

EDSPENCER
REAL ESTATE

247.50 Acres M/L Farm for Sale

322 E 7th St, Logan, IA 51546

Sections 11, 13 & 14, St. John Township, Harrison County, Iowa

Prime Highway 30 Location!

2027 Possession!



Taxable Acre: 247.50

FSA INFO: Farm# 1472 Tract# 2468

FSA Cropland Acres 232.79

Corn Base: 174.45 PLC YIELD 142

Bean Base: 58.15 PLC Yield: 44

CSR2: 78.4 per Surety Maps

Soil Types:
McPaul, Napier, Kennebec &
Moville

Taxes & Drainage: \$13,284.74

Directions to the Farm:

Farm is located ½ mile east of
Missouri Valley, Iowa on the
south side of Highway 30.

Ashgrove, LC - Owners



*A highly productive
tract that is 94% tillable
with Highway 30 access!*

\$14,500/acre

Ed Spencer, Broker
402-510-FARM

Hannah Johnsen, Associate Broker
712-592-9794

Luke Spencer, Sales Associate
402-510-5853

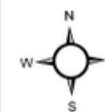




United States
Department of
Agriculture

Harrison County, Iowa

Name _____
Share % _____



Legend

Non-Cropland CRP Iowa PLSS
Cropland Tract Boundary Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Irrigation

Non-Irrigated
Irrigated

Inteded Use

Grain
Seed
Forage

Tract Cropland Total: 232.79 acres

2026 Program Year

Map Created February 25, 2026

Farm **1472**

Tract **2468**

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Operator Name

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
255.77	232.79	232.79	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	232.79		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	174.45	0.00	142	0
Soybeans	58.15	0.00	44	0
TOTAL	232.60	0.00		

NOTES

Tract Number : 2468

Description : J11 SEC 14, S1/2 SEC 11, NW1/4 SEC 13 Q
FSA Physical Location : IOWA/HARRISON
ANSI Physical Location : IOWA/HARRISON
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 : ASHGROVE L C
Other Producers : None
Recon ID : None

IOWA
HARRISON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1472
Prepared : 9/16/26 2:30 PM CST
Crop Year : 2026

Tract Land Data

Tract 2468 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
255.77	232.79	232.79	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	232.79	0.00	0.00	0.00	0.00	0.00

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NOTES

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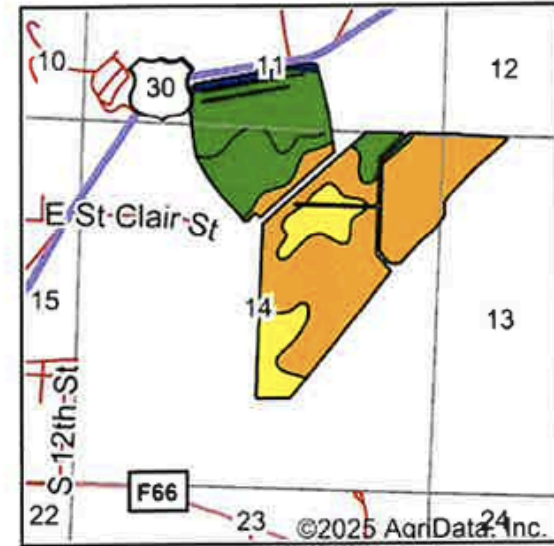
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Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Harrison**
 Location: **14-78N-44W**
 Township: **St. John**
 Acres: **231.78**
 Date: **9/8/2025**

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA085, Soil Area Version: 33												
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans	
70	McPaul silt loam	121.10	52.3%		4ft.	lw	195.2	56.6	72	78	87	
12B	Napier silt loam, 2 to 5 percent slopes	40.93	17.7%		> 6.5ft.	lle	230.4	66.8	93	77	89	
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	34.32	14.8%		4ft.	lw	228.8	66.4	91	91	93	
275	Moville silt loam	31.39	13.5%		1ft.	llw	192.0	55.7	69	72	68	
12C	Napier silt loam, 5 to 9 percent slopes	4.04	1.7%		> 6.5ft.	llle	214.4	62.2	89	62	87	
Weighted Average							1.35	206.3	59.8	78.4	78.7	*n 85.7

**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

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