

MIDWEST AG EXCHANGE

— Selling Land & Equipment —

**78±
ACRES**
1 TRACT



LISTING

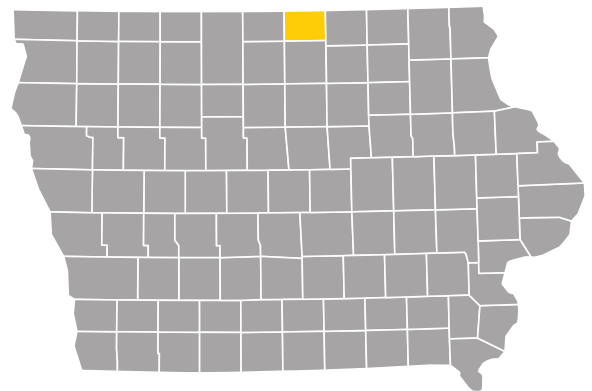
**Grove Township
Tom & Amber Stevens**

Northwood, IA

Listing Agent

Midwest Ag Exchange
3187 320th Street
Crawfordsville, IA 52621
Nate Larson – LIC S73602000
319-931-3944
Nate@FIConsultant.com

Worth County



Worth County, Iowa

MidwestAgExchange.com

The Terms and Conditions of Sale are set forth in the Buyer's Prospectus and Purchase Agreement (the "Purchase Agreement"). The information set forth is believed to be accurate. However, the owner of the properties and Midwest Ag Exchange make no warranties or guaranties expressed or implied.

Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Sellers Agents and owners will not be held responsible for advertising discrepancies or inaccuracies.

Location

1.5 miles NE of Northwood, from Northwood head east on Central Avenue for 1.5 miles, then turn north on Quail Avenue for 1.25 miles, the farm will be on your left.

Price & Terms

\$858,000, 10% down, balance due at closing

Possession

At closing

Lease Status

Sells with 2027 farming rights

Tile & Drainage

Natural drainage only

Buildings & Improvements

None

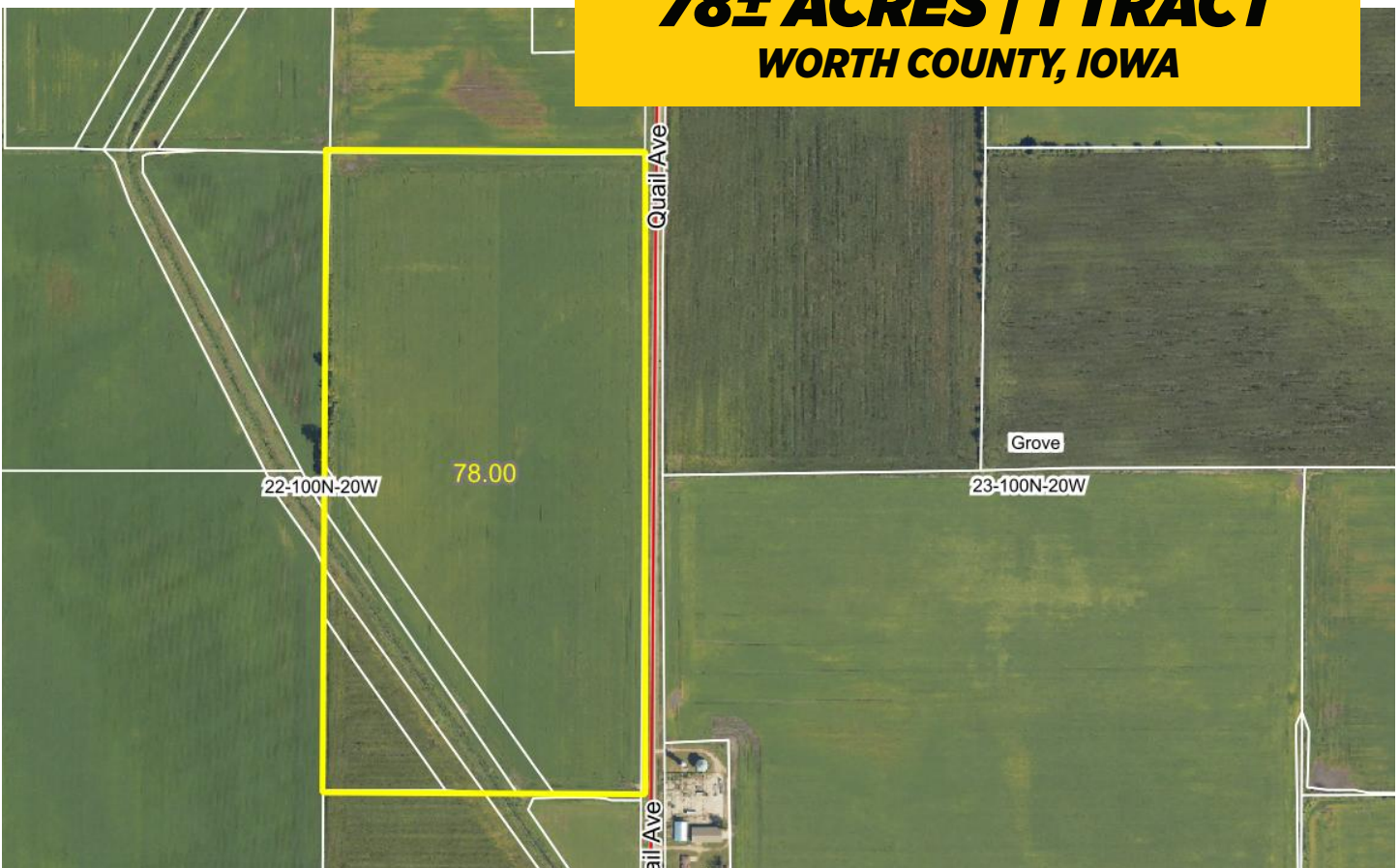
Access

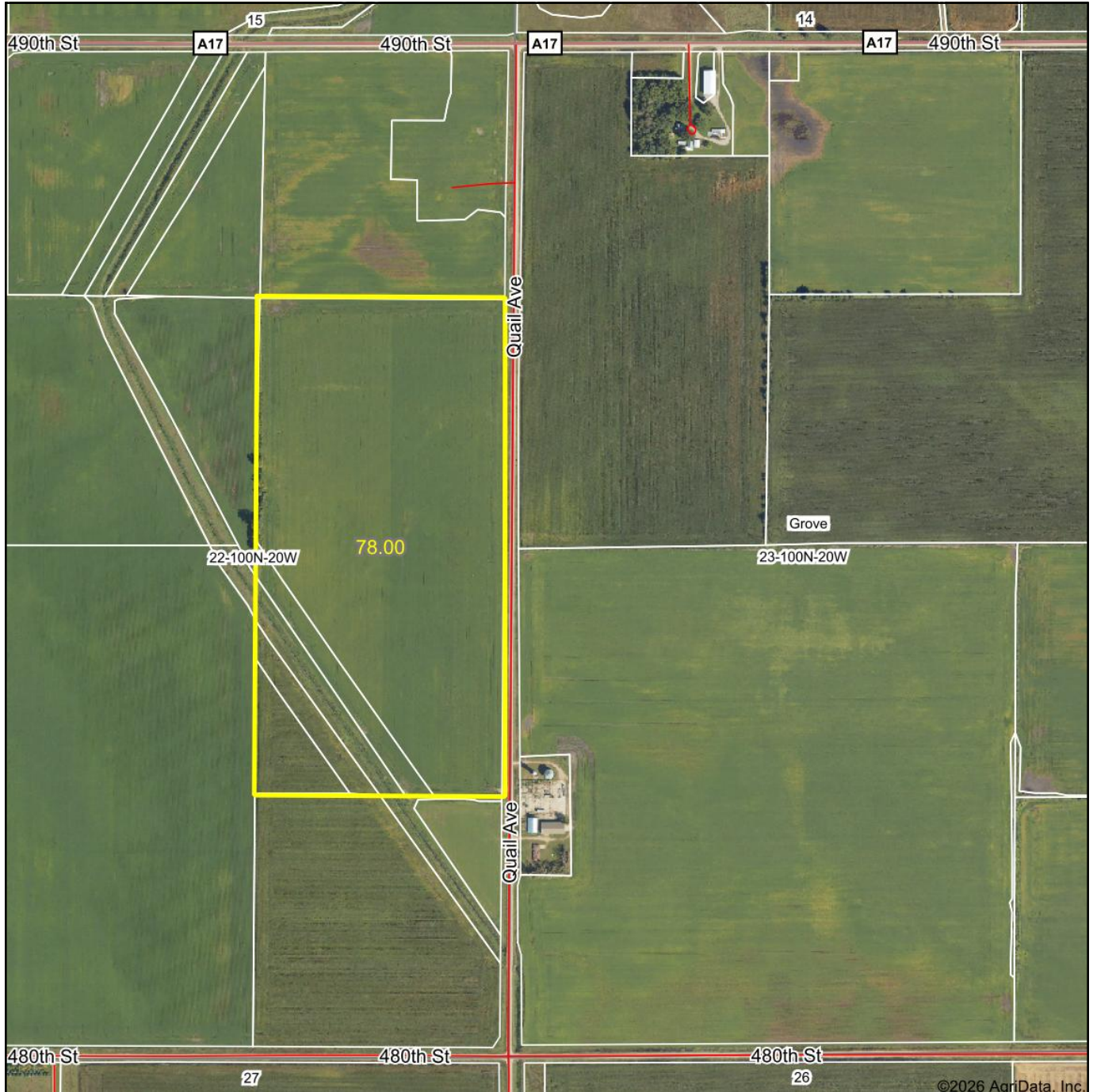
Off of Quail Avenue

Soils

Marshan Clay, Harcot Loam, Talcot Clay & Nicollet Clay

78± ACRES / 1 TRACT
WORTH COUNTY, IOWA





MIDWEST AG EXCHANGE
— Selling Land & Equipment —

Boundary Center: 43° 27' 56.71, -93° 11' 1.24

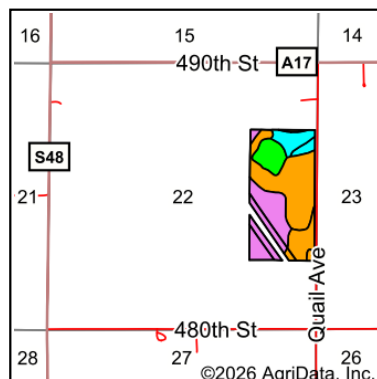
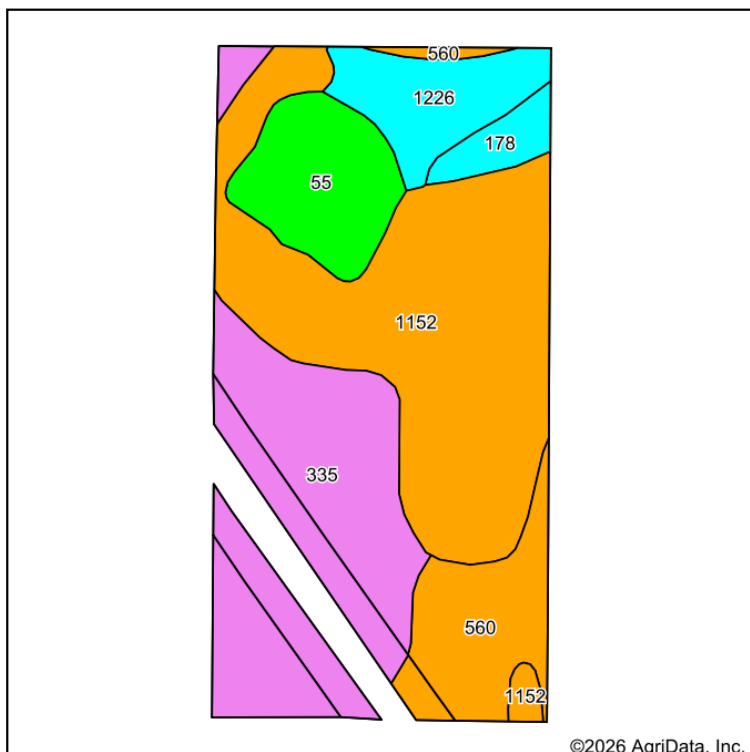
0ft 817ft 1634ft

22-100N-20W
Worth County
Iowa



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

8/27/2026



State: **Iowa**
 County: **Worth**
 Location: **22-100N-20W**
 Township: **Grove**
 Acres: **73.24**
 Date: **8/27/2026**

MIDWEST AG EXCHANGE

— Selling Land & Equipment —

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA195, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	*n NCCPI Soybeans
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	28.61	39.1%		Ilw	54	66								6
335	Harcot loam, 0 to 2 percent slopes, rarely flooded	21.18	28.9%		Ilw	37	63	4.9	2.9	140	2.5	56	4.2	41	6
560	Talcot clay loam, 0 to 2 percent slopes, rarely flooded	8.14	11.1%		Ilw	53		5.4	3.3	155	2.8	62	4.7	45	5
55	Nicollet clay loam, 1 to 3 percent slopes	7.44	10.2%		lw	89	88								8

Soils data provided by USDA and NRCS.

Farm# 5292
Tract# 1227

22 GROVE



1 inch = 660 feet

Prepared by Worth County FSA

Map Printed: August 26, 2026

CROP YEAR: _____

IMAGERY YEAR: 2025

Legend

Field Boundary

Wetland Determination

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

Disclaimer: 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 wetland boundaries and determinations or contact NRCS.

Farm# 5292
Tract# 8668

22 GROVE



1 inch = 660 feet

CROP YEAR: _____

IMAGERY YEAR: 2025

Prepared by Worth County FSA

Map Printed: August 26, 2026

Legend

Field Boundary

Wetland Determination

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

Disclaimer: 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 wetland boundaries and determinations or contact NRCS.

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
76.76	73.25	73.25	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	73.25		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	47.54	0.00	159	0
Soybeans	19.16	0.00	40	
TOTAL	66.70	0.00		

Tract Number : 1227

Description : SE 22 GROVE
FSA Physical Location : IOWA/WORTH
ANSI Physical Location : IOWA/WORTH
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : THOMAS JAMES STEVENS, AMBER M STEVENS
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
6.64	6.64	6.64	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	6.64	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	4.31	0.00	159
Soybeans	1.74	0.00	40
TOTAL	6.05	0.00	

Tract Number : 8668
Description : NE/SE 22 GROVE
FSA Physical Location : IOWA/WORTH
ANSI Physical Location : IOWA/WORTH
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : THOMAS JAMES STEVENS, AMBER M STEVENS
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
70.12	66.61	66.61	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	66.61	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	43.23	0.00	159
Soybeans	17.42	0.00	40

TOTAL**60.65****0.00**

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 State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). 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. USDA is an equal opportunity provider, employer, and lender.

MIDWEST AG EXCHANGE
—— Selling Land & Equipment ——

MidwestAgExchange.com

**Midwest Ag Exchange
Nate Larson – LIC S73602000
319-931-3944
Nate@FIConsultant.com**