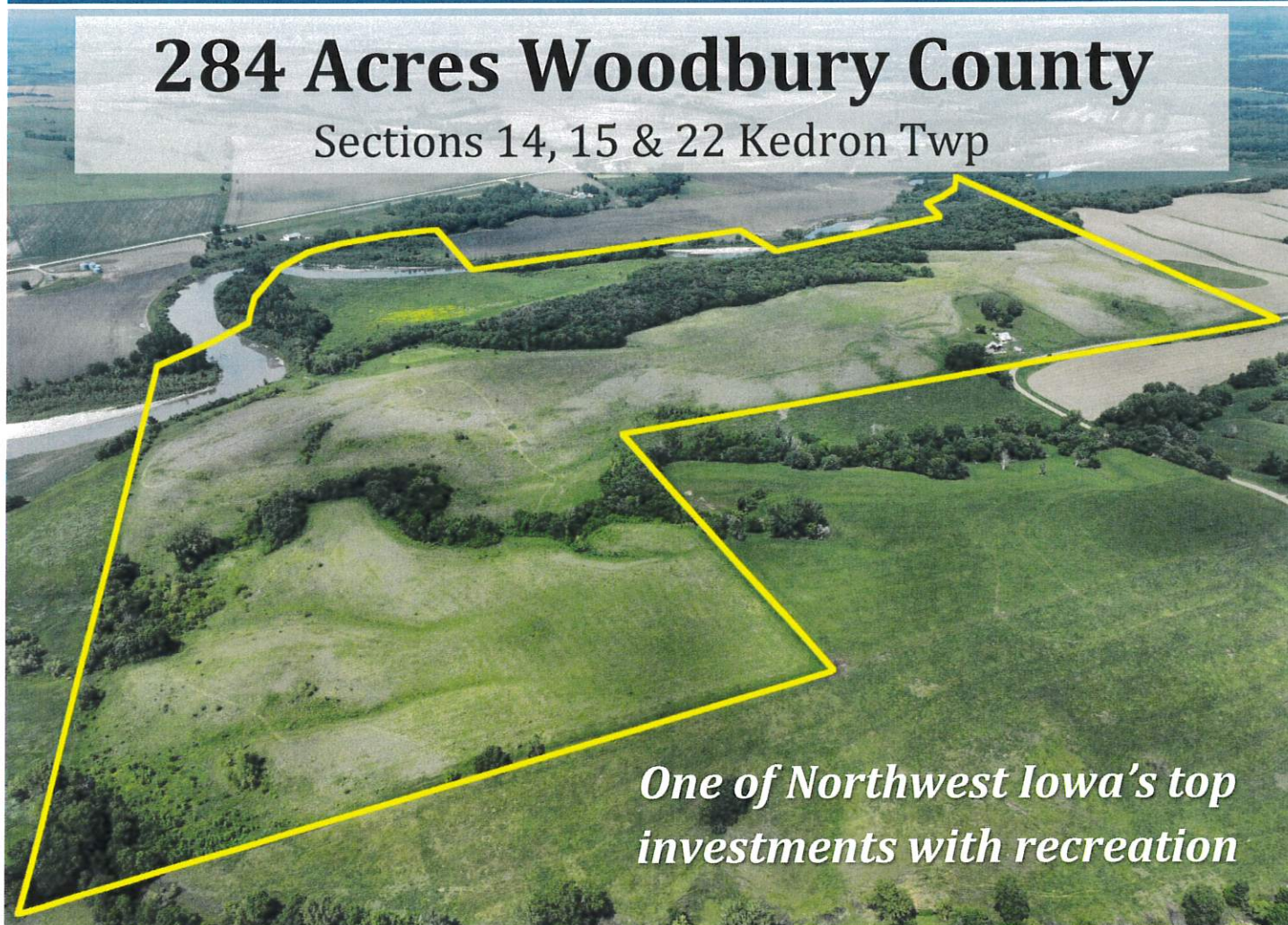




LAND FOR SALE

284 Acres Woodbury County

Sections 14, 15 & 22 Kedron Twp



*One of Northwest Iowa's top
investments with recreation*

Check out this big rustic remote wooded hill farm on the Little Sioux River
162.9 FSA crop acres (57.4% tillable) - 156.15 acres enrolled in CRP
80 plus acres hillside timber

RE Taxes: \$8200 annually

Price: \$1,959,600.00 \$6900 per acre



ACRE CO

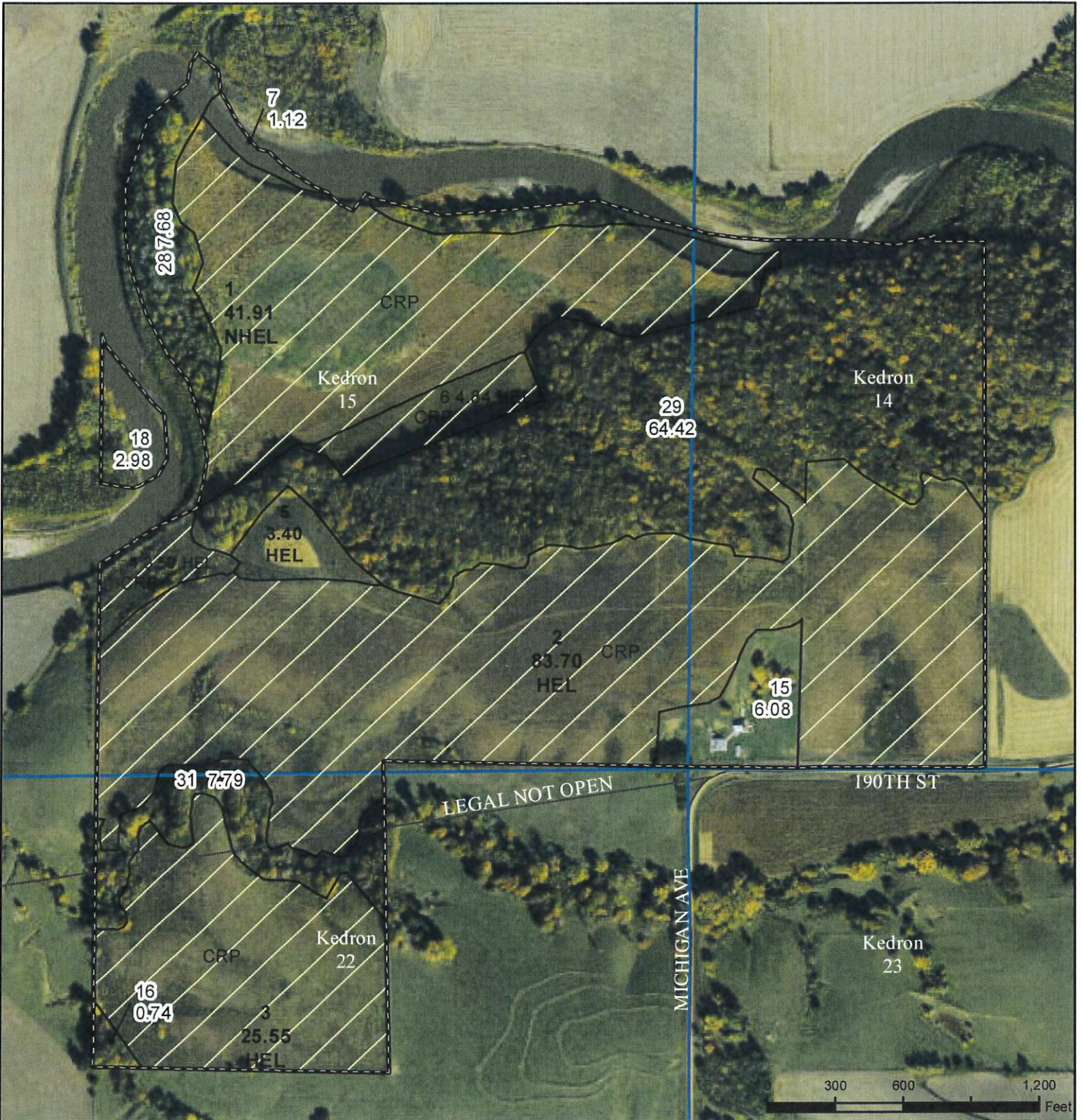
Farm Real Estate
Spencer, IA 712-262-3529

Selling Iowa's Best

Jon Hjelm, ALC 712-240-3529
Chuck Sikora 712-260-2788
Joe Laubenthal 515-368-3815

theacresco.com

Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.



Legend

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

Wetland Determination Identifiers

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

Producer:

Share:

Tract Cropland Total: 162.90 acres

2025 Program Year

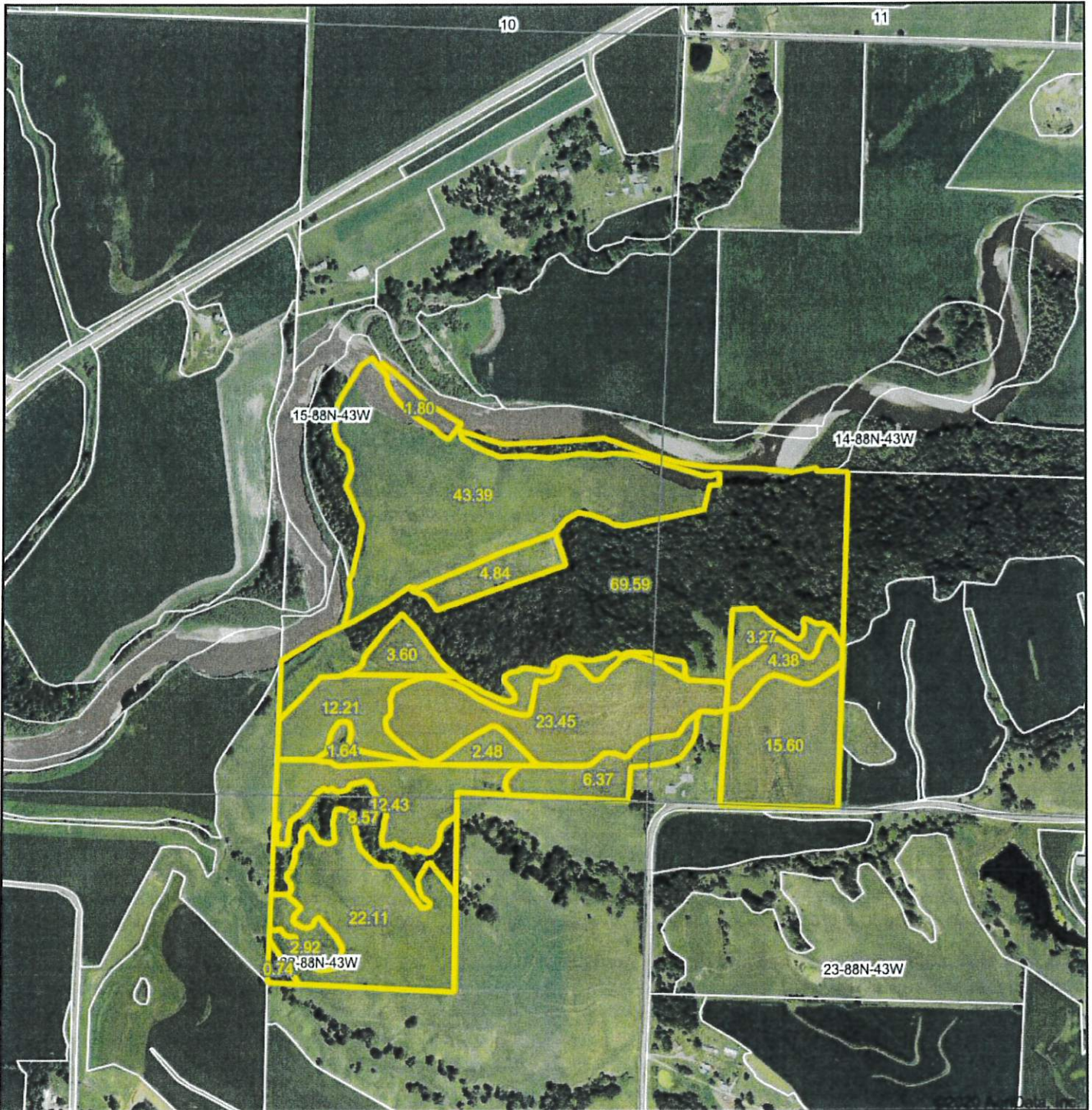
Map Created April 17, 2025

Farm 7003

Tract 1827

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

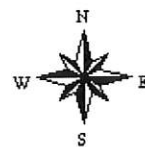
Aerial Map



Map Center: 42° 25' 59.94, -95° 49' 42.5

0ft 1077ft 2153ft

15-88N-43W
Woodbury County
Iowa

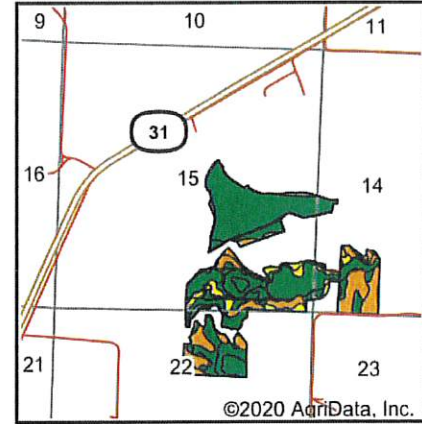
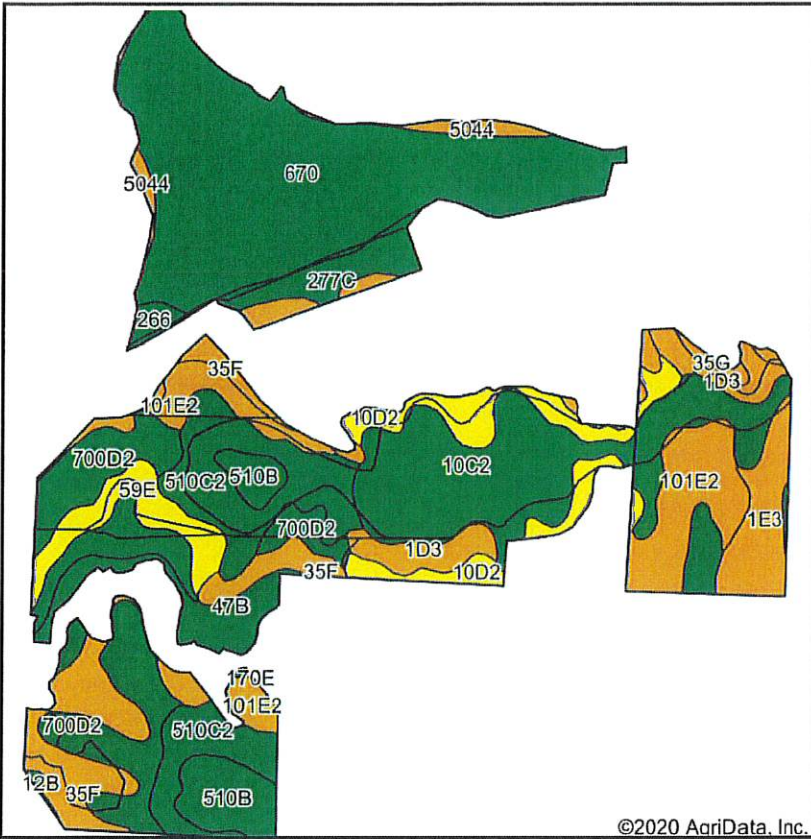


12/18/2020

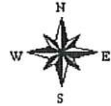


Field borders provided by Farm Service Agency as of 5/21/2008

Soils Map



State: Iowa
 County: Woodbury
 Location: 15-88N-43W
 Township: Kedron
 Acres: 158.69
 Date: 12/28/2020

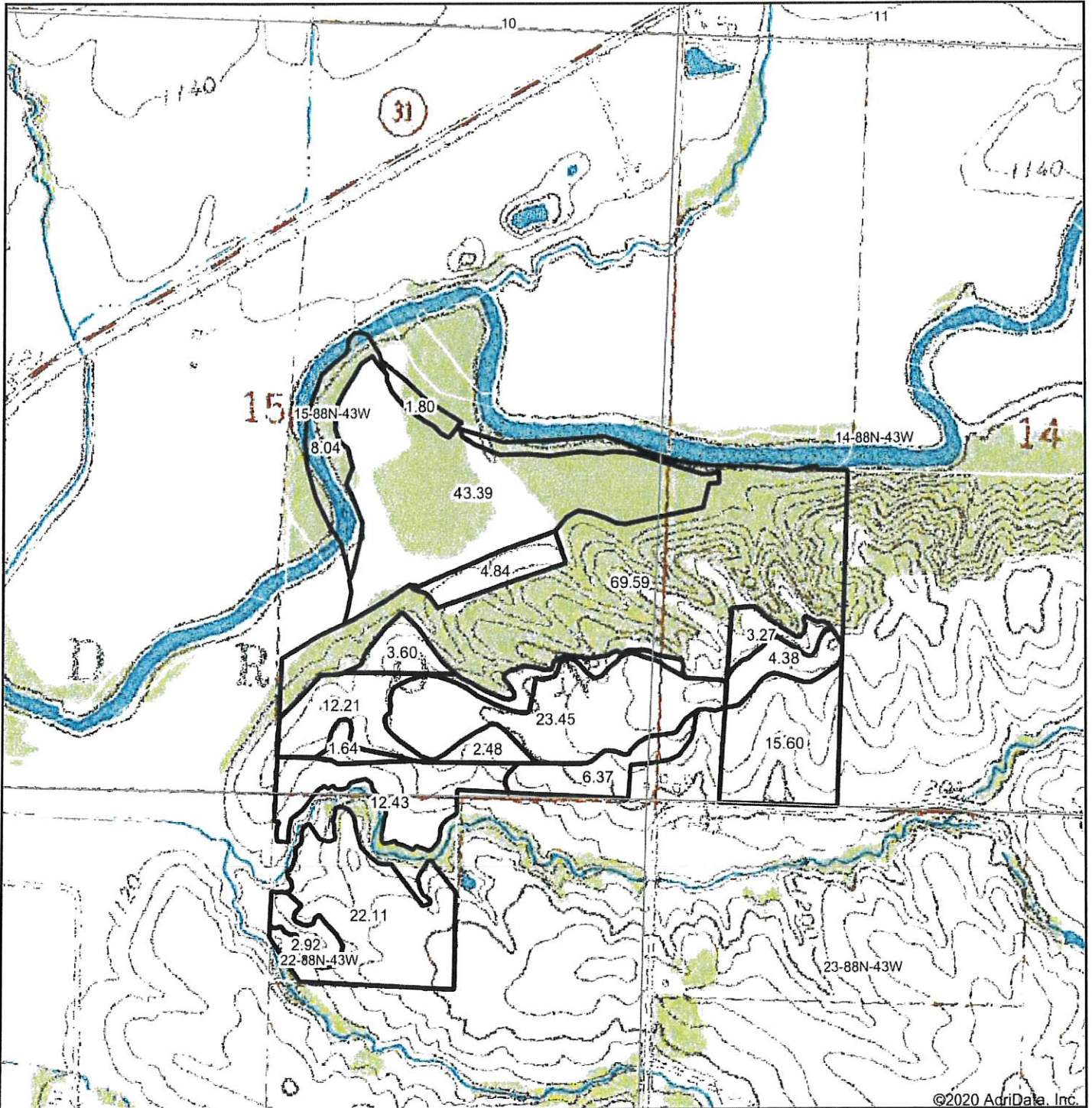


Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	CSR2**	CSR	
670	Rawles silt loam, 0 to 2 percent slopes, occasionally flooded	40.53	25.5%			IIw		0	82 73	
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	20.93	13.2%			IIIe		0	86 57	
510C2	Monona silt loam, terrace, 5 to 9 percent slopes, eroded	14.30	9.0%			IIIe		0	88 58	
700D2	Monona silty clay loam, terrace, 9 to 14 percent slopes, eroded	13.81	8.7%			IIIe		0	62 47	
35F	Liston-Burchard complex, 18 to 25 percent slopes	11.79	7.4%			VIe	780	27	15	
101E2	Monona-Ida silt loams, 14 to 20 percent slopes, eroded	11.74	7.4%			IVe		0	40 35	
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	7.80	4.9%			IIIe		0	60 47	
277C	Deloit loam, 5 to 9 percent slopes	7.58	4.8%			IIIe		0	85 62	
47B	Napier-Rawles complex, 2 to 5 percent slopes	6.74	4.2%			IIw		0	85 59	
510B	Monona silt loam, terrace, 2 to 5 percent slopes	5.48	3.5%			IIe	4000	95	74	
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	5.01	3.2%			IVe		0	18 28	
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	4.69	3.0%			IIIe		0	32 37	
59E	Burchard clay loam, 9 to 18 percent slopes	4.60	2.9%			IIIe	2925	49	28	
5044	Fluvaquents, 0 to 2 percent slopes, frequently flooded	1.68	1.1%					0	5 0	
35G	Liston-Burchard complex, 25 to 40 percent slopes	1.07	0.7%			VIIe		0	11 5	
266	Smithland silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.76	0.5%			IIw		0	88 76	
12B	Napier silt loam, 2 to 5 percent slopes	0.18	0.1%			IIe		0	93 72	
Weighted Average								280.9	68.1	52.8

**IA has updated the CSR values for each county to CSR2.
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Topography Map



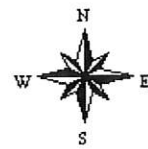
©2020 AgriData, Inc.



map center: 42° 25' 59.94, -95° 49' 42.5



15-88N-43W
Woodbury County
Iowa



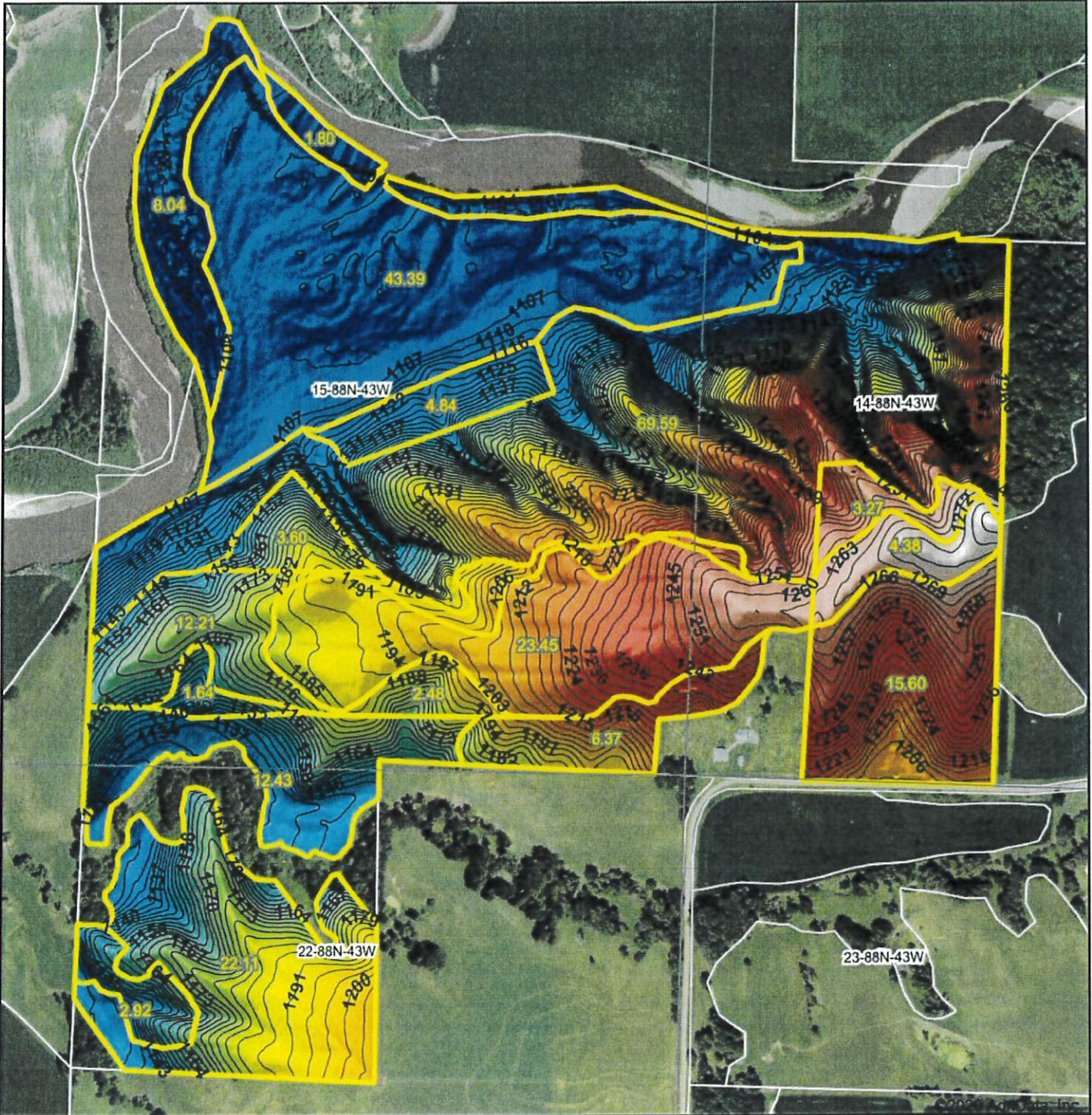
12/18/2020



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

Topography Hillshade





Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

Date created: 11/10/2022
Last Data Uploaded: 11/10/2022 12:00:27 AM

Developed by  **Schneider**
GEO SPATIAL

IOWA
WOODBURY



FARM : 7003
Prepared : 12/15/25 8:37 AM CST
Crop Year : 2026

Form: FSA-156EZ

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : LEWIS G BYERS
CRP Contract Number(s) : 11303, 11764
Recon ID : 19-193-2007-116
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
253.71	162.90	162.90	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	6.75	0.00		156.15	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	3.40	74.00	112	0
TOTAL	3.40	74.00		

NOTES

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Tract Number : 1827

Description : NW1/4 NE1/4 22; SE1/4 15; W1/2 SW1/4 14 KEDRON
FSA Physical Location : IOWA/WOODBURY
ANSI Physical Location : IOWA/WOODBURY
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : BOJI FARMS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
253.71	162.90	162.90	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	6.75	0.00	156.15	0.00	0.00	0.00

Abbreviated 156 Farm Record

Tract 1827 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	3.40	74.00	112
TOTAL	3.40	74.00	

NOTES

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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 responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. 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.

CRP-1 (07-06-20)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation			1. ST. & CO. CODE & ADMIN. LOCATION 19 193		2. SIGN-UP NUMBER 48		
CONSERVATION RESERVE PROGRAM CONTRACT					3. CONTRACT NUMBER 11303		4. ACRES FOR ENROLLMENT 83.70		
					6. TRACT NUMBER 1827		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 04-01-2016 TO: (MM-DD-YYYY) 09-30-2026		
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) WOODBURY COUNTY FARM SERVICE AGENCY 204 1ST ST. SUITE C2 SERGEANT BLUFF, IA51054-0000					8. SIGNUP TYPE: Continuous				
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (712)943-2727									
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 receipt of a copy of the Appendix/Appendices for the applicable contract period. 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 PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.									
9A. Rental Rate Per Acre \$ 327.89			10. Identification of CRP Land (See Page 2 for additional space)						
9B. Annual Contract Payment \$ 27,444.00			A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share		
9C. First Year Payment \$			1827	2	CP42	83.70	\$ 44,361.00		
(Item 9C is applicable only when the first year payment is prorated.)									
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)									
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) LEWIS G BYERS 3823 110TH ST PIERSON, IA51048-8011			(2) SHARE 99.00 %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) BOJI FARMS LLC DP STEVEN MEYER 2000 PLUM CREEK RD STOUDX CITY, IA51103-1138			(2) SHARE 1.00 %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)			(2) SHARE %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE						B. DATE (MM-DD-YYYY)	

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 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.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. 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.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). 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.**

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, gender identity (including gender expression), sexual orientation, 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.

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CRP-1 (05-05-25)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 19 193		2. SIGN-UP NUMBER 63
		3. CONTRACT NUMBER 11764		4. ACRES FOR ENROLLMENT 72.45
CONSERVATION RESERVE PROGRAM CONTRACT		6. TRACT NUMBER 1827		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2025 09-30-2035
		8. SIGNUP TYPE: SAFE - IA Gaining Ground SAFE		
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) WOODBURY COUNTY FARM SERVICE AGENCY 204 1ST ST. SUITE C2 SERGEANT BLUFF, IA51054-0000				
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (712) 943-2727				

INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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 receipt of a copy of the Appendix/Appendices for the applicable contract period. 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 PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre	\$ 238.64	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 17,289.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	1827	0003	CP38E-4D	25.55	\$ 3,475.00
(Item 9C is applicable only when the first year payment is prorated.)		1827	0008	CP38E-4D	3.10	\$ 422.00
		1827	0009	CP38E-4D	43.80	\$ 5,957.00

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) LEWIS G BYERS 3823 110TH ST PIERSON, IA51048-8011	(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) BOJI FARMS LLC DR STEVEN MEYER 2000 PLUM CREEK RD SIOUX CITY, IA51103-1138	(2) SHARE 0.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
-------------------------	------------------------------------	----------------------

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