any new fencing, if applicable, will be the responsibility of the purchaser pursuant to Iowa statutes.

Fox Auction Company & Benchmark Agribusiness, Inc. are agents for the Seller. It is assumed the buyer is representing themselves or, if they have an agent, the buyer will be responsible for paying any buyer's agent's commissions.