IOWA FARM FOR SALE

155.91 ± Acres • East River Township • Page County, Iowa





PRIVATE TREATY SALE

A well-conserved Page County farm with terraced cropland and pasture with ponds — offered as one parcel.

Location: Southwest corner of 260th St. & X Ave., East River Township, Page County, Iowa. Acreage address: 3366 260th St., Clarinda, IA 51632.

Legal Description: Northeast Quarter (NE¼) of Section 35, Township 68 North, Range 36 West of the 5th P.M., Page County, Iowa.

Acres: 155.91 net taxable acres, more or less. FSA farmland 153.91 acres.

Cropland: 124.52 FSA crop acres — terraced, in two main fields (56.37 and 68.15 acres). Average CSR2 of 63.9 (Surety).

Pasture: Approx. 26 acres of pasture with two ponds along the west side of the farm.

FSA Information: Farm #463, Tract #1102. Corn base 69.86 ac. (PLC yield 111); soybean base 46.21 ac. (PLC yield 35); total base 116.07 ac. ARC-County election. No CRP.

Improvements: Acreage with house and outbuildings. House is vacant; all buildings, well and septic sold AS-IS, WHERE-IS with no warranties.

Real Estate Taxes: $4,242 per year.

Terms: 10% earnest money upon acceptance, held in escrow by the closing agent. Balance due at closing, 45 days from accepted purchase agreement. Closing fee split 50/50 between buyer and seller.

LIST PRICE

$7,500 /acre

$1,169,325 total

based on 155.91 taxable acres

FARM AT A GLANCE

Taxable acres – **155.91 ±**
FSA crop acres – **124.52**
Pasture – **~26**
Avg. CSR2 (cropland) – **63.9**
Total base acres – **116.07**

PREDOMINANT SOILS

Sharpsburg silty clay loam – **~51%**
Colo-Judson silty clay loam – **21%**
Shelby clay loam – **19%**
Adair clay loam – **~9%**

Surety soils report, 124.4 ac.

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



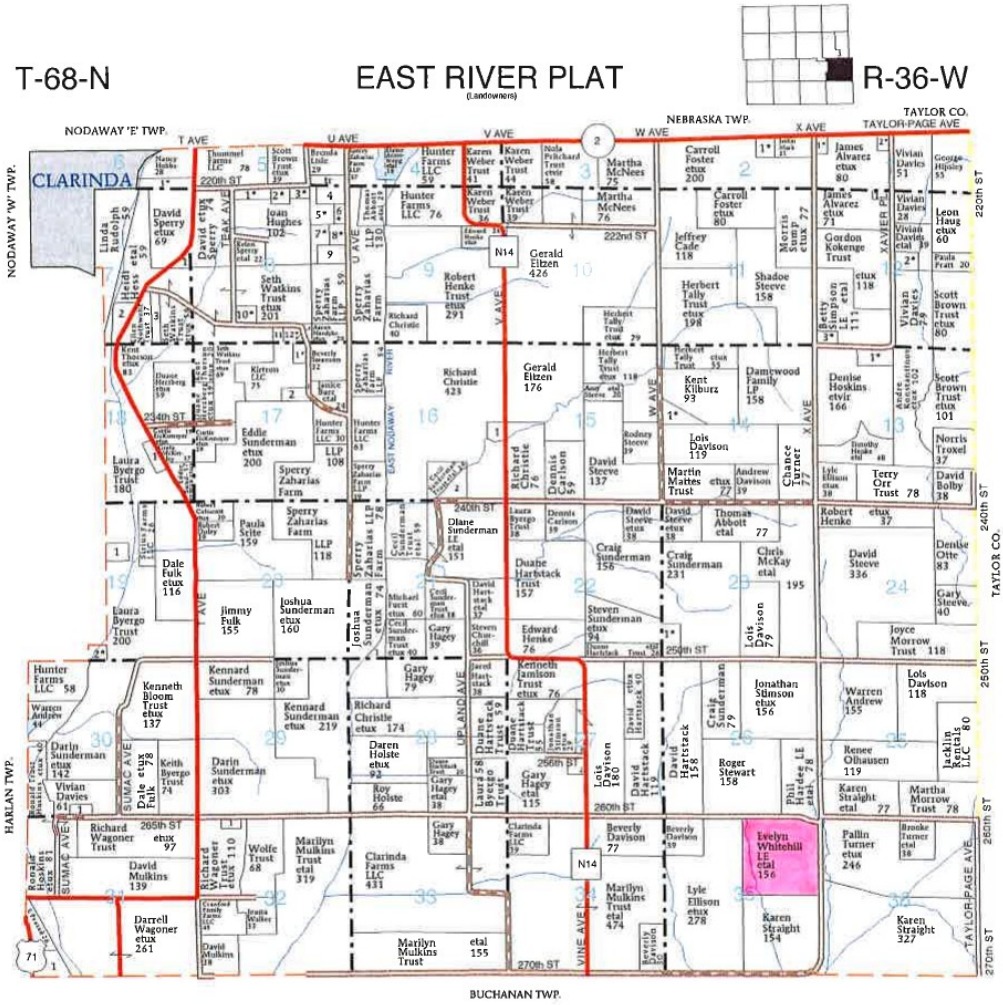
Evan Summy
President | Broker
Cell (402) 618-1326
Evan@midwestagservices.com

Kelly Summy
Broker
Cell (402) 670-0878
Kelly@midwestagservices.com

245 W. Broadway
Council Bluffs, IA 51503
Office (712) 323-5353
midwestagservices.com

Information is from sources deemed reliable but is not guaranteed. Acres, CSR2 and FSA figures are approximate and subject to FSA reconstitution. Buyers should verify all information. Midwest Ag Services, Inc. represents the sellers. Offered subject to prior sale.

Plat Map — East River Township



EAST RIVER TOWNSHIP

SECTION 1
1. Fine, John etux 6
2. Fine, Brian etux 9

SECTION 2
1. Scroggs, Clarence etux 8

SECTION 6
1. Brown, Edward etux 12

SECTION 7
1. County of Page 6
2. Thummel Family Farms LLC 24
3. Watkins, Robert 16

SECTION 8
1. Garner, Craig etux 9
2. Ascherl, Albert etux 11
3. Peterson, David etux 5
4. Lisle, Brenda 10
5. Dehmer, Brenda etal 17
6. Copeland, James etux 7
7. Dehmer, Brenda etvir 12
8. Cavin, Jerry etux 11
9. King, Vicky 15
10. Hayes, Danny etux 12
11. Madden, Judy 7
12. Orme, Brian etux 8

SECTION 12
1. East River Township Trustees 7
2. Johnson, Edward etux 11
3. Stevens, Charles etux 5

SECTION 13
1. Mason LE, Sandra etvir 20

SECTION 14
1. Young Trust, Randy etux 10

SECTION 16
1. King, Rickey 9
2. Sunderman, Jeremiah 13

SECTION 17
1. Orme, Brian etux 6
2. Marsh, Nannette 5

SECTION 18
1. Sirius Farms LLC 15

SECTION 19
1. Miller, Steven 8
2. Sunderman, Darin etux 10

SECTION 21
1. Hagey, Gary 6

SECTION 23
1. Sunderman, Steven etux 7

SECTION 30
1. Frueh, Kelli 6

SECTION 31
1. Sump, Kenneth 23

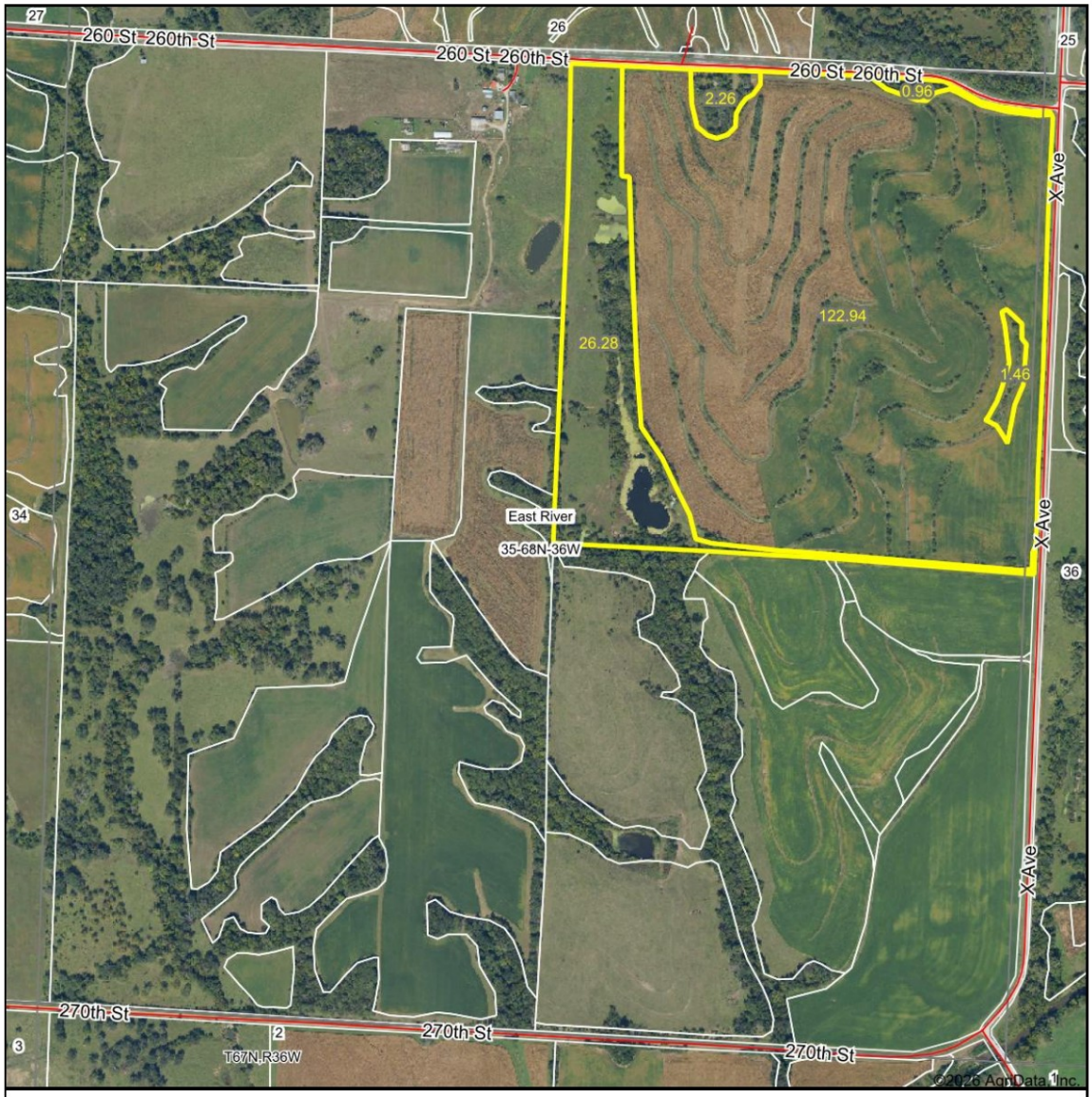
SECTION 32
1. Wagoner, Paymond 6

© Farm & Home Publishers, Ltd.

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

Aerial Map

Aerial Map



Midwest Ag Services, Inc.

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

Boundary Center: 40° 39' 40.01, -94° 56' 17.72

0ft 833ft 1667ft

35-68N-36W
Page County
Iowa

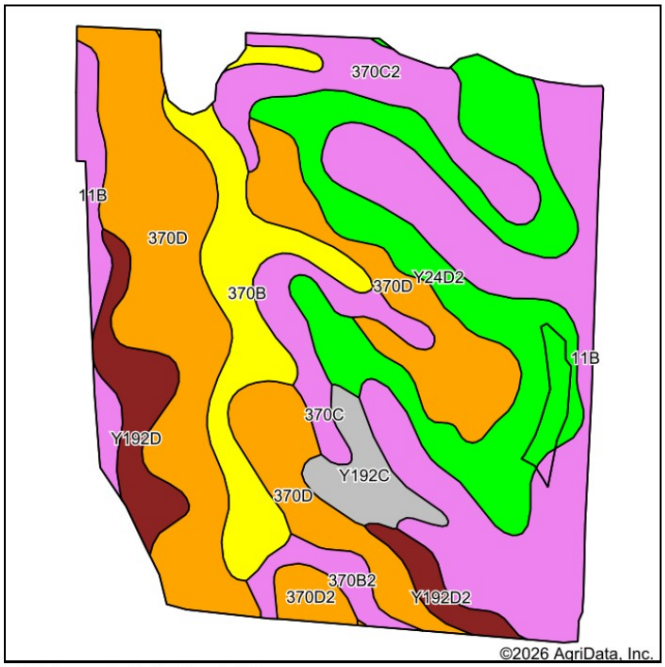
N W E S

9/28/2026

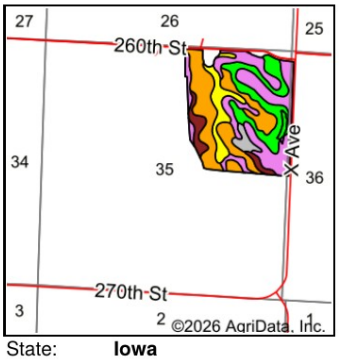
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map — Avg. CSR2 63.9

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Page**
Location: **35-68N-36W**
Township: **East River**
Acres: **124.4**
Date: **9/28/2026**

Midwest Ag Services, Inc.

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

N W E S

Area Symbol: IA145, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Soybeans
370D	Sharpsburg silty clay loam, 9 to 14 percent slopes	35.31	28.5%		IIIe	59	71
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	26.67	21.4%		IIw	80	81
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	23.99	19.3%		IIIe	49	55
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	11.23	9.0%		IIe	91	79
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	8.00	6.4%		IIIe	80	66
Y192D	Adair clay loam, dissected till plain, 9 to 14 percent slopes	5.07	4.1%		IVe	14	51
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	4.52	3.6%		IIIe	81	76
Y192C	Adair clay loam, dissected till plain, 5 to 9 percent slopes	3.70	3.0%		IIIe	36	53
370B2	Sharpsburg silty clay loam, 2 to 5 percent slopes, eroded	2.30	1.8%		IIe	88	68
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	1.95	1.6%		IVe	16	45
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	1.66	1.3%		IIIe	54	61
			Weighted Average		**2.73**	**63.9**	***n 68.7**

**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

Soils data provided by USDA and NRCS.

FSA Aerial Map — Farm 463, Tract 1102

USDA United States Department of Agriculture

Page County, Iowa



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: 124.52 acres

2026 Program Year
Map Created February 25, 2026

Farm **463**
Tract **1102**

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.

FSA 156 Farm Record — Farm 463

IOWA
PAGE
Form: FSA-156EZ
See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 463
Prepared : 9/25/26 9:18 AM CST
Crop Year : 2026

Operator Name : [redacted]
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
153.91	124.52	124.52	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	124.52	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	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	69.86	0.00	111	
Soybeans	46.21	0.00	35	
TOTAL	**116.07**	**0.00**		

NOTES

Tract Number : 1102

Description : O-9 NE4 35 East River
FSA Physical Location : IOWA/PAGE
ANSI Physical Location : IOWA/PAGE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : DAVID W BOSSMAN
Other Producers : None
Recon ID : None

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