

IOWA FARM FOR SALE

100 +/- ACRES FARMLAND • POTT. CO. IOWA

DESCRIPTION: Midwest Ag Services is pleased to offer 100 acres m/l of Pottawattamie County farmland southeast of Carson, Iowa, featuring a productive combination of 68.63 FSA crop acres, an estimated 29.58 acres of timber and pasture, and a building site.

LIST PRICE: \$7,800 Per Acre or \$780,000

LOCATION: Approx. 3 miles south & 3 miles east of Carson IA located on the north side of Aspen Road & East side of 440th St. in Section 28 of Grove Township, Pottawattamie County Iowa.

BRIEF LEGAL: N1/2SW1/4 and S1/2SW1/4NW1/4 of Section 28, Township 74N, Range 39 West of the 5th PM all in Pott. Co. Iowa

CROPLAND: 68.63 FSA Crop Acres – 54.09 Acres in Row Crop & 14.54 Acres in Grass.

CSR2: 68.4 CSR2 Per Surety Mapping Software.

SOILS: Ackmore-Colo-Judson, Shelby Clay Loams, Marshall Silty Clay Loam, Exira Silty Clay Loam with slopes ranging from 0 – 18%.

TIMBER/PASTURE: Estimated 29.58 Acres

BUILDING SITE: Estimated .80 Acres

FSA INFO: Farm #317 Tract #82. Combined with another farm.

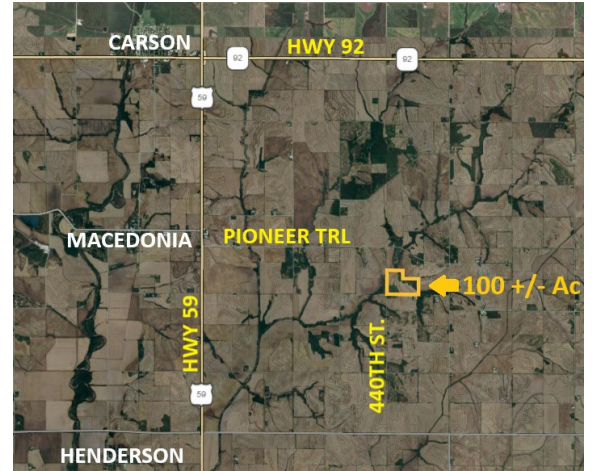
RE TAXES: \$3,166 Per Year.

POSSESSION: At Closing subject to the 2026 farm lease.

SALE TERMS: 10% Earnest upon acceptance of offer. Balance Due at Closing.

CLOSING: 45 days from accepted purchase agreement. Closing fee split 50/50 between buyer & seller.

SELLERS: Martha Killion & Mary Denny Trust



DRIVING DIRECTIONS

FROM CARSON IOWA, HEAD EAST ON HWY 92 FOR ½ MILE.
HEAD SOUTH ON HWY 59 FOR 3 MILES.
GO EAST ON PIONEER TRL. FOR 3 MILES.
TURN SOUTH ON 440TH ST. FOR 1.2 MILES.
THE FARM IS LOCATED ON THE EAST SIDE OF 440TH ST.

Kelly Summy, Associate Broker
(402)-670-0878

Evan Summy, Broker
(402)-618-1326


**Midwest
Ag Services, Inc.**
Farm Management | Farm Land Sales | Farm Appraisal

245 W. Broadway, P.O. Box 845
Council Bluffs IA 51502
712-323-5353

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.



R-39-W

(Landowners)



Aerial Map



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Boundary Center: 41° 10' 50.98, -95° 20' 30.79

0ft 467ft 934ft

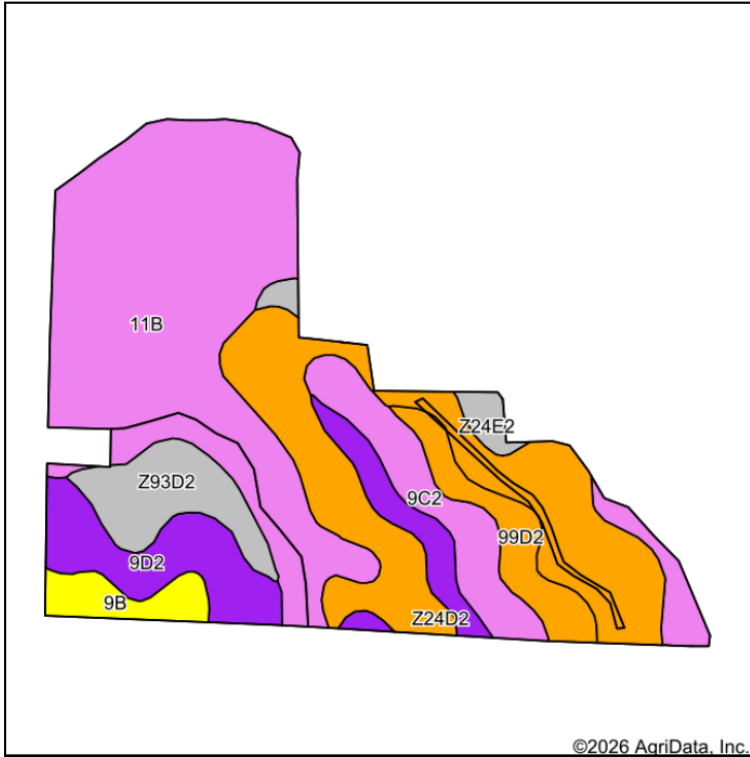
28-74N-39W
Pottawattamie County
Iowa



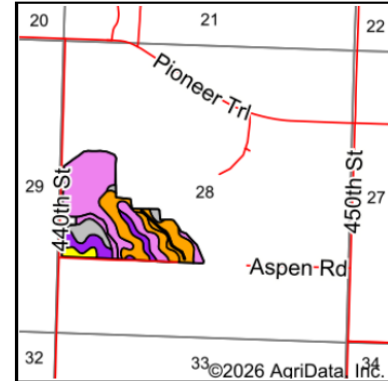
7/14/2026

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Pottawattamie**
Location: **28-74N-39W**
Township: **Grove**
Acres: **68.63**
Date: **7/14/2026**



Maps Provided By:



Area Symbol: IA155, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Soybeans
11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	28.83	42.2%		IIw	81	79
Z24D2	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	15.45	22.5%		IIIe	52	55
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	8.11	11.8%		IIIe	61	65
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	5.10	7.4%		IIIe	87	70
Z93D2	Shelby-Adair clay loams, deep loess, 9 to 14 percent slopes, eroded	4.42	6.4%		IIIe	38	50
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	3.46	5.0%		IIIe	59	64
9B	Marshall silty clay loam, 2 to 5 percent slopes	2.09	3.0%		Ile	95	77
Z24E2	Shelby clay loam, deep loess, 14 to 18 percent slopes, eroded	1.17	1.7%		IVe	38	51
Weighted Average					2.57	68.4	*n 68.1

**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



IOWA
EAST POTTAWATTAMIE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 317

Prepared : 5/21/26 12:49 PM CST

Crop Year : 2026

See Page 2 for non-discriminatory Statements.

Operator Name : KEITH ROBERT HOTZE
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
176.64	127.97	127.97	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	127.97	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	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	53.13	0.00	160	0
Soybeans	53.17	0.00	47	0
TOTAL	106.30	0.00		

NOTES

NOTE: This data is combined with an additional farm (80 acres to the west) & should be reconstituted.

Tract Number : 82

Description : S SW NW & N SW 28 & N SE 29 74 39 Grove
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 : MARTHA L KILLION, MARY L DENNY REVOCABLE TITLE HOLDING TRUST
Other Producers : KAREN MARIE HOTZE, JAMES ALLEN FRINK
Recon ID : None



Abbreviated 156 Farm Record

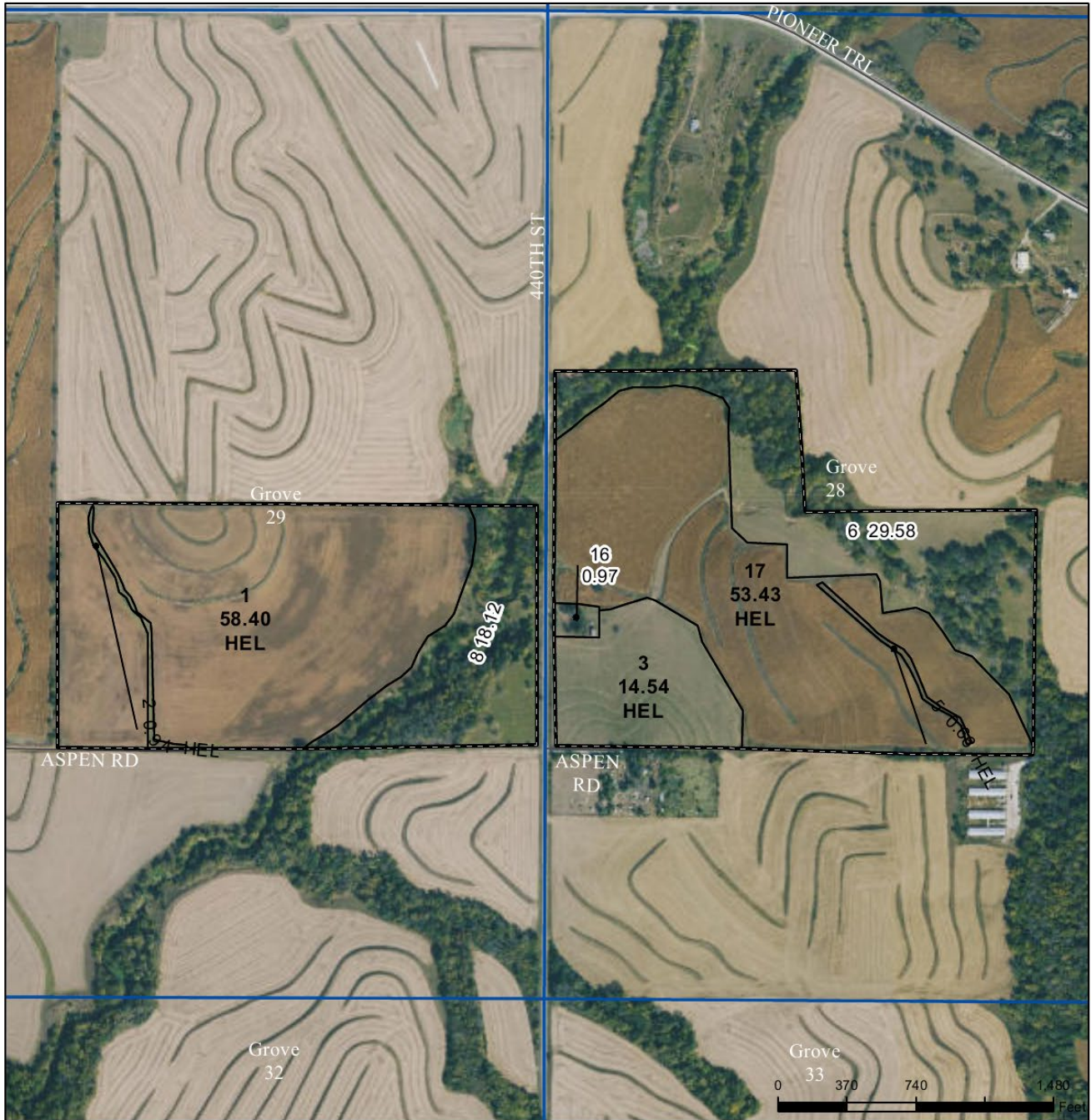
Crop Year : 2026

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
176.64	127.97	127.97	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	127.97	0.00	0.00	0.00	0.00	0.00

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	53.13	0.00	160
Soybeans	53.17	0.00	47
TOTAL	106.30	0.00	

--

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: 127.97 acres

2026 Program Year

Map Created March 02, 2026

Farm 317

Tract 82

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.