

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ██████████
CRP Contract Number(s) : None
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
135.74	127.49	127.49	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	127.49	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	OATS, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	2.10	0.00	56	
Corn	54.50	0.00	126	
Soybeans	37.50	0.00	41	
TOTAL	94.10	0.00		

NOTES

Tract Number : 8851

Description : 22-80-22 FRANKLIN
FSA Physical Location : IOWA/POLK
ANSI Physical Location : IOWA/POLK
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : ██████████
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
135.74	127.49	127.49	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 8851 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	127.49	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	2.10	0.00	56
Corn	54.50	0.00	126
Soybeans	37.50	0.00	41
TOTAL	94.10	0.00	

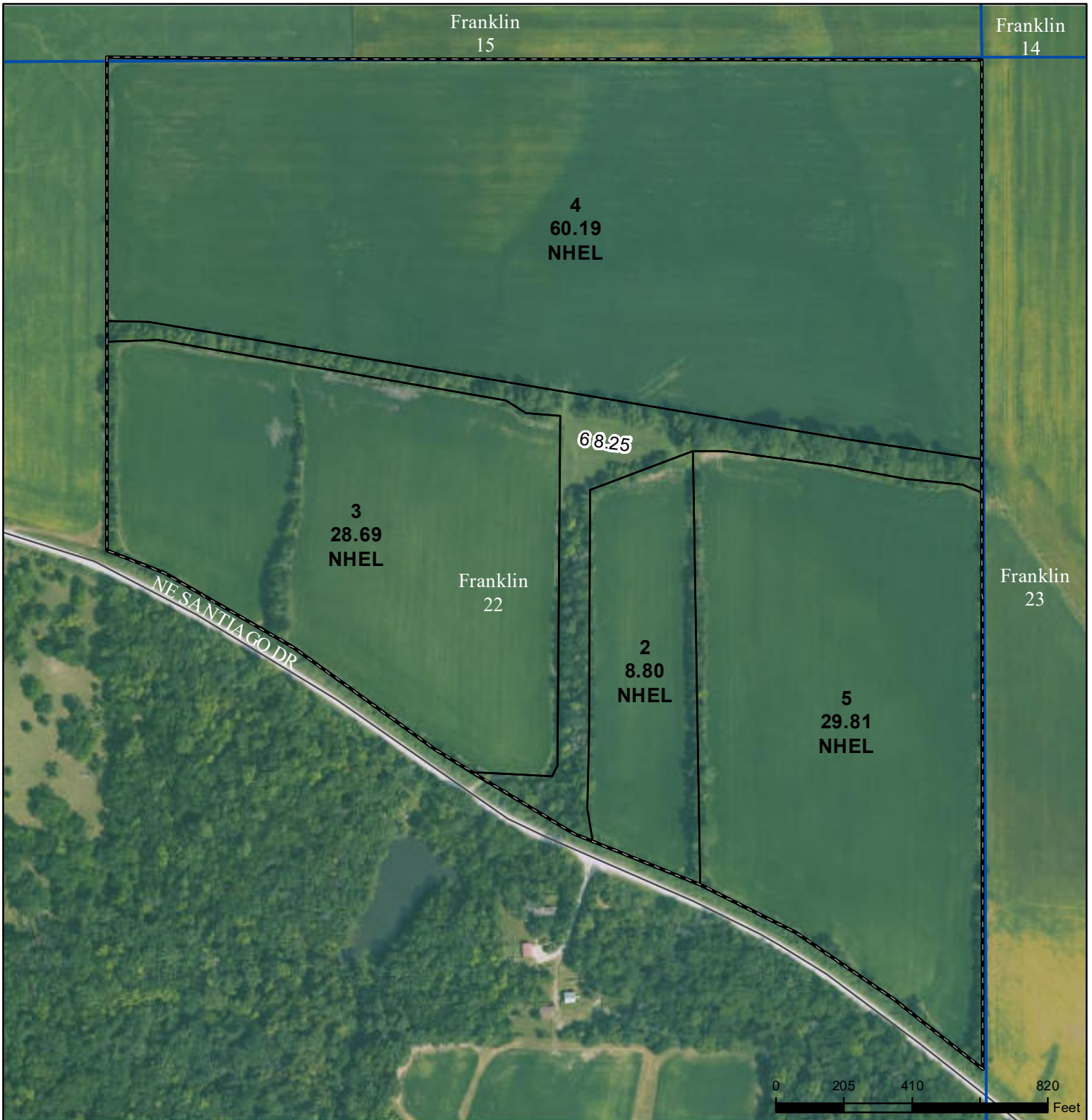
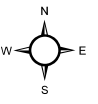
NOTES

--

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.

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 [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 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.



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

Wetland Determination Identifiers

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

Tract Cropland Total: 127.49 acres

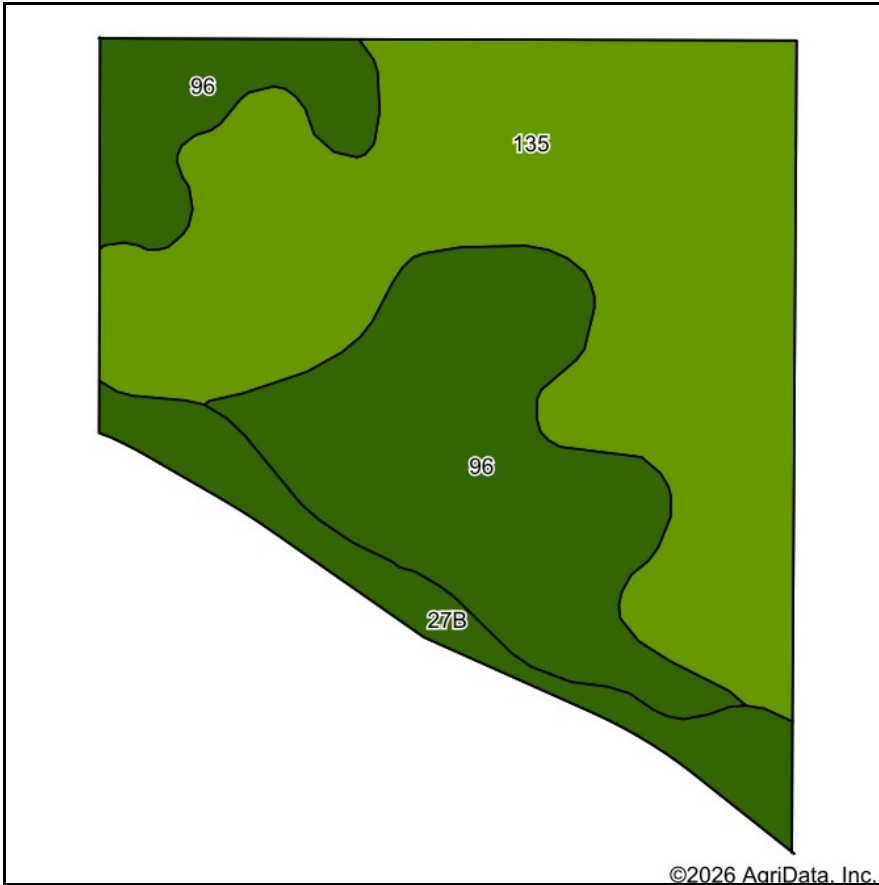
2026 Program Year
Map Created February 26, 2026

Farm **3198**
Tract **8851**

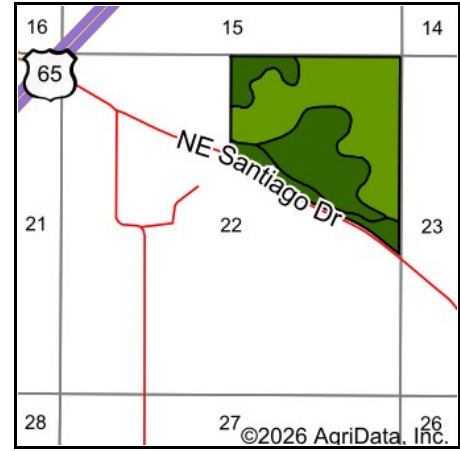
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Polk**
 Location: **22-80N-22W**
 Township: **Franklin**
 Acres: **135.51**
 Date: **2/3/2026**



Maps Provided By:



Area Symbol: IA153, Soil Area Version: 28									
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class *c	CSR2**	*n NCCPI Overall	
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	75.46	55.7%		90	IIw	76	83	
96	Turlin loam, 0 to 2 percent slopes, occasionally flooded	47.28	34.9%		1	IIw	89	88	
27B	Terril loam, 2 to 6 percent slopes	12.77	9.4%		8	Ile	87	88	
Weighted Average							2.00	81.6	*n 85.2

Soils data provided by USDA and NRCS.

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

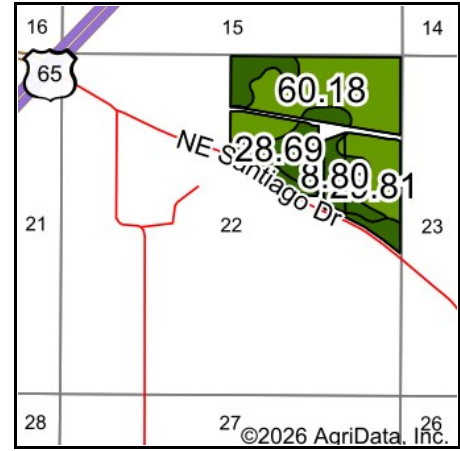
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Polk**
 Location: **22-80N-22W**
 Township: **Franklin**
 Acres: **127.48**
 Date: **2/3/2026**



Area Symbol: IA153, Soil Area Version: 28								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class *c	CSR2**	*n NCCPI Overall
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	72.88	57.1%		90	IIw	76	83
96	Turlin loam, 0 to 2 percent slopes, occasionally flooded	42.90	33.7%		1	IIw	89	88
27B	Terril loam, 2 to 6 percent slopes	11.70	9.2%		8	Ile	87	88
Weighted Average							2.00	81.4
								*n 85.1

Soils data provided by USDA and NRCS.

*A 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

4 Year Crop History

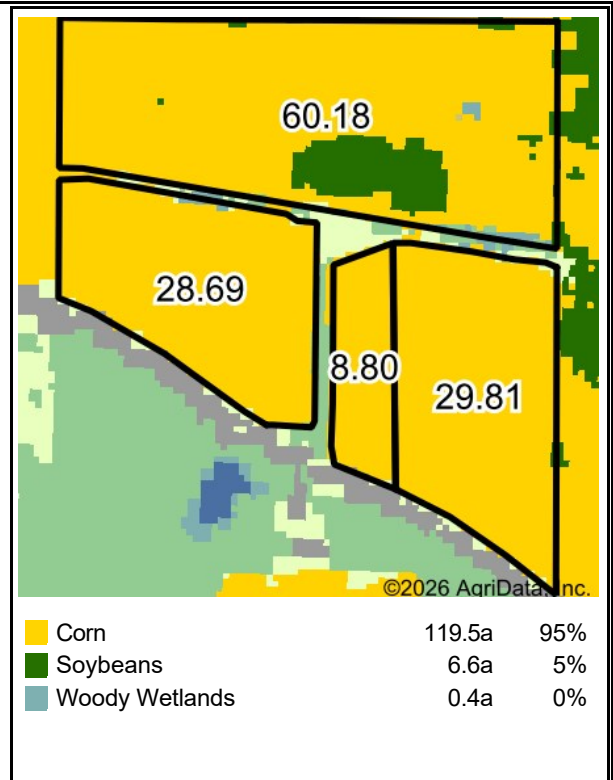
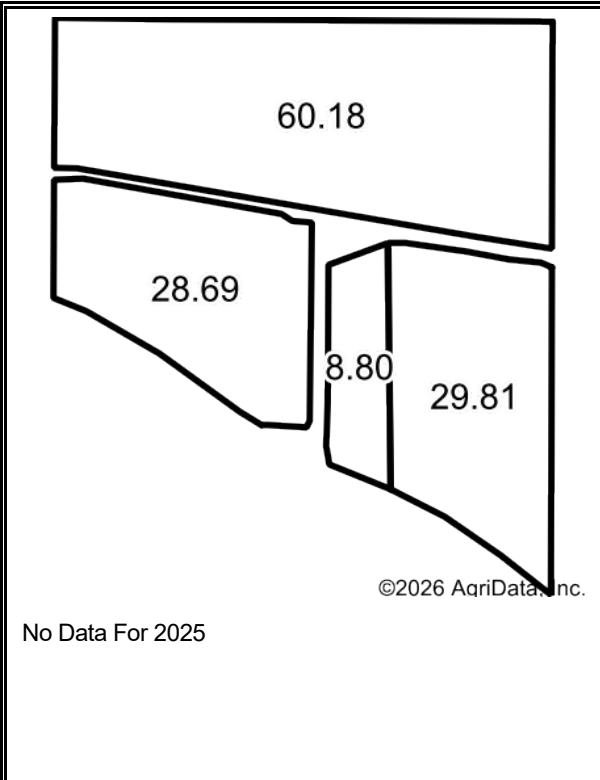


Owner/Operator:
 Address:
 Address:
 Phone:

Date:
 Farm Name:
 Field ID:
 Acct. #:

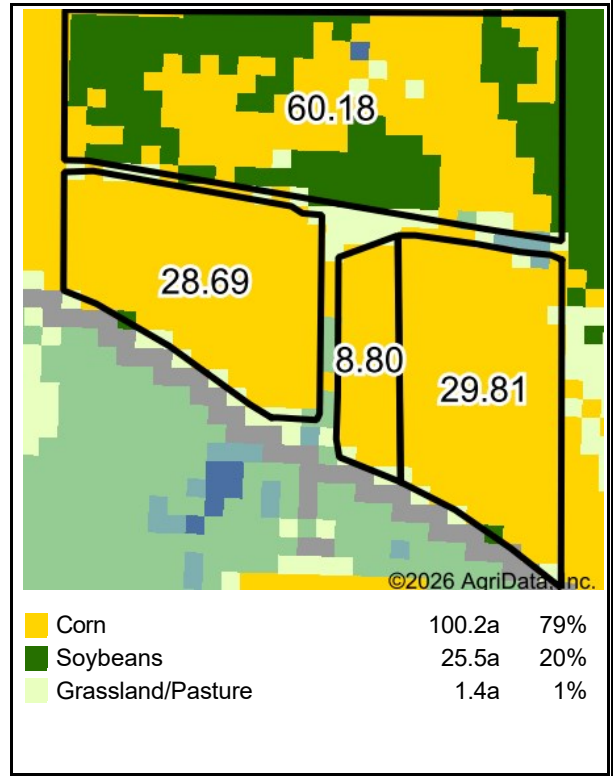
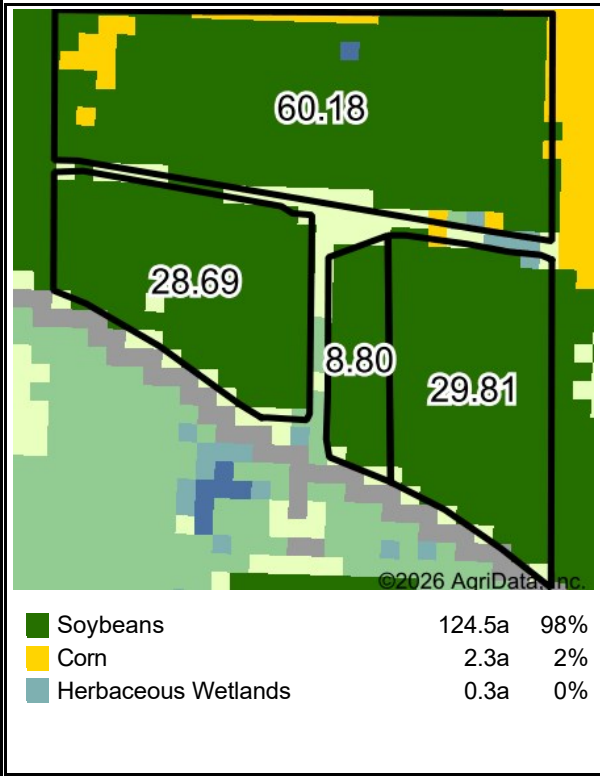
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 41° 43' 39.4, -93° 23' 30.81

State: IA

County: Polk

Legal: 22-80N-22W

Twnshp: Franklin

Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



Maps Provided By:



© AgriData, Inc. 2025

www.AgriDataInc.com



Seller Land Disclosure

Address or Location: Sec. 22, Twp. 80N, Rng. 22W; County Parcel ID: 230/00302-002-000

Zoning: Agriculture Does zoning currently allow for the intended use? Yes No

What will be the basis of this sale?: Gross Acres Net Acres No. Acres 135.51 +/-

What School District is this property associated with?: Bondurant-Farrar

Have covenants been established for this location? Yes No If Yes, attach a copy.

1. Are buildings present on the property?

Yes No

2. Is there an Association that requires Dues?

Yes No

3. Water Availability:

None Well
 Rural No. _____
 Combination Provide detailed location
 Other of each well on back.

4. What types of Sewage Disposal Systems are present at this location?

City Septic
 None Date Last Pumped _____

If septic is selected, is the system in compliance with county regulations?

Yes No *If No, Explain*

5. Name of the Electric Company that provides service to this location: Mid American Energy

6. What type of fuel is available at this location?

LP Gas
 Natural Gas
 Other
 None

7. Are there any Easements or other encumbrances on file for the location? Yes No

If Yes, provide a brief description of such.

8. Will a property survey be required? Yes No

If Yes, who is responsible for the cost?

Seller Buyer

9. Will it be necessary to build a driveway to access the property? Yes No

10. Is there a Private Road located on this property?

Yes No

gravel path access to back of the farm

11. Are fences present around the property? Yes No

If Yes, what is the condition of the property line fences?

New
 Properly Maintained
 Poor Partially fenced...fence does go around outer parameter
Are the fences accurate in comparison to property lines?
 Yes No

12. What type(s) of improvements are present to this property?

Terraces
 Grain Bins
 Tile
 Springs
 Ponds
 Other drainage ditches

13. Is there currently a Tenant on this property? Yes No

If Yes, has the tenant been provided with a termination notice? Yes No

What are the terms of the current agreement?

Currently share cropped for the 2026 season. Buyer to assume sellers portion of their share crop responsibilities and income for the 2026 season. Share crop/lease termination will be provided at closing for 2027.

14. Is the land enrolled in any Government Programs?

Yes No

If Yes, identify the programs below.

CRP Conservation Agreements
 DCP Forest Service
 Wetlands ARC County
 Other PLC

15. What type(s) of Environmental Concerns are present on this property?

Feedlots Underground Storage Tanks
 Landfills Illegal Dump Sites
 None Burial Grounds
 Other

16. Does the farm contain HEL tillable acres? Yes No

If Yes, Is the farm in compliance? Yes No

Additional Remarks: (use page 2 for additional disclosure information)

Frank H. Clements II Estate- Laura Clements (executor)

Laura Clements dotloop verified 02/25/26 6:13 PM CST FWGW-NGZD-LYWP-QCFE

Seller

Seller

02/25/2026

Date

Buyer

Buyer

Date

50/50 Share Crop Information (based on 127.49 acres)



*Note: These are totals and will be split 50/50 with the tenant.

Pre-Plant: Anhydrous @ \$100-110/acre

Seed Expenses: Corn @ \$140/acre (South part of the Farm -front 4 fields)

Beans @ \$75/acre (North part of the Farm- back field)

*This does not include replant if needed.

Post- Plant (Post Spray): Corn @ \$50/acre (South part of the Farm -front 4 fields)

Beans @ \$100/acre (North part of the Farm- back field)

Fungicide: \$45/acre

Harvest: Tenant will combine and haul straight to Landus Coop.

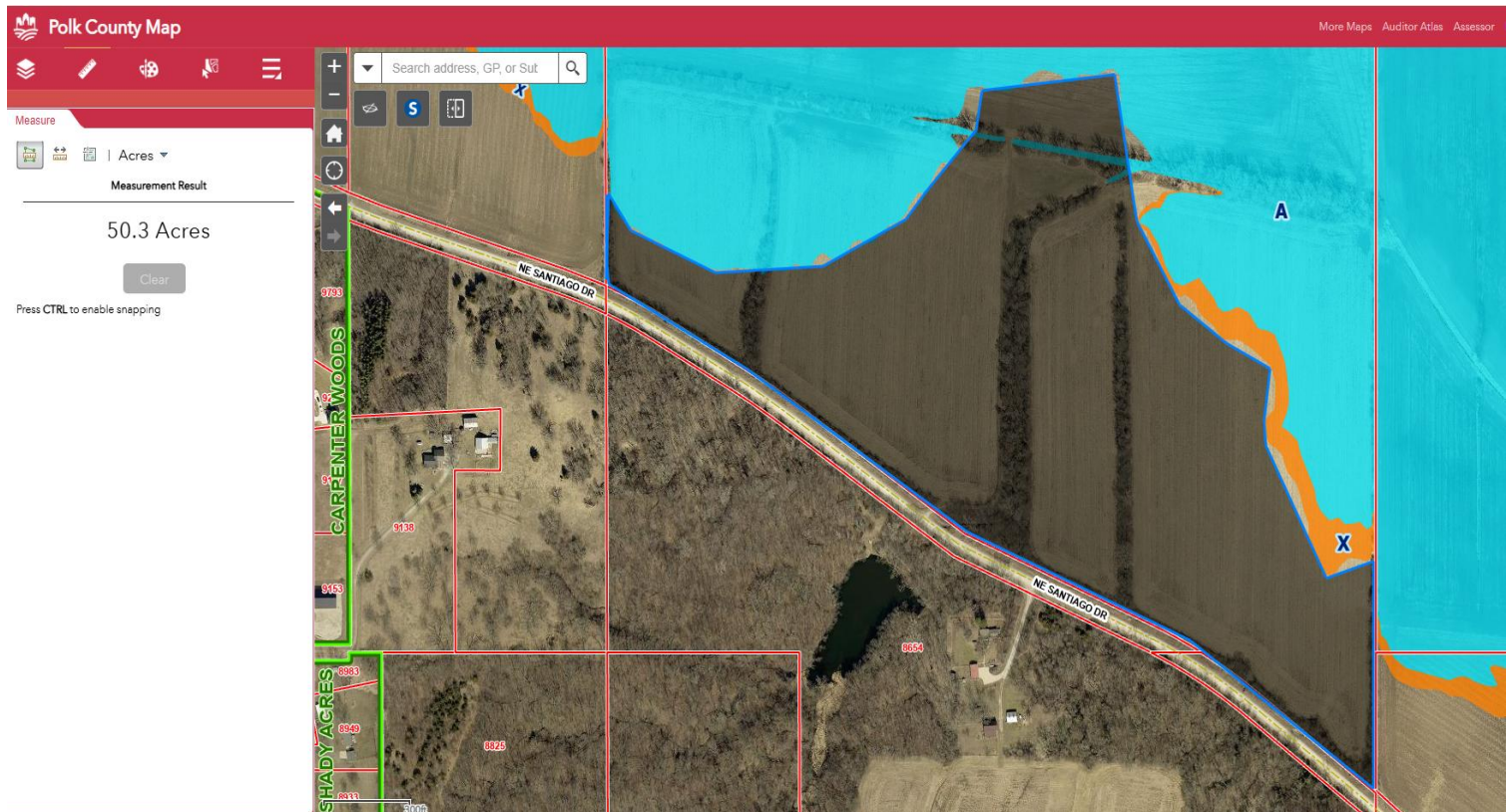
(Costs will be shared.)

Insurance: Landowner (Buyer) will need to get their own insurance if they wish.

No expenses have been paid by the seller for 2026. Buyer will assume the seller's portion of the share crop expenses and crop/income.

This information was provided by the tenant as there was no written share crop lease.

Non-Flood/Buildable Area



- We did confirm with Polk County and it is buildable as long as you build in the area not in the flood plain and meet their rules of setbacks.
- There are approx. 50 acres not in flood zone.
- There is DSM Water Works on NE Santiago Dr.
- You can also put up a barn on the property if you file for an ag-exemption permit. This would allow you to build a barn without having to build a house.