



Agri-Valley

FARM MANAGEMENT, LLC

Farmland For Sale

**93.25 Taxable Acres m/l, Pottawattamie County, Iowa
Wright Township**

Legal Description: NW ¼ NW ¼ Section 26 AND SW ¼ SW ¼ and part of the W ½ NW ¼ SW ¼ Section 23, Township 75N, Range 38W, 5th P.M., Pottawattamie County, IA.

Cropland: 91.99 certified crop acres in 2026. (91.99 acres soybeans)

Estimated Average CSR2: 72.14 CSR2 information taken from Land ID.

Farm Program Information:	49.43 Ac Corn base	PLC Yield 131
	42.05 Ac Soybean base	PLC Yield 35
	0.50 Ac Wheat base	PLC Yield 36

Real Estate Taxes: \$3365.00

Possession: Possession subject to current farm tenant lease ending 2/28/2027. Full farming rights transfer to buyer for the 2027 crop year.

Improvements: None

Terms: List Price \$1,130,000.00 OR \$12,117.96/Taxable Acre

Cash Sale. 5% Earnest Deposit on Acceptance of Purchase Offer.
Earnest funds will be held in the Agri-Valley Farm Management, LLC Real Estate Sales Trust Account until closing, at which time the earnest money will be credited to the balance due from Seller.

Seller: Dixie Jensen

Contact: Chad McColleston, Broker
Agri-Valley Farm Management, LLC
PO Box 180
Mineola, IA 51554
Phone: (712) 525-9201 Mobile: (712) 249-5245 Email: agrivalleyfarm@gmail.com

The information contained in this brochure was gathered from sources deemed reliable but cannot be guaranteed by Agri-Valley Farm Management, LLC. All information should be confirmed by interested parties.

Chad McColleston is a licensed Real Estate Broker in the State of Iowa.

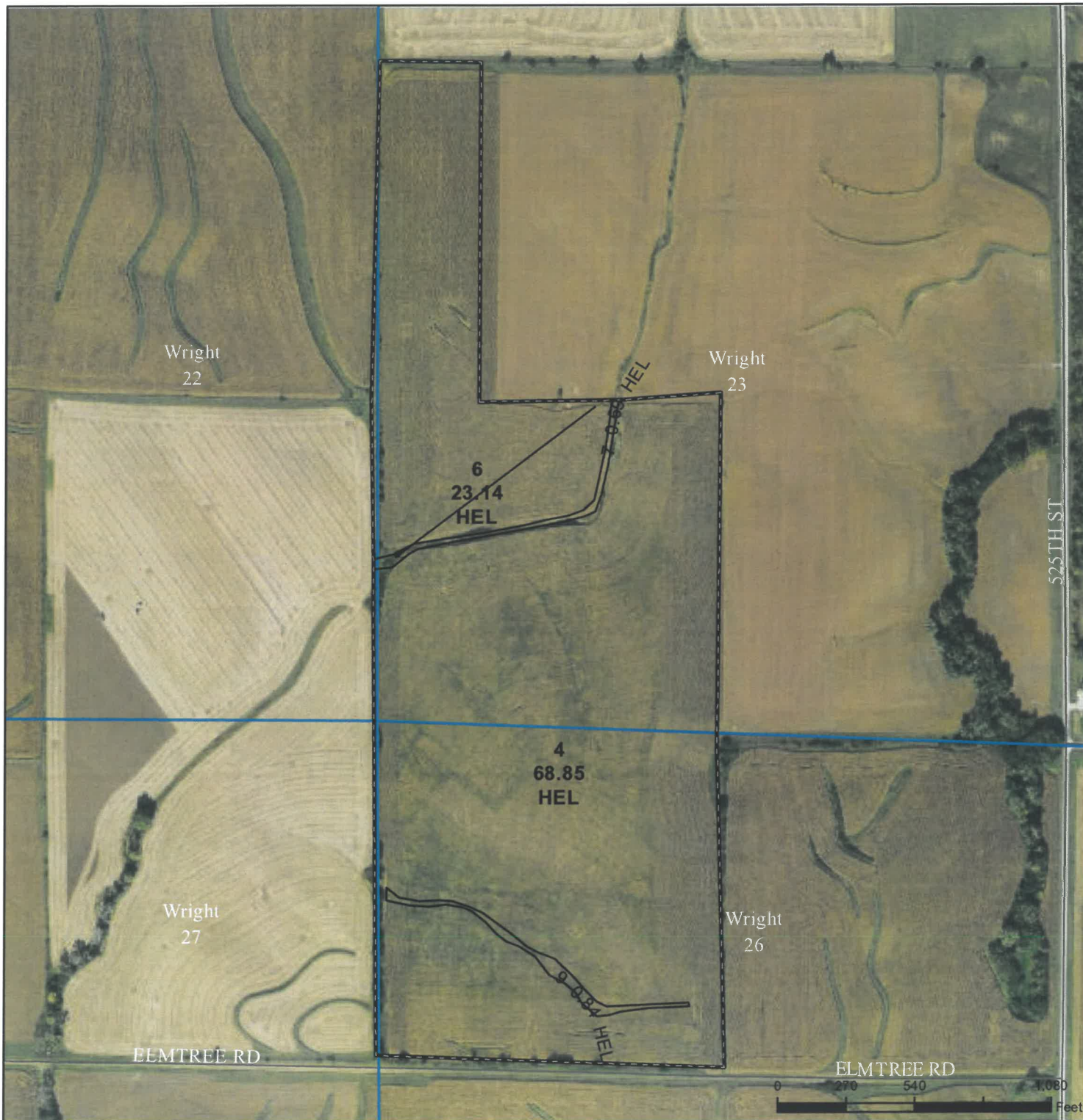
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United States
Department of
Agriculture

Pottawattamie County, Iowa



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: 93.52 acres

2026 Program Year

Map Created March 02, 2026

Farm 4172

Tract 9486

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.



Boundary

|  Boundary 95.42 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
99D3	Exira silty clay loam, 9 to 14 percent slopes, severely eroded	28.41	29.77	52.0	0	76	4e
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	17.42	18.25	59.0	0	84	3e
11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	16.7	17.5	81.0	0	82	2w
9B	Marshall silty clay loam, 2 to 5 percent slopes	14.25	14.93	95.0	0	89	2e
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	10.24	10.73	92.0	0	96	2e
99C2	Exira silty clay loam, 5 to 9 percent slopes, eroded	8.4	8.8	87.0	0	84	3e
TOTALS		95.42(*)	100%	72.14	-	83.29	2.87

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

IOWA
EAST POTTAWATTAMIE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4172

Prepared : 9/10/26 2:03 PM CST

Crop Year : 2026

Operator Name : XXXXXXXXXX
CRP Contract Number(s) : None
Recon ID : 19-155-2009-76
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
93.52	93.52	93.52	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	93.52		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	0.50	0.00	36	
Corn	49.43	0.00	131	0
Soybeans	42.05	0.00	35	0
TOTAL	91.98	0.00		

NOTES

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Tract Number : **9486**
Description : pt NWSW &SW SW sec 23, NWNW sec 26 Wright
FSA Physical Location : IOWA/EAST POTTAWATTAMIE
ANSI Physical Location : IOWA/POTTAWATTAMIE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : DIXIE L JENSEN REV TITLE HOLDING TR
Other Producers : None
Recon ID : 19-155-2009-75