

Land For Sale

88.01 GROSS ACRES_{m/l}

HUMBOLDT COUNTY, IOWA

LEGAL DESCRIPTION - Northwest Quarter of the Northeast Quarter (NW1/4, NE1/4) Southwest Quarter of the Northeast Quarter (SW1/4, NE 1/4) of Section Six (6), Township Ninety-Two (92), Range Twenty-Eight (28), West of the 5th P.M.

LAND FOR SALE -

FSA Net Acres: 85.40 • Township: Grove
Annual Real Estate Taxes: \$2,700
Primary Soils: Clarion, Harps, Canisteo
CSR2: 81.3

DETAILS:

Cotton Grave Farm Management & Realty is pleased to be selling this attractive CRP farm in Humboldt Co. The Marjorie Hauck Mawdsley (Time Hope L.L.C.) farm is located in Grove township, East of Hwy 169, South Four miles from Livermore, IA. The farm maintains an attractive CRP contract with an average \$300/acre guarantee through 9/30/2027. The farm is supported by adequate tile and private main. Make a secure investment with guaranteed returns. Come drive by this attractive investment for your farm portfolio today.



Trusted Since 1960

Farm Management, Land Realty, & Appraisal
9 East State Street • Algona, IA 50511

COTTONGRAVE.COM



Mike Koenecke
Agent

Call today to learn more about
the opportunities on this farm
for your next investment.

712.363.6333



WWW.COTTONGRAVE.COM

Investing in Iowa Agland... **Call us Today!**

Aerial Map



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COTTON GRAVE 

Maps Provided By:

 **surety**
CUSTOMIZED ONLINE MAPPING

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Boundary Center: 42° 48' 55.58, -94° 11' 44.23

6-92N-28W
Humboldt County
Iowa

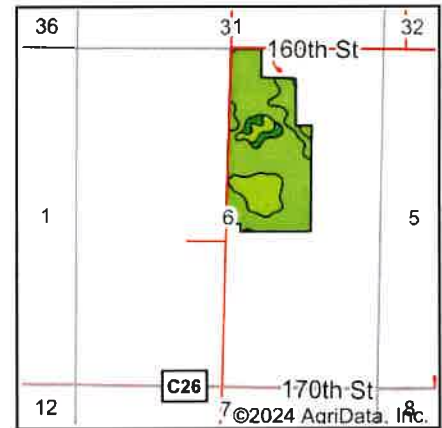
0ft 866ft 1732ft



2/27/2024

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

Soils Map



State: **Iowa**
 County: **Humboldt**
 Location: **6-92N-28W**
 Township: **Grove**
 Acres: **85.4**
 Date: **2/27/2024**



Maps Provided By:



Area Symbol: IA091, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	59.60	69.8%		IIw	84	78
956	Harp-Okoboji complex, 0 to 2 percent slopes	10.66	12.5%		IIw	69	58
138B	Clarion loam, 2 to 6 percent slopes	6.94	8.1%		IIe	89	80
95	Harp clay loam, 0 to 2 percent slopes	3.07	3.6%		IIw	72	62
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.97	3.5%		IIIw	59	57
55	Nicollet clay loam, 1 to 3 percent slopes	1.29	1.5%		Iw	89	88
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	0.87	1.0%		IIIe	83	63
Weighted Average					2.03	81.3	74.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

PLAT OF SURVEY

LOCATION: IN THE NE1/4 OF SEC. 6-92-28
HUMBOLDT COUNTY, IOWA

PROPRIETOR: TIME HOPE, LLC

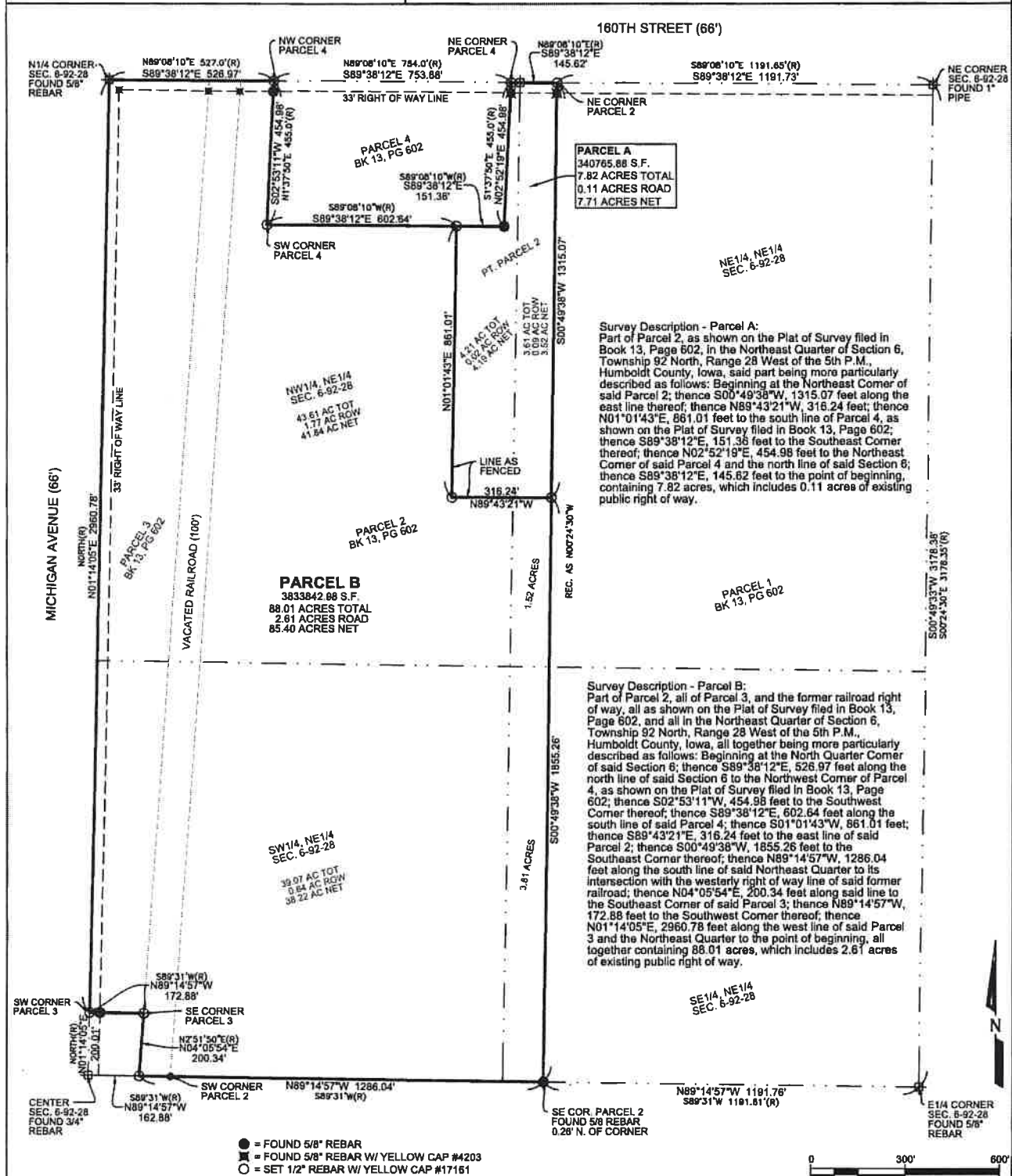
REQUESTED BY: MELADEE ANGUS

PREPARED BY: R. BRADLEY STUMBO, PLS #17161
& RETURN TO: FOX STRAND
AMES, IA 50010
515-233-0000

Document 231090

Book 23 Page 1090 Type PLAT Pages 1
Date 12/20/2023 Time 1:24:51PM
Rec Amt \$7.00

DIANE AMUNDSON, RECORDER,
HUMBOLDT COUNTY, IOWA



STRAND ASSOCIATES

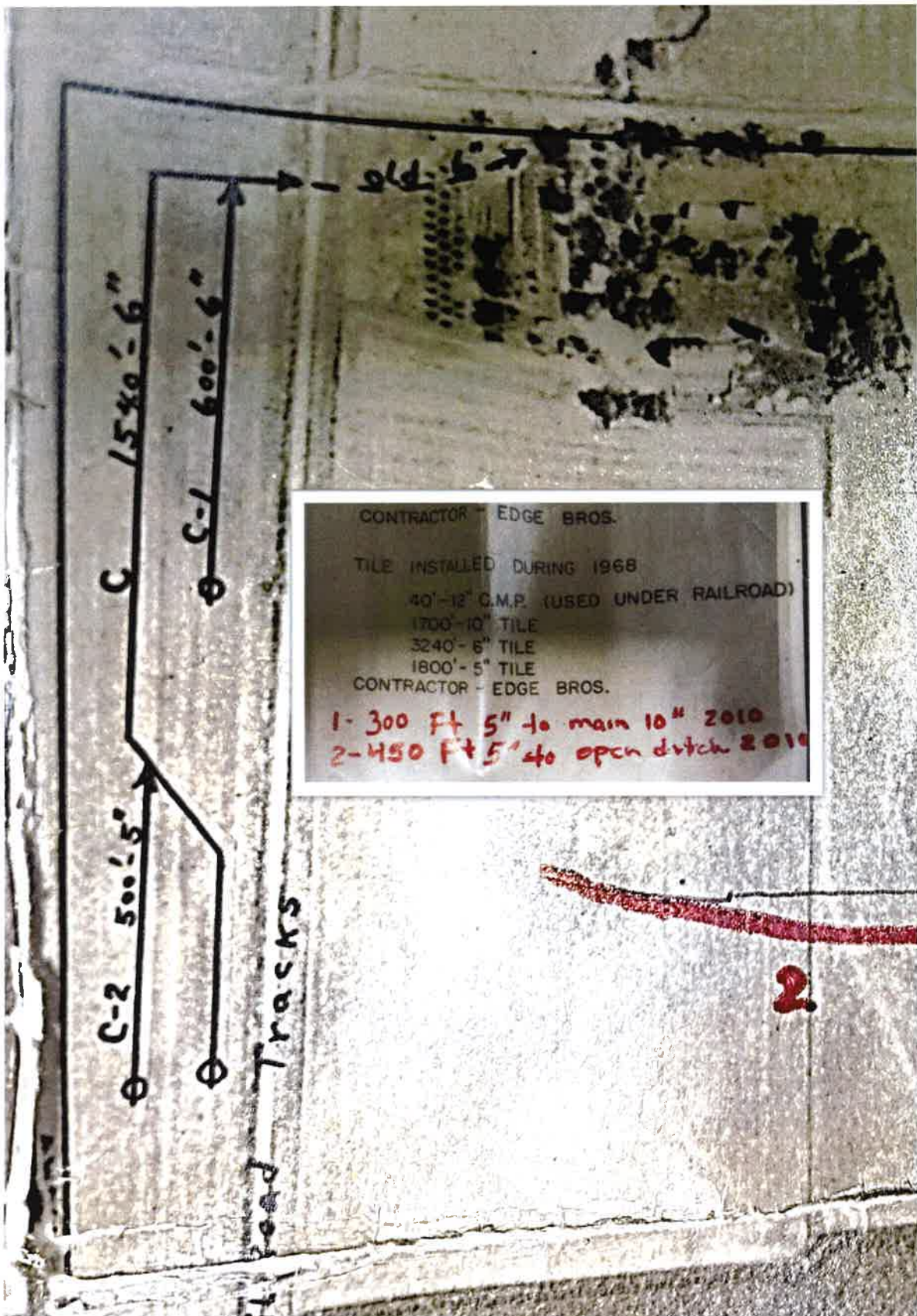
FOX Strand
414 South 17th Street, Suite 107
Ames, Iowa 50010
Phone: (515) 233-0000
FAX: (515) 233-0103

I hereby certify that this land surveying document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

R. Bradley Stumbo
R. BRADLEY STUMBO, PLS
License number: 17161
My license renewal date is December 31, 2025.

12/14/25
DATE





CRP-1 U.S. DEPARTMENT OF AGRICULTURE (10-22-15) Commodity Credit Corporation <div style="text-align: center;">CONSERVATION RESERVE PROGRAM CONTRACT</div>		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">1. ST. & CO CODE & ADMIN. LOCATION 19 091</td> <td style="width:50%;">2. SIGN-UP NUMBER 50</td> </tr> <tr> <td>3. CONTRACT NUMBER 11300</td> <td>4. ACRES FOR ENROLLMENT 84.90</td> </tr> <tr> <td>5. FARM NUMBER 0004039</td> <td>6. TRACT NUMBER(S) 0007434</td> </tr> <tr> <td colspan="2"> 8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/> </td> </tr> <tr> <td colspan="2"> 9. CONTRACT PERIOD FROM (MM-DD-YYYY) TO (MM-DD-YYYY) 10-01-2017 09-30-2027 </td> </tr> </table>		1. ST. & CO CODE & ADMIN. LOCATION 19 091	2. SIGN-UP NUMBER 50	3. CONTRACT NUMBER 11300	4. ACRES FOR ENROLLMENT 84.90	5. FARM NUMBER 0004039	6. TRACT NUMBER(S) 0007434	8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>		9. CONTRACT PERIOD FROM (MM-DD-YYYY) TO (MM-DD-YYYY) 10-01-2017 09-30-2027	
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9. CONTRACT PERIOD FROM (MM-DD-YYYY) TO (MM-DD-YYYY) 10-01-2017 09-30-2027													
7A. COUNTY OFFICE ADDRESS (Include Zip Code) HUMBOLDT COUNTY FARM SERVICE AGENCY 1301 6TH AVE. N., SUITE #3 HUMBOLDT, IA 50548-1150		7B. TELEPHONE NUMBER (Include Area Code): (515) 332-2456											
<p><small>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 that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. 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 PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.</small></p>													
10A. Rental Rate Per Acre \$ 300.00		11. Identification of CRP Land (See Page 2 for additional space)											
10B. Annual Contract Payment \$ 25,470	A. Tract No.	B. Field No.	C. Practice No.										
10C. First Year Payment \$	0007434	0001	CP42										
(Item 10C applicable only to continuous signup when the first year payment is prorated.)		D. Acres	E. Total Estimated Cost-Share										
		84.90	44,997										
12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)													
A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): TIME HOPE LLC 434 ASH AVE AMES, IA 50014-7064	(2) SHARE 100.00%	(3) SIGNATURE Melodee A. Angus Member	(4) DATE (MM-DD-YYYY) (X) 02-03-2017										
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)										
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)										
13. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE Betty Davis											
		B. DATE (MM-DD-YYYY) 2/23/17											
<p>NOTE: 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 7 CFR Part 1410, 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.), and the Agricultural Act of 2014 (Pub. L. 113-79). 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>This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.</p>													

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Original - County Office Copy



Owner's Copy



Operator's Copy