



HIGH POINT
LAND COMPANY



FOR SALE

HOWARD COUNTY, IOWA



319-315-6693 • 513 W BREMER AVE, WAVERLY, IA
HIGHPOINTLANDCOMPANY.COM



111.28+/- ACRES • HOWARD COUNTY, IA

LISTING PRICE: \$1,057,000

DESCRIPTION:

High Point Land Company is honored to present a truly rare opportunity to own a premier recreational retreat nestled in the heart of Howard County, Iowa. Spanning 111.28± acres, this exceptional farm offers the perfect blend of income production and outdoor adventure. With approximately 30± tillable acres and established CRP contracts generating \$8,972 annually, the property provides steady returns while maintaining its natural beauty and recreational appeal.

Thoughtfully managed with a focus on producing trophy whitetail deer, this farm is a haven for wildlife enthusiasts and serious hunters alike. Established food plots, a well-placed pond, and thriving CRP habitat create an ideal environment that consistently attracts and holds deer, turkey, and other native species. The land has been carefully developed to maximize both habitat quality and hunting success, offering a turnkey setup ready for your next season.

One of the property's most captivating features is the scenic Wapsipinicon River, which winds gracefully through the entire tract. The river not only enhances the property's natural beauty but also serves as a prime travel corridor for wildlife. In addition to exceptional deer movement, the river provides outstanding fishing opportunities and the perfect setting for kayaking, exploring, or simply enjoying the peaceful sights and sounds of the water.

Strategically positioned tower blinds are already in place, allowing for comfortable, elevated hunting experiences in key locations. A shed on skids offers convenient storage for equipment or the potential for cozy overnight stays, making weekend getaways both easy and enjoyable.

With its river frontage, mature timbered cover, established income, and proven wildlife management, this property delivers the total package. Whether you envision crisp fall mornings in the stand, summer evenings along the riverbank, or building a legacy of outdoor tradition for generations to come, this remarkable farm is ready to make those memories a reality.



111.28+/- ACRES • HOWARD COUNTY, IA

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PROPERTY FEATURES:

- Wapsipinicon River run through property
- Managed for trophy whitetails
- Established Food Plots
- CRP contracts of \$8972.00 Annually
- Established tower blinds
- Shed for storage or overnight stays

PROPERTY ADDRESS:

TBD 170th St, Riceville, IA 50466

DRIVING DIRECTIONS:

Head west out of Elma, Iowa on 190th Street 5 miles, next go north on Addison Ave 2 miles to 170th Street, Finally head east a half mile and the farm is on the south side of the road.





111.28+/- ACRES • HOWARD COUNTY, IA
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Iowa, AC +/-



SOILS MAP



Howard-BJ-111 Farm

Howard County, Iowa | 31 98N 14W | 111.28 gross acres

43.2656, -92.541129

Soil Map

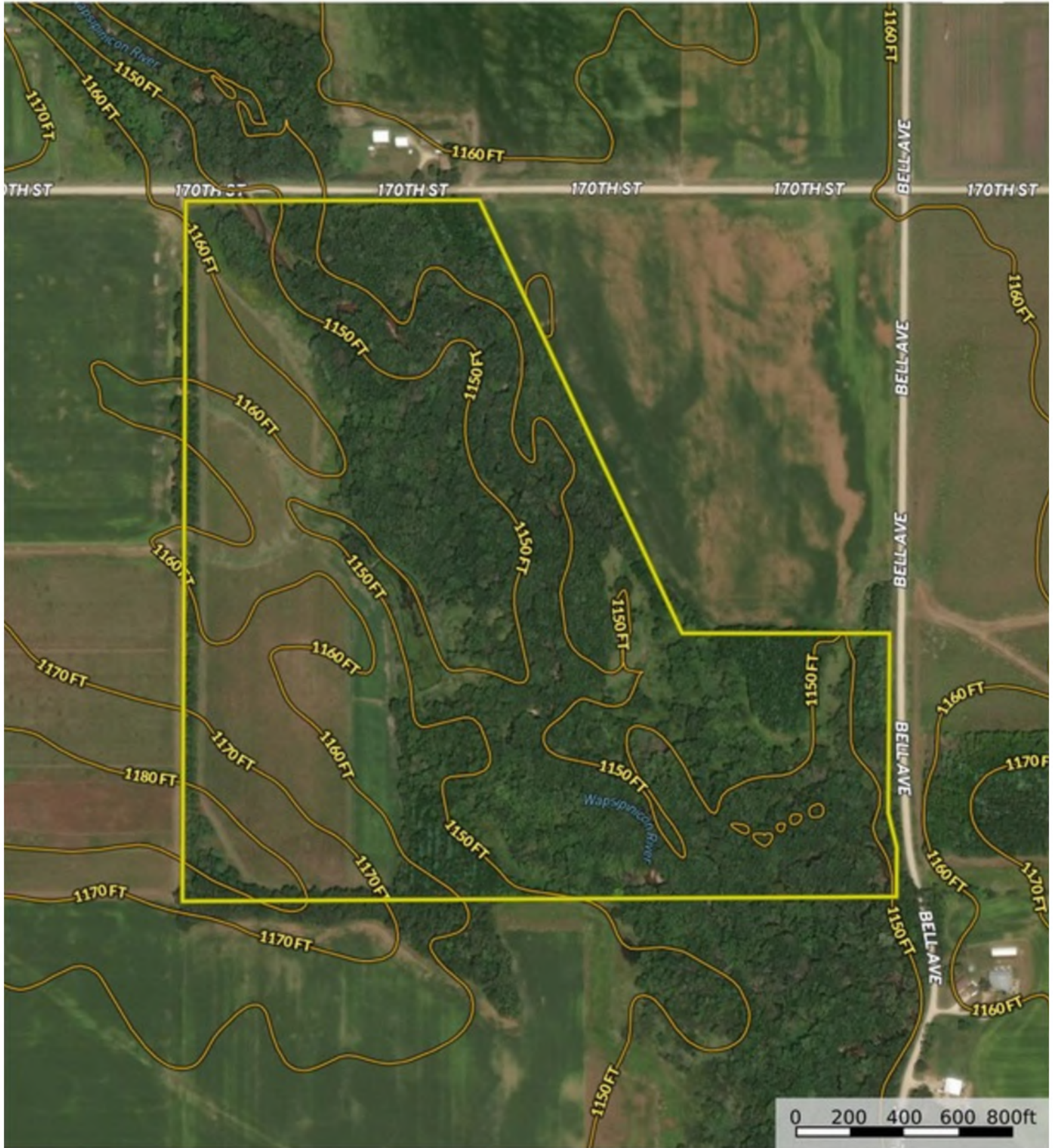


Acreage types displayed on map: Dryland, CRP, Irrigated

Soil Code	Soil Description	% of Map	Acres	CSR2
315	Colo-Alluvial land complex, channeled	45.63%	50.78	24
407B	Schley silt loam, 1 to 4 percent slopes	11.68%	12.99	81
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	8.45%	9.40	70
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	6.73%	7.48	53
482B	Racine loam, 2 to 5 percent slopes	6.26%	6.97	76
391B	Clyde-Floyd complex, 1 to 4 percent slopes	6.19%	6.89	87
776C	Lilah sandy loam, 3 to 9 percent slopes	3.51%	3.91	5
178B	Waukee loam, 2 to 5 percent slopes	2.56%	2.85	64
777B	Wapsie loam, 2 to 5 percent slopes	2.06%	2.29	50
	5 other soils	6.94%	7.72	80
Total			111.28	44.5

All data courtesy SSURGO database distributed by the U.S. NRCS.

TOPOGRAPHY MAP



Boundary





FSA MAP



United States
Department of
Agriculture

Howard County, Iowa



Legend

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

Wetland Determination

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

Tract Cropland Total: 31.10 acres

2025 Program Year

Map Created May 08, 2025

Farm 3800

Tract 8504

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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156EZ

Tract Number : 8504
Description : A10 W1/2 NE1/4 SEC 31-98-14 AFTON TWP
FSA PhysicalLocation : IOWA/HOWARD IOWA/HOWARD
ANSI PhysicalLocation :
BIA Unit RangeNumber :
CRP ContractNumber(s) : 11966,12213,12971,13242 HEL field on tract.Conservation
HEL Status : system being actively applied Tract contains a wetland or
Wetland Status : farmed wetland None JOHN R KOSCHMEDER None None
WL Violations :
Owners :
Other Producers :
Recon ID :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
113.05	31.10	31.10	0.00	0.00	0.00	0.00	0.0

CRP CONTRACT

Page 1 of 1

CRP-1 (05-05-25)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 19 089		2. SIGN-UP NUMBER 50	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11966		4. ACRES FOR ENROLLMENT 22.90	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) HOWARD COUNTY FARM SERVICE AGENCY 311 7TH ST SW, SUITE #1 CRESCO, IA 52136-1865				6. TRACT NUMBER 8504		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2017 TO: (MM-DD-YYYY) 09-30-2027	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (563) 547-2841				8. SIGNUP TYPE: Continuous			
INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.							
<p><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></p>							
9A. Rental Rate Per Acre \$ 297.00		10. Identification of CRP Land (See Page 2 for additional space)					
9B. Annual Contract Payment \$ 6,801.00		A. Tract No.		B. Field No.		C. Practice No.	
9C. First Year Payment \$		8504		1		CP42	
(Item 9C is applicable only when the first year payment is prorated.)		8504		2		CP42	
		8504		3		CP42	
						D. Acres	
						E. Total Estimated Cost-Share	
						\$ 8,003.00	
						\$ 2,332.00	
						\$ 1,802.00	
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) JOHN R. HEDGECOCK 4000 W. 10TH ST. N. 5602 RICHMOND 9 RICHMOND, IA 52444-7153		(2) SHARE 100.00 %		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
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	
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	
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE					B. DATE (MM-DD-YYYY)
<p>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. 118-158), 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.</p> <p>Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1).</p>							

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.

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CRP CONTRACT

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CRP-1 (05-05-25)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 19 089		2. SIGN-UP NUMBER 52	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 12213		4. ACRES FOR ENROLLMENT 1.10	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) HOWARD COUNTY FARM SERVICE AGENCY 311 7TH ST SW, SUITE #1 CRESCO, IA 52136-1865				6. TRACT NUMBER 8504		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2019 TO: (MM-DD-YYYY) 09-30-2029	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (563) 547-2841				8. SIGNUP TYPE: Continuous			
INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.							
<p><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></p>							
9A. Rental Rate Per Acre \$ 213.00		10. Identification of CRP Land (See Page 2 for additional space)					
9B. Annual Contract Payment \$ 234.00		A. Tract No. 8504		B. Field No. 0005		C. Practice No. CP8A	
9C. First Year Payment \$						D. Acres 1.10	
(Item 9C is applicable only when the first year payment is prorated.)						E. Total Estimated Cost-Share \$ 0.00	
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) <small>JOHN R. BOCKMEYER BOCKMEYER FARM 3202 BRISCONY S BECKVILLE, IA 52514-3153</small>		(2) SHARE 100.00 %		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
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	
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	
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE					B. DATE (MM-DD-YYYY)
<p>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), and the Conservation Reserve Program 7 CFR Part 1410. 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.</p> <p>Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1).</p>							

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CRP-1 (05-05-25)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 19 089		2. SIGN-UP NUMBER 57	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 12971		4. ACRES FOR ENROLLMENT 9.00	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) HOWARD COUNTY FARM SERVICE AGENCY 311 7TH ST SW, SUITE #1 CRESCO, IA 52136-1865				6. TRACT NUMBER 8504		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2022 TO: (MM-DD-YYYY) 09-30-2032	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (563) 547-2841				8. SIGNUP TYPE: Continuous			
INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.							
<p><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></p>							
9A. Rental Rate Per Acre \$ 87.80		10. Identification of CRP Land (See Page 2 for additional space)					
9B. Annual Contract Payment \$ 790.00		A. Tract No.		B. Field No.		C. Practice No.	
9C. First Year Payment \$		8504		0008		CP22	
(Item 9C is applicable only when the first year payment is prorated.)		8504		0009		CP22	
		8504		0010		CP22	
						D. Acres	
						E. Total Estimated Cost-Share	
						\$ 1,640.00	
						\$ 1,520.00	
						\$ 440.00	
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) <small>JOHN R. ROCHBERGER ROCHBERGER FARM 3202 BRIGGS RD BECKVILLE, IA 52504-1153</small>		(2) SHARE 100.00 %		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
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	
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	
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE					B. DATE (MM-DD-YYYY)
<p>NOTE: <i>Privacy Act Statement:</i> The following statement is made in accordance with the Privacy Act of 1974 (5 U.S.C. 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), 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.</p> <p>Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1).</p>							

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CRP CONTRACT

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CRP-1 (05-05-25)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 19 089		2. SIGN-UP NUMBER 59	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 13242		4. ACRES FOR ENROLLMENT 3.20	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) HOWARD COUNTY FARM SERVICE AGENCY 311 7TH ST SW, SUITE #1 CRESCO, IA52136-1865				6. TRACT NUMBER 8504		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2023 TO: (MM-DD-YYYY) 09-30-2053	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (563) 547-2841				8. SIGNUP TYPE: CLEAR30			
INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.							
<p><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></p>							
9A. Rental Rate Per Acre \$ 358.35		10. Identification of CRP Land (See Page 2 for additional space)					
9B. Annual Contract Payment \$ 1,147.00		A. Tract No. 8504		B. Field No. 0004		C. Practice No. CP21	
9C. First Year Payment \$						D. Acres 3.20	
(Item 9C is applicable only when the first year payment is prorated.)						E. Total Estimated Cost-Share \$ 586.00	
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) JOHN B. ROCHFORD 3000 S. 10TH ST 5202 WISCONSIN ROCKFORD, ILL 61105-1153		(2) SHARE 100.00 %		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
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	
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	
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE					B. DATE (MM-DD-YYYY)
<p>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), 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.</p> <p>Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1).</p>							

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Brian grew up in southeast Minnesota, where his dad instilled in him a lifelong passion for the outdoors. After high school, Brian attended Minnesota North College and earned a degree in Natural Resources. Not long after, he met his wife, and together they've built a wonderful life with their four children.

Throughout his career, Brian has worked primarily in sales and operations management, gaining extensive experience in leadership, customer relations, and business development. Today, Brian and his family call Waverly, Iowa home where they continue to enjoy the outdoors, community, and everything this part of the Midwest has to offer.

"It's rare that you see a company with 5 stars in Google reviews. Now that I've worked with High Point Land Company to sell my farmland, and have seen how hard they work to sell land for a great price, I agree with the ratings. They advertised in papers, on radio, the Internet, and with flyers and signs in several counties, and they made buyers they have a relationship with aware of the sale. Their guidance throughout the process was spot-on, and they kept us informed of progress in the months leading up to the on-line auction. In the end, we received an excellent offer and the entire process was flawless. We couldn't be happier with how things worked out, and are convinced the selling price was much better than if we had simply listed the land for sale.."

PAUL S.



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