



# IOWA FARM FOR SALE

## 178 +/- ACRES FARMLAND FREMONT CO. IOWA

**DESCRIPTION:** Beautiful terraced upland farm located within the scenic Loess Hills and positioned on a hard-surface road. This well-cared-for property offers strong, consistent production, on-site grain storage, and excellent recreational appeal—making it a standout opportunity for farmers, investors, and outdoor enthusiasts alike.

**ASKING PRICE:** \$7,000 Per Acre

**LOCATION:** 1.5 Miles South & 1 Mile West of Tabor, Iowa

**BRIEF LEGAL:** SE1/4 Section 17, T70 R42 All in Fremont Co. Iowa

**CROPLAND:** 173.10 FSA Cropland Acres.

**CSR2:** Estimated 63.2 Per Surety Mapping Software.

**SOILS:** Monona, Napier, & Ida Silt Loams. Slopes ranging 2–20%.

**FSA INFO:** Farm No. 357 Tract No. 494. Corn Base = 73.51 Acre & PLC Yield = 149. Soybean Base = 72.09 Acre PLC Yield = 44.

**IMPROVEMENTS:** 13,000 bu Chief Bin Built 2010. 2 Gov't Bins.

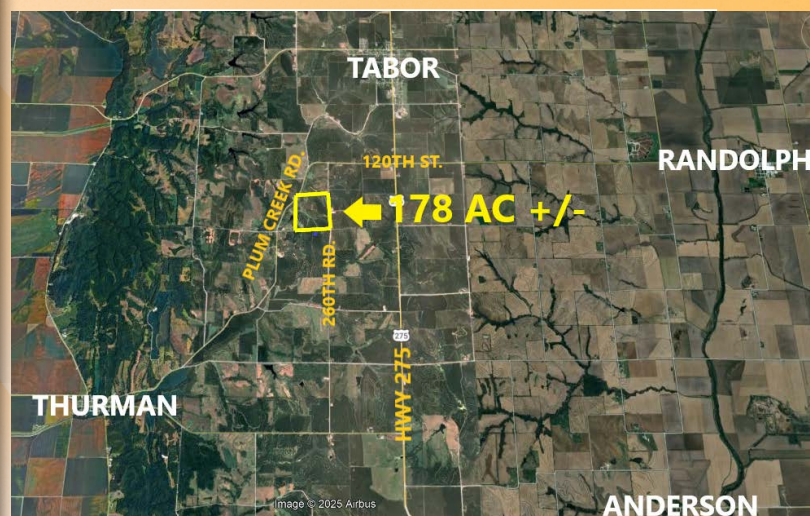
**RE TAXES:** \$5,584 Per Year.

**POSSESSION:** At Closing. Full possession to Farm or Lease in 2026.

**SALE TERMS:** 10% Earnest due upon acceptance of offer. Balance due at closing.

**CLOSING:** 30-45 days after acceptance of offer.

**SELLER:** Cheney/Hambright



### DRIVING DIRECTIONS

FROM TABOR, IA HEAD SOUTH ON HWY 275 FOR 1 MILE, THEN GO WEST ON 120TH ST. FOR 1 MILE, THEN HEAD SOUTH ON 260TH ST. FOR 1/2 MILE. THE FARM IS LOCATED ON THE WEST SIDE 260TH ST. LOOK FOR SIGNS!

*Midwest*  
Ag Services, Inc.

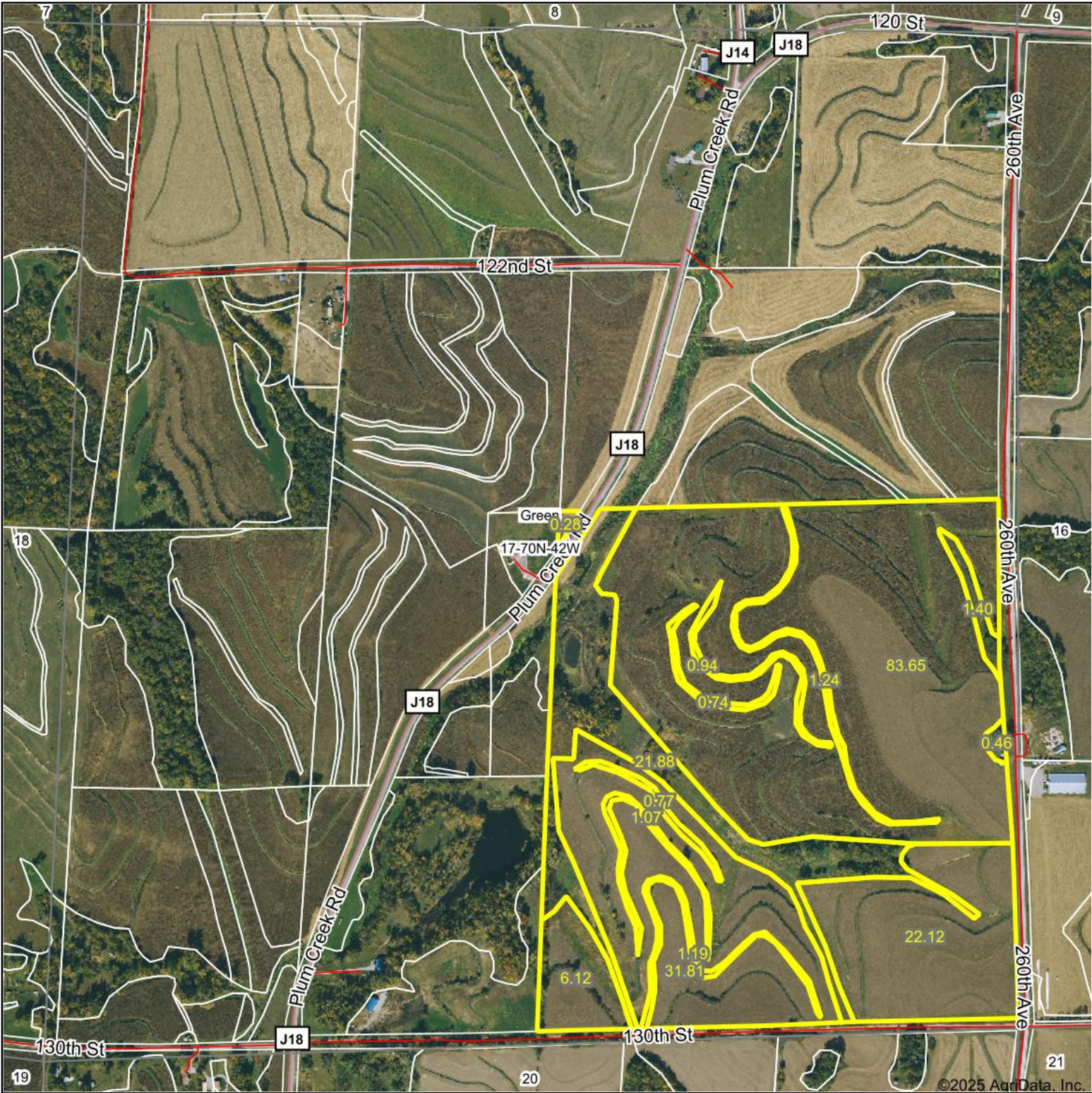
245 W. Broadway PO Box 845  
Council Bluffs IA 51502  
(712)-323-5353

Evan Summy, Broker: 402-618-1326

Disclaimer: The information in this brochure was gathered from various sources deemed reliable, but it can't be guaranteed by Midwest Ag Services, Inc. All data should be verified for accuracy by interested parties.

**For More Details Visit: [www.MidwestAgServices.com](http://www.MidwestAgServices.com)**

# Aerial Map



Boundary Center: 40° 51' 41.02, -95° 41' 40.4



**17-70N-42W**  
**Fremont County**  
**Iowa**

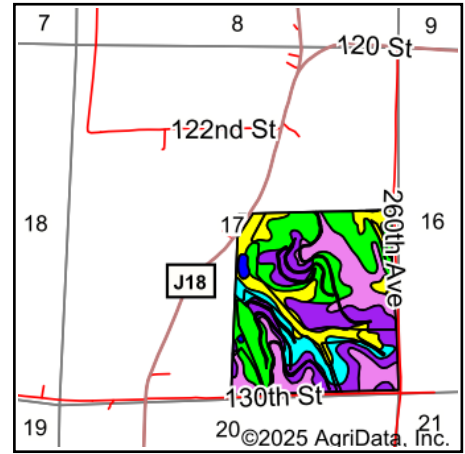
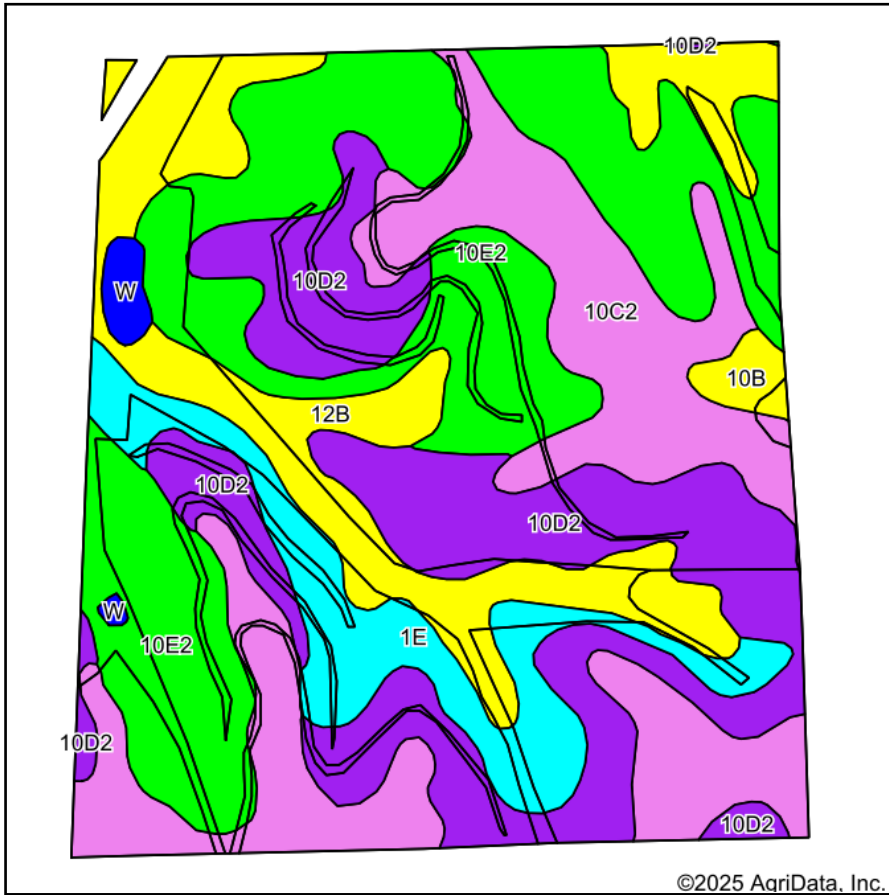


Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2025 www.AgriDataInc.com

11/26/2025

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

# Soils Map



State: **Iowa**  
 County: **Fremont**  
 Location: **17-70N-42W**  
 Township: **Green**  
 Acres: **173.67**  
 Date: **11/26/2025**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2025 www.AgriDataInc.com



Area Symbol: IA071, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	CSR2**	*n NCCPI Soybeans
10E2	Monona silt loam, 14 to 20 percent slopes, eroded	49.36	28.3%			IVe		0 45	63
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	40.58	23.4%			IIIe		0 60	70
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	39.34	22.7%			IIIe		0 86	76
12B	Napier silt loam, 2 to 5 percent slopes	25.66	14.8%			Ile		0 93	89
1E	Ida silt loam, 14 to 20 percent slopes	15.50	8.9%			IVe		0 25	72
10B	Monona silt loam, 2 to 5 percent slopes	1.75	1.0%			Ile	4000	95	88
W	Water	1.48	0.9%					0 0	
<b>Weighted Average</b>						*-	*-	<b>40.3 63.2</b>	<b>*n 71.9</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

\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

**Operator Name** : CCC FARMS INC  
**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
173.71	173.10	173.10	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	173.10	0.00		0.00	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	73.51	0.00	149	0
Soybeans	72.09	0.00	44	0
<b>TOTAL</b>	<b>145.60</b>	<b>0.00</b>		

**NOTES**

--

**Tract Number** : 494

**Description** : Sec 17-70-42  
**FSA Physical Location** : IOWA/FREMONT  
**ANSI Physical Location** : IOWA/FREMONT  
**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** : BEVERLY HAMBRIGHT, BARBARA CHENEY  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
173.71	173.10	173.10	0.00	0.00	0.00	0.00	0.0

**Abbreviated 156 Farm Record**

**Tract 494 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	173.10	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	73.51	0.00	149
Soybeans	72.09	0.00	44
<b>TOTAL</b>	<b>145.60</b>	<b>0.00</b>	

**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 responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. 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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*



**Legend**

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

**Wetland Determination Identifiers**

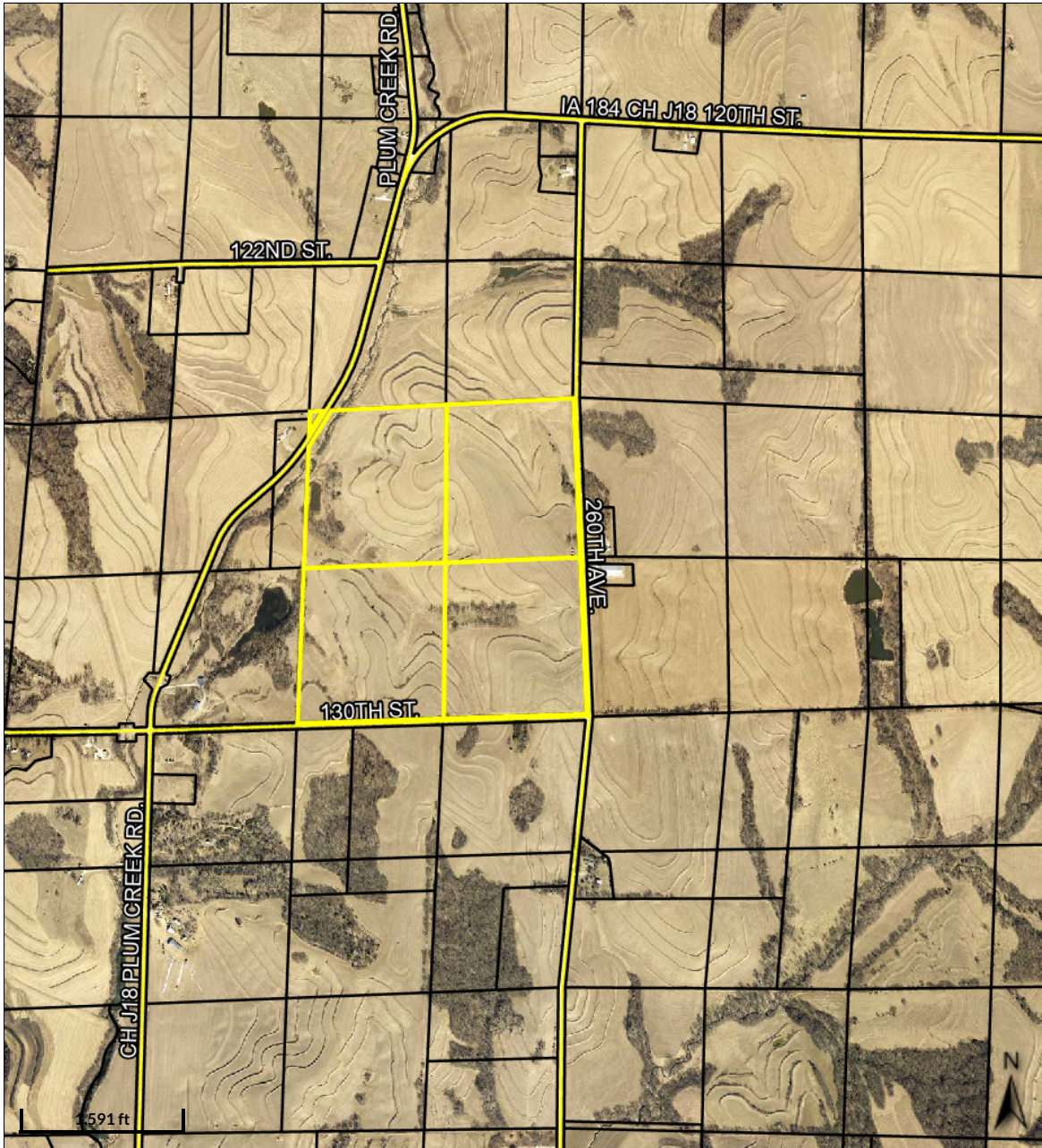
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

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).

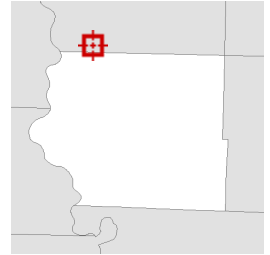
Tract Cropland Total: 173.10 acres

2025 Program Year  
Map Created April 23, 2025

Farm **357**  
Tract **494**



Overview



Legend

 Parcels

Date created: 11/26/2025  
Last Data Uploaded: 11/26/2025 6:04:22 AM

Developed by  **SCHNEIDER**  
GEOSPATIAL