

Henry E. Schaapveld Estate Farm



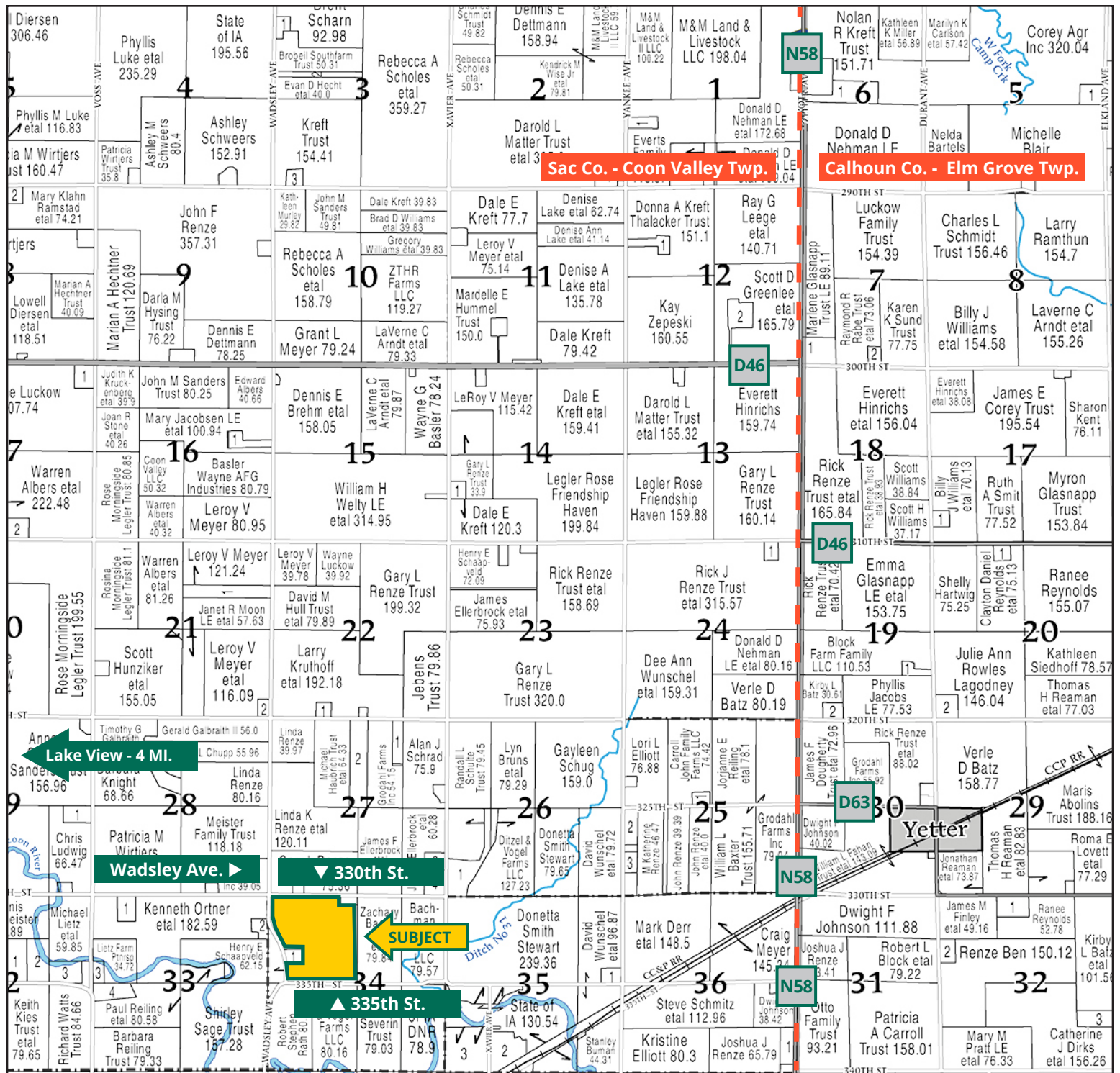
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137.47 Acres, m/l
Sac County, IA



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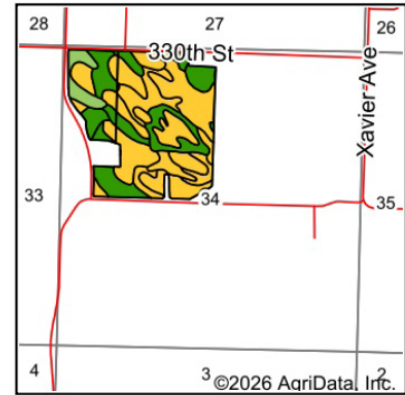
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FSA/Eff. Crop Acres: 126.63 | Soil Productivity: 64.10 CSR2





Soils data provided by USDA and NRCS.



State: Iowa
County: Sac
Location: 34-87N-35W
Township: Coon Valley
Acres: 126.63
Date: 9/14/2026



Maps Provided By

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA161, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
823B	Flagler sandy loam, calcareous subsoil variant, 2 to 5 percent slopes	39.03	30.8%		IIIe	51
108B	Wadena loam, 2 to 6 percent slopes	20.89	16.5%		Ile	52
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	12.75	10.1%		IIlw	87
203	Cylinder loam, 0 to 2 percent slopes	12.21	9.6%		IIs	58
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	9.23	7.3%		IIIe	83
138B	Clarion loam, 2 to 6 percent slopes	7.60	6.0%		Ile	89
323B	Terril loam, sandy substratum, 2 to 5 percent slopes	6.54	5.2%		Ile	79
6	Okoboji silty clay loam, 0 to 1 percent slopes	5.92	4.7%		IIlw	59
107	Webster clay loam, 0 to 2 percent slopes	3.91	3.1%		IIlw	86
55	Nicollet clay loam, 1 to 3 percent slopes	3.72	2.9%		Iw	89
259	Biscay clay loam, 0 to 2 percent slopes	3.53	2.8%		IIlw	52
108	Wadena loam, 0 to 2 percent slopes	1.18	0.9%		IIs	56
5010	Pits, sand and gravel	0.12	0.1%			0
Weighted Average					*-	64.1

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

*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.

Location

From Lake View: 5 miles east on 330th St. The farm is located on the southeast side of the intersection at Wadsley Ave.

Simple Legal

NW¼, exc. hog site in the NE¼ and acreage site in the SW¼, lying east of Wadsley Ave. in Section 34, Township 87 North, Range 35 West of the 5th P.M., Sac Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,354,080
- \$9,850/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

Taxes Payable 2026 - 2027: \$3,711.00*
Gross Acres: 137.47*

Net Taxable Acres: 127.10*

Tax per Net Taxable Acre: \$29.20*

**Taxes are estimated due to tax parcel split and pending survey of property. Sac County Assessor/Treasurer will determine final tax figures.*

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 4917, Tract 3030

FSA/Eff. Crop Acres: 126.63

Corn Base Acres: 72.10

Corn PLC Yield: 142 Bu.

Bean Base Acres: 54.53

Bean PLC Yield: 39 Bu.

NRCS Classification

HEL: Highly Erodible Land.

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Flagler and Wadena.

CSR2 on the FSA/Eff. crop acres is 64.10.

See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Moderately sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Quality Sac County farmland with an open lease for the 2027 crop year.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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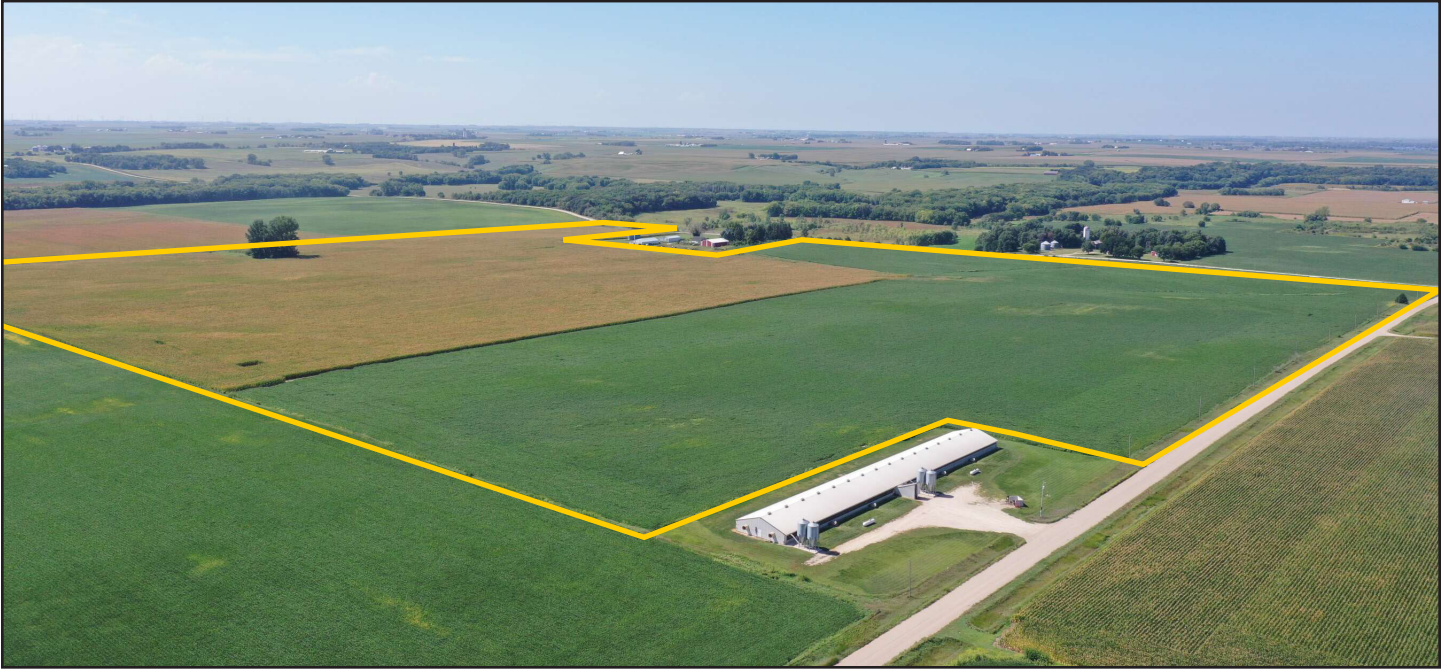
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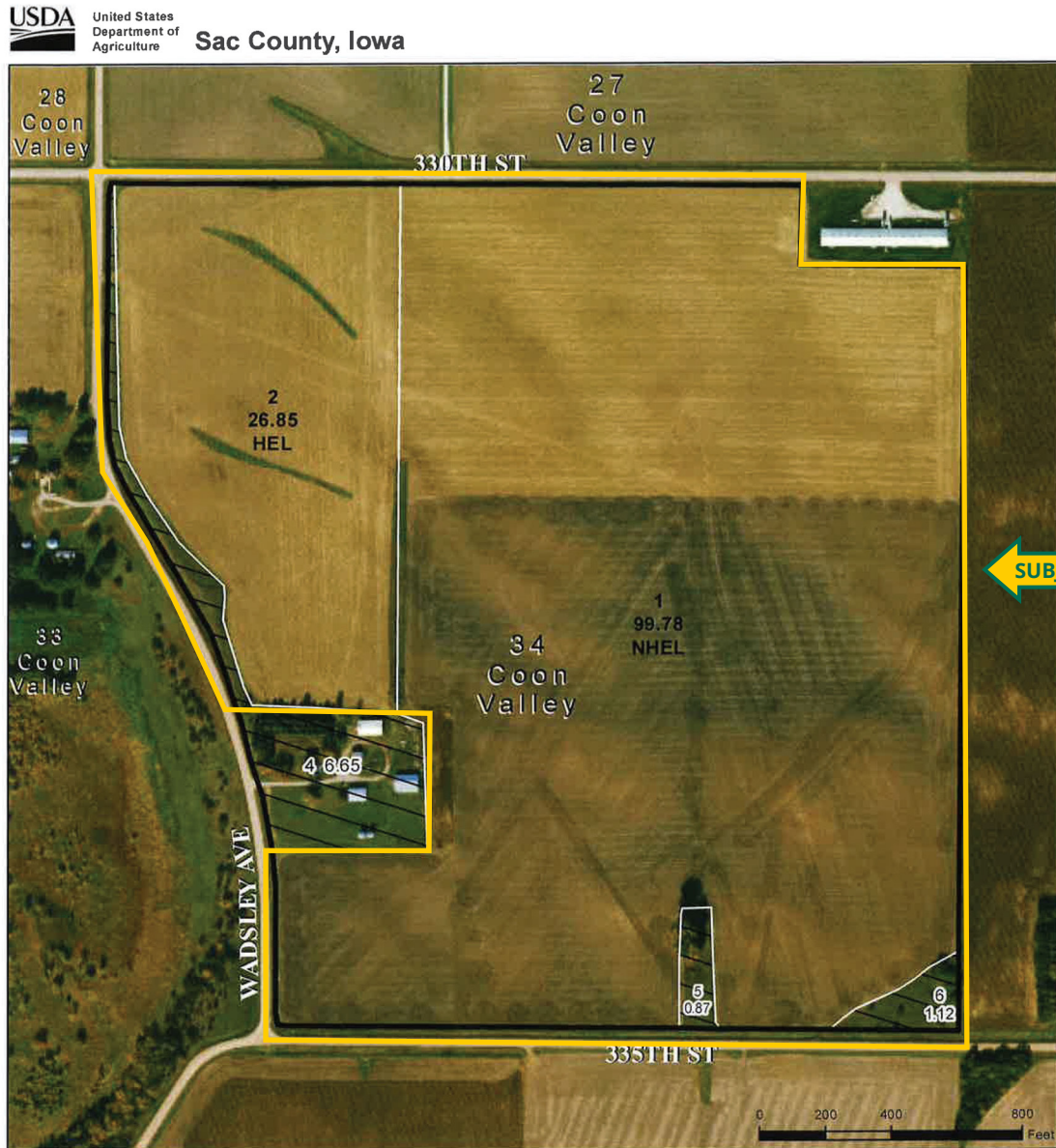
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Northeast Looking Southwest



Southeast Looking Northwest





USDA United States Department of Agriculture **Sac County, Iowa**

Legend

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

Wetland Determination

- Restricted
- Limited
- Exempt from Conservation
- Compliance Provisions

2026 Program Year
Map Created February 27, 2026

Farm 4917
Tract 3030

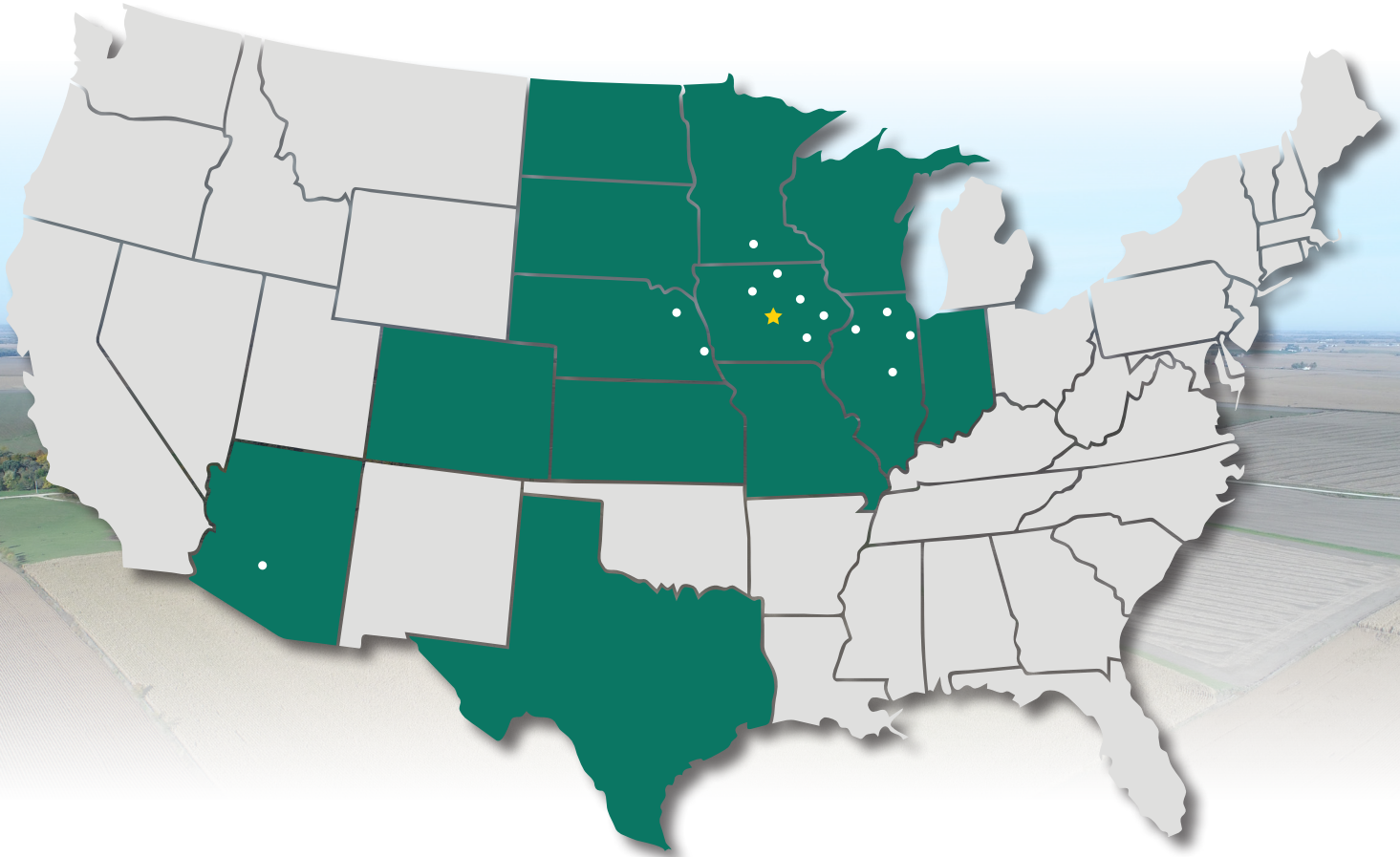
2023 IMAGERY

NAME(S): _____
SHARES: _____
Tract Cropland Total: 126.63 acres

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