

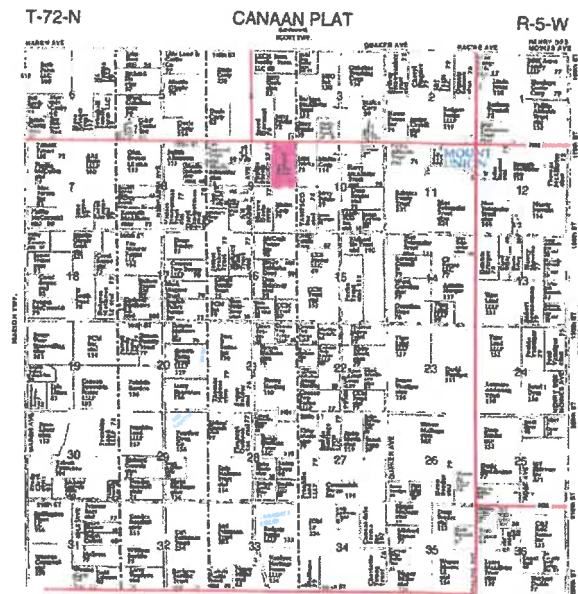
76.88 ACRES M/L

CANAAN TOWNSHIP - HENRY COUNTY, IA



77.10 FSA Tillable Acres –
84.4 CSR2 on the tillable acres
Leased for the 2026 Season,
Buyer will receive \$17,925 in
Cash Rent
Payable (6/1, 9/1, 12/1)

2 Miles West of Mt. Union
4 Miles South of Winfield
Located South of 170th Street



List Price \$1,133,980 or \$14,750/A

Braden Blake - 319-591-0990 – bblake@jjappraisals.com – IA LIC S73602000

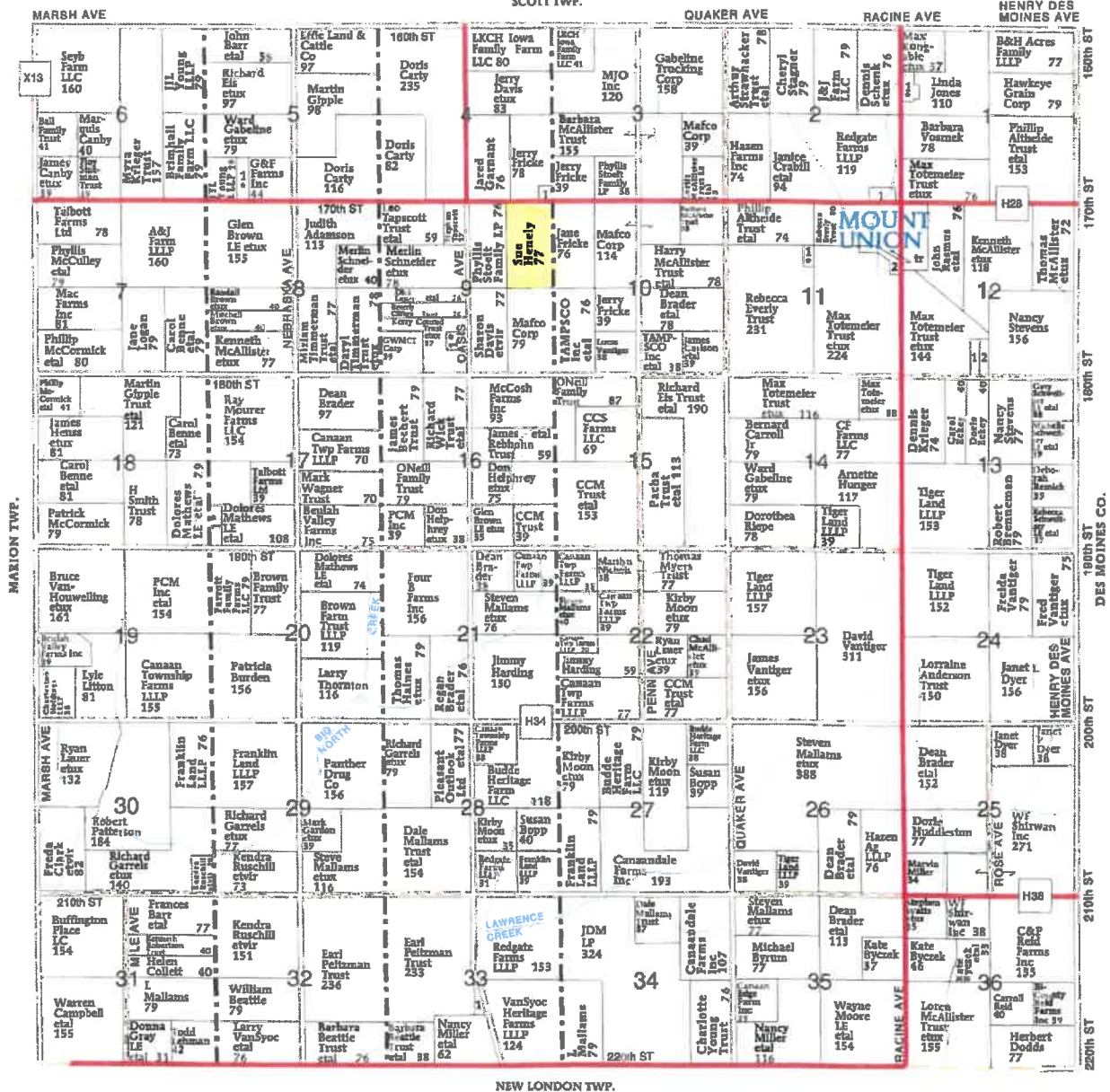
JENSEN & ASSOCIATES

T-72-N

CANAAN PLAT

(Landowners)

R-5-W



CANAAN TOWNSHIP

SECTION 1

1 NELSON, DUSTIN ETUX 7

SECTION 2

1 MCALLISTER, CINDY 8

SECTION 4

1 SHERIDAN CEMETERY TRUST 6

SECTION 5

1 DELZELL, VICKI ETAL 11

SECTION 9

1 BRAKE, HARLEY ETUX 9

SECTION 11

1 MOON, LYNZE ETVIR 6
2 PRAIRIE AG REAL ESTATE HOLDINGS LLC 6

SECTION 12

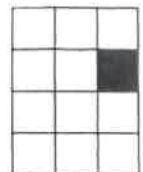
1 ECKEY, CAROL 10
2 ECKEY, DONIS 10

SECTION 17

1 HAINES, THOMAS ETUX 11

SECTION 33

1 LEHMAN, TODD 7



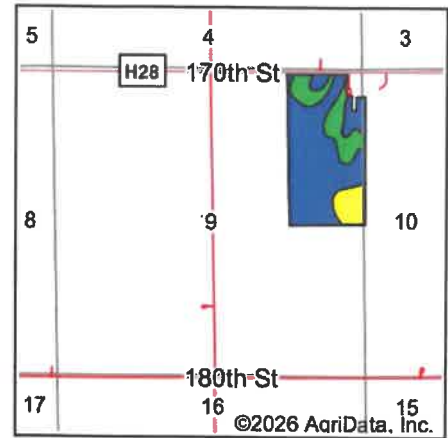
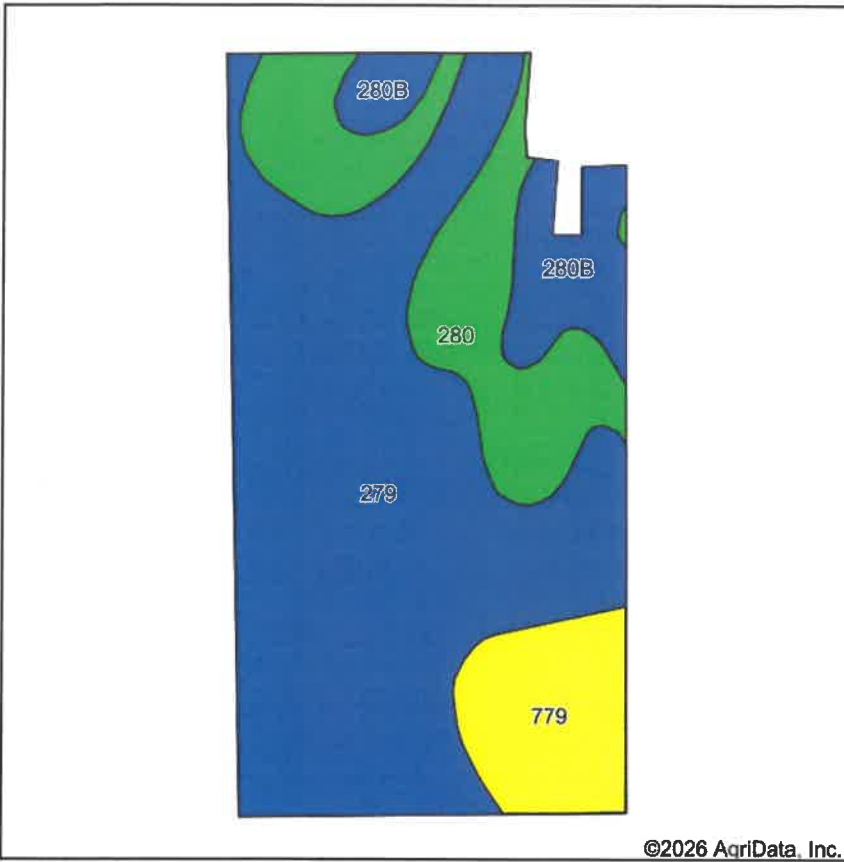
MEDIAPOLIS
SAVINGS
BANK

WWW.GOMSB.BANK

Morning Sun
319-868-3125



Soils Map



State: **Iowa**
 County: **Henry**
 Location: **9-72N-5W**
 Township: **Canaan**
 Acres: **77.1**
 Date: **3/23/2026**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA087, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
279	Taintor silty clay loam, 0 to 2 percent slopes	46.81	60.7%		Ilw	217.6	63.1	83	88	83	82	70
280	Mahaska silty clay loam, 0 to 2 percent slopes	15.50	20.1%		Iw	230.4	66.8	94	95	87	87	78
779	Kalona silty clay loam, 0 to 1 percent slopes	8.06	10.5%		Ilw	193.6	56.1	70	85	85	85	75
280B	Mahaska silty clay loam, 2 to 5 percent slopes	6.73	8.7%		Ile	222.4	64.5	89	90	86	86	77
Weighted Average					1.80	218.1	63.2	84.4	89.3	*n 84.3	*n 83.7	*n 72.7

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

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

IOWA
HENRY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 5002
Prepared : 3/20/26 10:09 AM CST
Crop Year : 2026

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : CML FARMS CORP
CRP Contract Number(s) : None
Recon ID : 19-087-2009-72
Transferred From : None
ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
80.61	77.10	77.10	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	77.10	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	41.90	0.00	185	
Soybeans	33.10	0.00	51	
TOTAL	75.00	0.00		

NOTES

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Tract Number : 10388

Description : Section 9 Canaan Twp
FSA Physical Location : IOWA/HENRY
ANSI Physical Location : IOWA/HENRY
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : SUE HENELY
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
80.61	77.10	77.10	0.00	0.00	0.00	0.00	0.0

IOWA
HENRY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5002
Prepared : 3/20/26 10:09 AM CST
Crop Year : 2026

Tract 10388 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	77.10	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	41.90	0.00	185
Soybeans	33.10	0.00	51
TOTAL	75.00	0.00	

NOTES

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United States
Department of
Agriculture

Henry 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: 77.10 acres

2025 Program Year

Map Created March 06, 2025

Farm 5002

Tract 10388

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