

**Steven and Sue Eganhouse Farmland  
30th Avenue, Wyoming, IA 52362  
Sections 14 & 15, Wyoming Township,  
Jones County, IA  
120.34 Surveyed Acres**



**Chuck Schwager, Broker**



**EAST IOWA REAL ESTATE**  
125 S. 2<sup>nd</sup> St. Maquoketa, IA 52060

**PROPERTY INFORMATION PAGE**

Owner: Steven and Sue Eganhouse

**Address: 30th Avenue, Wyoming, IA 52362**

**\$962,720 or \$8000/Acre**

**Directions:** Highway 64 west of Monmouth 3 miles, or Highway 64 east of Wyoming 3 miles, then go north on 30th Avenue 1/2 mile.

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TYPE OF PROPERTY: Cropland and pasture.

POSSESSION DATE: At legal closing. The tenant has been terminated for the 2025 season.

LOCATION: Sections 14 & 15, Wyoming Township, Jones County, IA

TAX ACRES: 120.34 Surveyed Acres.

NET TAXES: Approximately \$2370, exact amount to be determined after survey.

DRAINAGE: Natural

ROAD TYPE: Gravel

EASEMENTS: Access into the subject property off of 30th Avenue.

CROPLAND: 96+/- FSA Cropland Acres. (Currently 64.5 +/- in row crops and 28+/- in CRP).

Approximately 1 acre of the CRP is retained by the seller to keep access to the pond.

CSR2 (Cropland): 44.4 (46.4 CSR2 on current cropland acres).

TOPOGRAPHY: Rolling to sloping.

**FSA INFORMATION: Information subject to change with reconstitution due to splitting of the farm.**

FARM # 6272      TRACT # 12109 (Whole Farm)      FARMLAND: TBD      CROPLAND: 93.02

**BASE ACRES: CORN:** Base Acres TBD    PLC Yield: 164    **SOYBEANS:** Base Acres TBD    PLC Yield: 47

COMMENTS: Nice cropland and pasture parcel in good condition with sufficient waterways. There are mostly good to average fences around the farm. This is a well cared for family farm in a good location close to paved Highway 64. For more information please call Chuck Schwager at East Iowa Real Estate, 563-599-4277.

**VERIFICATION OF DATA PROVIDED SHALL BE RESPONSIBILITY OF BUYER**  
ALL INFORMATION PROVIDED ALTHOUGH BELIEVED TO BE ACCURATE, IS NOT GUARANTEED BY THE LISTING OFFICE



West Parcel Cropland





West Parcel Pasture





West Parcel CRP Acres





# West Parcel Cropland & Pasture





# Aerial Map



©2024 AgriData, Inc.

Boundary Center: 42° 5' 4.78, -90° 56' 30.58



EAST IOWA  
REAL ESTATE

Maps Provided By:



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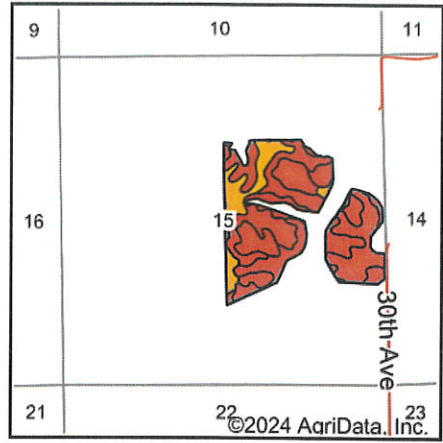
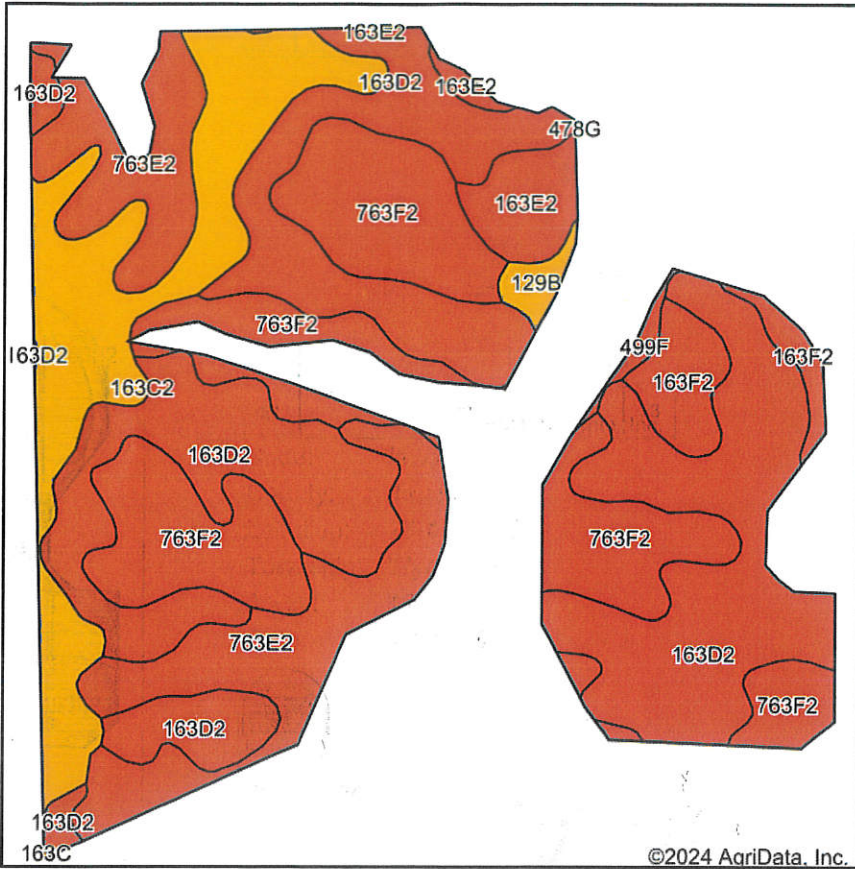
15-84N-1W  
Jones County  
Iowa



7/30/2024



# Soils Map



State: **Iowa**  
 County: **Jones**  
 Location: **15-84N-1W**  
 Township: **Wyoming**  
 Acres: **96**  
 Date: **8/2/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA105, Soil Area Version: 28

| Code                    | Soil Description  | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2**      | CSR         | *n NCCPI Soybeans |                |
|-------------------------|---|-------|------------------|-------------|------------------|-------------|-------------|-------------------|----------------|
| 163D2                   | Fayette silt loam, 9 to 14 percent slopes, moderately eroded  | 38.58 | 40.2%            |             | IIIe             | 46          | 58          | 62                |                |
| 763F2                   | Exette silt loam, 18 to 25 percent slopes, moderately eroded  | 21.46 | 22.4%            |             | VIe              | 28          | 26          | 46                |                |
| 763E2                   | Exette silt loam, 14 to 18 percent slopes, moderately eroded  | 15.01 | 15.6%            |             | IVe              | 46          | 45          | 63                |                |
| 163C2                   | Fayette silt loam, 5 to 9 percent slopes, moderately eroded   | 13.55 | 14.1%            |             | IIIe             | 72          | 68          | 66                |                |
| 163F2                   | Fayette silt loam, 18 to 25 percent slopes, moderately eroded | 3.25  | 3.4%             |             | VIe              | 18          | 28          | 42                |                |
| 163E2                   | Fayette silt loam, 14 to 18 percent slopes, moderately eroded | 2.91  | 3.0%             |             | IVe              | 35          | 48          | 58                |                |
| 129B                    | Arenzville-Chaseburg complex, 1 to 5 percent slopes           | 0.80  | 0.8%             |             | IIw              | 73          | 63          | 83                |                |
| 499F                    | Nordness loam, 14 to 30 percent slopes                        | 0.44  | 0.5%             |             | VIIe             | 5           | 5           | 18                |                |
| <b>Weighted Average</b> |   |       |                  |             |                  | <b>3.97</b> | <b>44.4</b> | <b>48.7</b>       | <b>*n 58.3</b> |

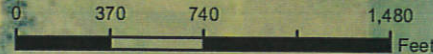
\*\*IA has updated the CSR values for each county to CSR2.

\*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
  - Iowa PLSS
  - Tract Boundary
  - Iowa Roads

**Wetland Determination Identifiers**

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

Tract Cropland Total: 207.62 acres

2024 Program Year

Map Created March 25, 2024

Farm 6272

Tract 12109

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).

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IOWA  
 JONES  
 Form: FSA-156EZ



FARM : 6272  
 Prepared : 7/24/24 3:20 PM CST  
 Crop Year : 2024

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name :  
 CRP Contract Number(s) : 11425A  
 Recon ID : 19-105-2020-36  
 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 |
|--------------------|--------------------|------------------------|----------------|------|-------|------|----------------------|-------------|------------------|
| 282.73             | 207.62             | 207.62                 | 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               | 178.55                 | 0.00           |      | 29.07 | 0.00 | 0.00                 | 0.00        |                  |

**Crop Election Choice**

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|------------|---------------------|
| None           | SOYBN      | CORN                |

**DCP Crop Data**

| Crop Name    | Base Acres   | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|--------------|--------------|-----------------------------|-----------|-----|
| Corn         | 37.00        | 0.00                        | 164       |     |
| Soybeans     | 17.28        | 0.00                        | 47        |     |
| <b>TOTAL</b> | <b>54.28</b> | <b>0.00</b>                 |           |     |

**NOTES**

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Tract Number : 12109

Description :  
 FSA Physical Location : IOWA/JONES  
 ANSI Physical Location : IOWA/JONES  
 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 : STEVEN L EGANHOUSE, SUE M EGANHOUSE  
 Other Producers : None  
 Recon ID : 19-105-2020-35

**Tract Land Data**

| Farm Land | Cropland | DCP Cropland | WBP  | EWP  | WRP  | GRP  | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 282.73    | 207.62   | 207.62       | 0.00 | 0.00 | 0.00 | 0.00 | 0.0       |



IOWA  
 JONES  
 Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 6272  
 Prepared : 7/24/24 3:20 PM CST  
 Crop Year : 2024

Tract 12109 Continued ...

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP   | MPL  | DCP Ag. Rel Activity | SOD  |
|--------------------|--------------------|------------------------|----------------|-------|------|----------------------|------|
| 0.00               | 0.00               | 178.55                 | 0.00           | 29.07 | 0.00 | 0.00                 | 0.00 |

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NOTES

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|  |   |   |   |
|--|---|---|---|
| <b>CRP-1</b><br>(01-08-24)   | <b>U.S. DEPARTMENT OF AGRICULTURE</b><br>Commodity Credit Corporation | 1. ST. & CO. CODE & ADMIN. LOCATION<br>19 105 | 2. SIGN-UP NUMBER<br>50   |
| <b>CONSERVATION RESERVE PROGRAM CONTRACT</b>   |   | 3. CONTRACT NUMBER<br>11425A                  | 4. ACRES FOR ENROLLMENT<br>29.07  |
| 5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code)<br>JONES COUNTY FARM SERVICE AGENCY<br>300 CHAMBER DRIVE<br>ANAMOSA, IA52205-0000 |   | 6. TRACT NUMBER<br>12109                      | 7. CONTRACT PERIOD<br>FROM: (MM-DD-YYYY)<br>10-01-2017 TO: (MM-DD-YYYY)<br>09-30-2027 |
| 5B. COUNTY FSA OFFICE PHONE NUMBER<br>(Include Area Code): (319) 462-3517  |   | 8. SIGNUP TYPE:<br>HEL Iowa                   |   |

**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  | \$ 209.37   | 10. Identification of CRP Land (See Page 2 for additional space) |              |                 |          |                               |
| 9B. Annual Contract Payment   | \$ 6,086.00 | A. Tract No.   | B. Field No. | C. Practice No. | D. Acres | E. Total Estimated Cost-Share |
| 9C. First Year Payment  | \$          | 12109  | 0012         | CP25            | 4.09     | \$ 1,346.00                   |
| (Item 9C is applicable only when the first year payment is prorated.) |             | 12109  | 0018         | CP25            | 24.98    | \$ 8,218.00                   |
|   |             |  |              |                 |          |                               |

**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) |
|--|-----------|--------------------|---|-----------------------|
| STEVEN L EGANHOUSE<br>10255 30TH AVE<br>WYOMING, IA52362-7640  | 100.00 %  |                    |   |                       |
| B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)<br>SUE M EGANHOUSE<br>10255 30TH AVE<br>WYOMING, IA52362-7640 | 0.00 %    |                    |   |                       |
| C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)   | %         |                    |   |                       |

|                         |                                    |                      |
|-------------------------|------------------------------------|----------------------|
| <b>12. CCC USE ONLY</b> | A. SIGNATURE OF CCC REPRESENTATIVE | B. DATE (MM-DD-YYYY) |
|-------------------------|------------------------------------|----------------------|

**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), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), 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.

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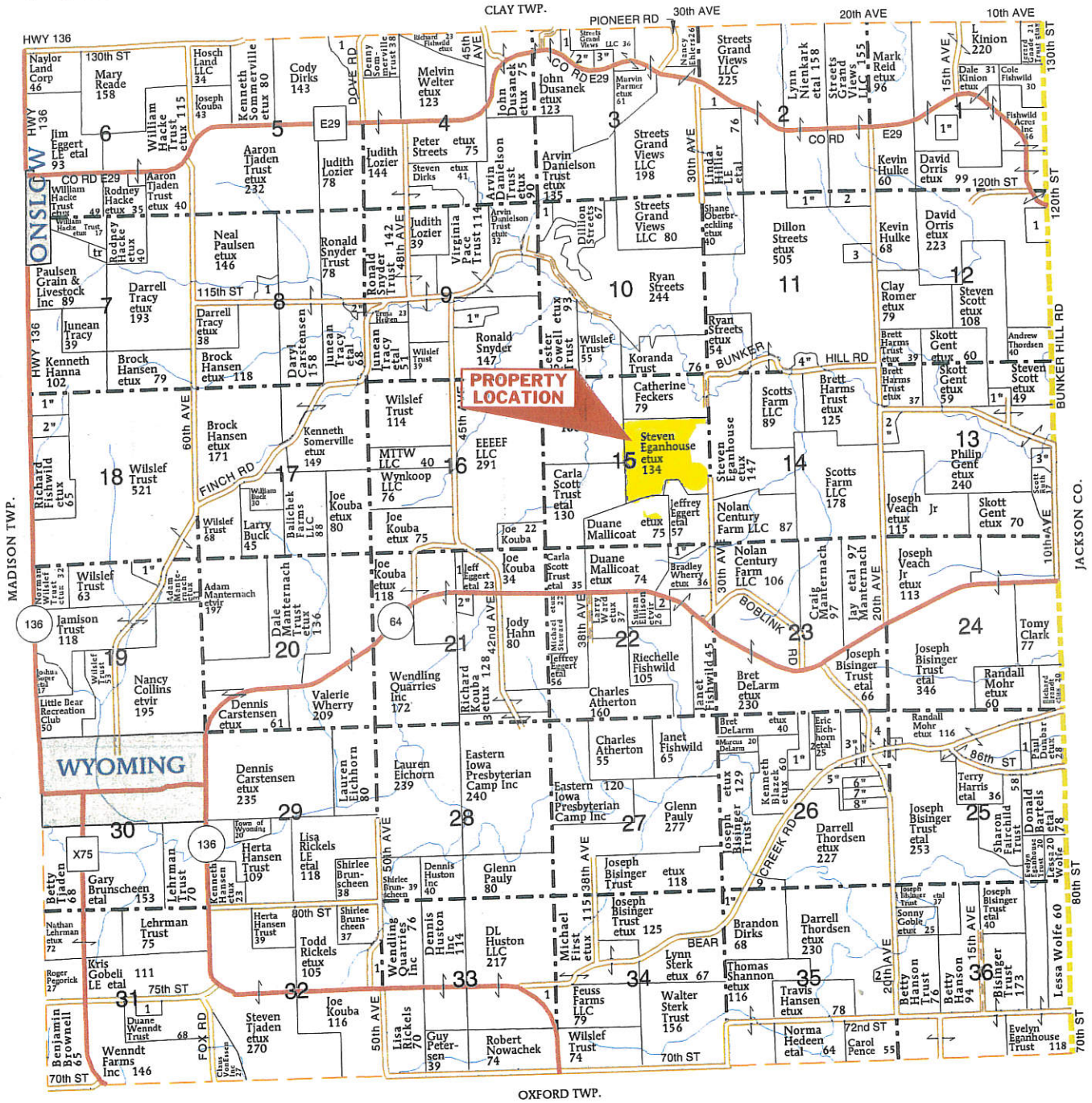
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(Landowners)



**PROPERTY LOCATION**

| WYOMING TOWNSHIP           |    |
|----------------------------|----|
| <b>SECTION 1</b>           |    |
| 1 BRUECK, CHAD ETAL        | 14 |
| <b>SECTION 2</b>           |    |
| 1 YEISLEY, ORLAND          | 9  |
| <b>SECTION 3</b>           |    |
| 1 LUCKSTEDT, SUSAN         | 9  |
| 2 PETERSEN, DENNIS ETUX    | 8  |
| 3 STREETS, DILLION ETUX    | 7  |
| <b>SECTION 5</b>           |    |
| 1 SOMMERVILLE TRUST, DENNY | 10 |
| <b>SECTION 9</b>           |    |
| 1 UPPENA, MARY             | 10 |

|                             |    |
|-----------------------------|----|
| 2 SNYDER, DENNIS ETUX       | 5  |
| <b>SECTION 9</b>            |    |
| 1 WHITMARSH, PATRICIA ETVIR | 10 |
| <b>SECTION 10</b>           |    |
| 1 LAGANE, LORRAINE          | 9  |
| <b>SECTION 11</b>           |    |
| 1 NIENKARK, LYNN ETAL       | 14 |
| 2 STREETS GRAND VIEWS LLC   | 14 |
| 3 HEAR, JAKE                | 6  |
| 4 GUDENKAUF, ADAM ETAL      | 8  |
| <b>SECTION 12</b>           |    |
| 1 FISHWILD ACRES INC        | 15 |

|                                      |    |
|--------------------------------------|----|
| <b>SECTION 13</b>                    |    |
| 1 LOVWELL, JAMES ETUX                | 11 |
| 2 KYARSGAARD, CASEY ETUX             | 10 |
| 3 KUENSTLING, KYLE ETUX              | 11 |
| <b>SECTION 18</b>                    |    |
| 1 OBERBRECKLING, DAVID ETUX          | 13 |
| 2 HOFFMAN, VICTOR ETUX               | 13 |
| <b>SECTION 19</b>                    |    |
| 1 HILLS, PATRIC ETAL                 | 14 |
| <b>SECTION 21</b>                    |    |
| 1 EGGERT, JEFFREY                    | 8  |
| 2 FECKERS, ANDREW ETUX               | 10 |
| 3 EASTERN IOWA PRESBYTERIAN CAMP INC | 15 |

|                               |    |
|-------------------------------|----|
| <b>SECTION 22</b>             |    |
| 1 EGGERT, JEFFREY ETUX        | 9  |
| 2 BAHL, BENJAMIN              | 5  |
| <b>SECTION 25</b>             |    |
| 1 RALSTON, LINDA              | 9  |
| <b>SECTION 26</b>             |    |
| 1 DELARM, MARCUS ETUX         | 15 |
| 2 DELARM, MARCUS              | 16 |
| 3 HELLWEG, RONALD ETUX        | 18 |
| 4 RENTSCHLER BEAR CREEK TRUST | 20 |
| 5 EDWARDS, MARK ETAL          | 14 |
| 6 BISINGER TRUST, JOSEPH ETAL | 10 |
| 7 BURESH, BRENT ETUX          | 10 |
| 8 BISINGER TRUST, JOSEPH ETUX | 10 |

|                               |   |
|-------------------------------|---|
| 9 DIRKS, BRANDON              | 7 |
| <b>SECTION 31</b>             |   |
| 1 DOME PIPELINE CORP          | 7 |
| <b>SECTION 32</b>             |   |
| 1 WENDLING QUARRIES INC       | 9 |
| <b>SECTION 33</b>             |   |
| 1 FEUSS FARMS LLC             | 9 |
| <b>SECTION 35</b>             |   |
| 1 BISINGER TRUST, JOSEPH ETUX | 9 |
| 2 BISINGER, CAITLIN           | 5 |

