

# BOONE COUNTY LAND AUCTION

*Rick Winegarden*  
Auctioneer/Real Estate Broker

*401 1/2 East Elm Avenue*

*Pocahontas, IA*

*712-358-0974*

*salebarn.ncn.net*

**The Sale Barn**  
Realty & Auction

## Boone County Iowa Grant Township • Section 17

### Directions to Farm:

From North Edge of Boxholm, Iowa go West on 120th Street for  
1 1/2 Miles Farm is located on South Side of Road

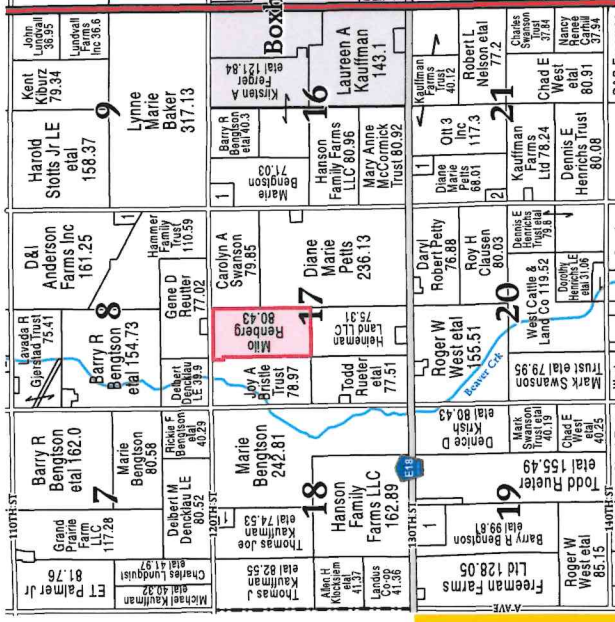
### Auction Location:

Grand Community Center  
Boxholm, IA

Thursday, December 12, 2024 at 10:30 AM

### Owner:

Renberg Family



**LIVE ONLINE AUCTION**

**WWW.EQUIPMENTFACTS.COM**

**BOONE  
COUNTY  
LAND AUCTION**

**75.85**  
Acres M/L

**BOONE  
County Iowa**

*“We Sell the Earth and  
Everything On It”*

**The Sale Barn**  
Realty & Auction



<<ID Number>>  
<<First Name>> <<Middle Name>> <<Last Name>>  
<<Full Name>>  
<<Company>>  
or current resident  
<<Delivery Address>>  
<<Alternate 1 Address>>  
<<City>> <<State>> <<ZIP+4>>

<<Sack

PRST-STD  
U.S. POSTAGE  
PAID  
Clear Lake, IA  
PERMIT NO. 20

IOWA  
BOONE



United States Department of Agriculture  
Farm Service Agency

FARM : 7538

Prepared : 11/6/24 11:15 AM CST

Form: FSA-156EZ

Crop Year : 2025

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name : ██████████  
 CRP Contract Number(s) : None  
 Recon ID : 19-015-2018-27  
 Transferred From : None  
 ARCPLC G//F Eligibility : Eligible

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
79.15	75.85	75.85	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	75.85	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	37.82	0.00	164	
Soybeans	37.86	0.00	46	
<b>TOTAL</b>	<b>75.68</b>	<b>0.00</b>		

**NOTES**

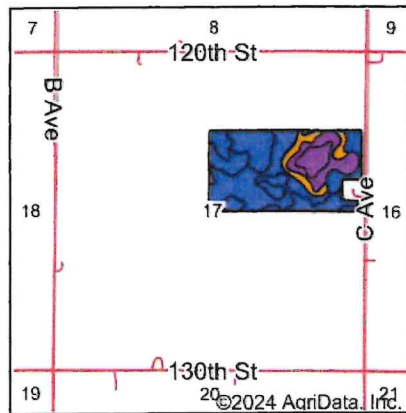
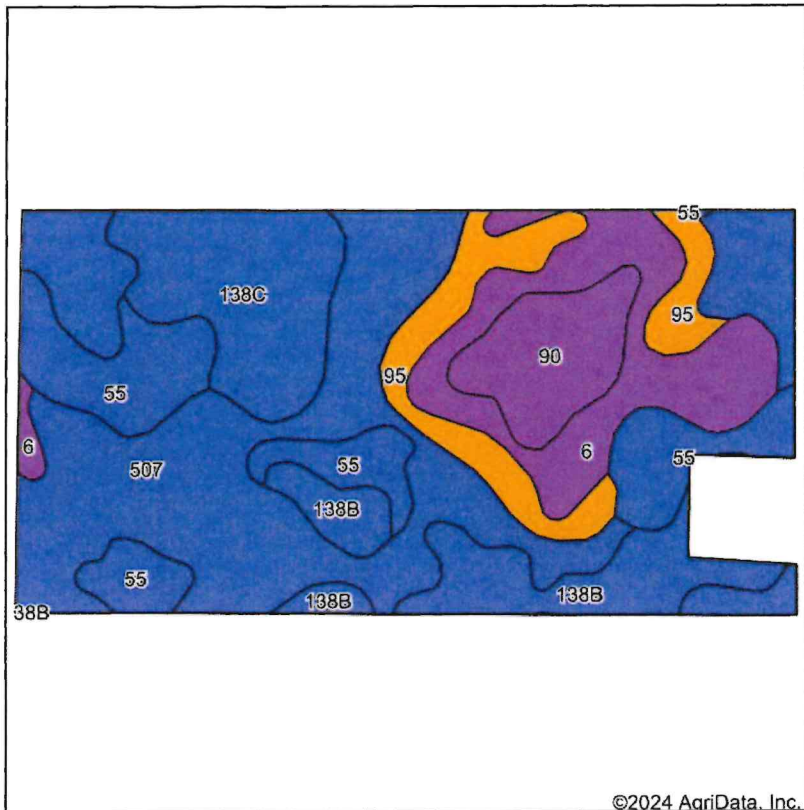
**Tract Number : 7608**

Description :  
 FSA Physical Location : IOWA/BOONE  
 ANSI Physical Location : IOWA/BOONE  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : MILO E RENBERG  
 Other Producers : None  
 Recon ID : 19-015-2018-26

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.15	75.85	75.85	0.00	0.00	0.00	0.00	0.0

### Soils Map



State: **Iowa**  
 County: **Boone**  
 Location: **17-85N-28W**  
 Township: **Grant**  
 Acres: **76.8**  
 Date: **11/5/2024**



Soils data provided by USDA and NRCS.

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Area Symbol: IA015, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
507	Canisteo clay loam, 0 to 2 percent slopes	28.31	36.9%		llw	84	82	81	
55	Nicollet clay loam, 1 to 3 percent slopes	11.12	14.5%		lw	89	92	81	
6	Okoboji silty clay loam, 0 to 1 percent slopes	10.21	13.3%		llw	59	58	74	
138C	Clarion loam, 6 to 10 percent slopes	8.55	11.1%		llle	84	69	79	
138B	Clarion loam, 2 to 6 percent slopes	7.35	9.6%		lle	89	84	83	
95	Harps clay loam, 0 to 2 percent slopes	6.31	8.2%		llw	72	64	82	
90	Okoboji mucky silt loam, 0 to 1 percent slopes	4.95	6.4%		llw	56	61	72	
<b>Weighted Average</b>						<b>2.16</b>	<b>79.1</b>	<b>76.2</b>	<b>*n 79.5</b>

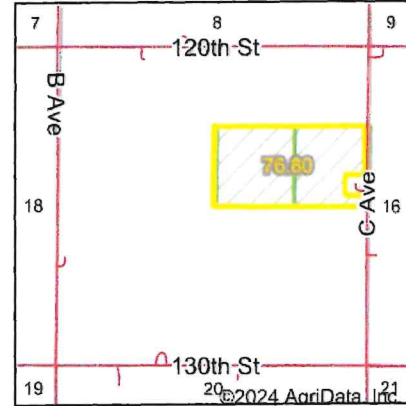
\*\*IA has updated the CSR values for each county to CSR2.

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# PLSS Legal Description

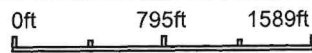


Acres: **76.8**  
 Date: **11/5/2024**  
 Township: **Grant**  
 County: **Boone**  
 State: **Iowa**

Maps Provided By:



Map Center: 42° 10' 25.31, -94° 8' 6.61



PLSS Source: **Bureau of Land Management (BLM)**  
 PLSS Note: **BLM contains Government Lots and Quarters. Availability and accuracy will vary by location**

Short Legal:

SWNE; PT SENE 17-85N-28W

Long Legal:

SW1/4 NE1/4; PART OF THE SE1/4 NE1/4 OF SECTION 17, TOWNSHIP 85 NORTH, 28 WEST, BOONE 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: 75.85 acres

2024 Program Year

Map Created April 01, 2024

**Farm 7538**

**Tract 7608**

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USDA is an equal opportunity provider, employer, and lender.

# Boone County, IA

CSR 2

## Summary

Parcel ID	088528172400001	
Gross Acres	40.00	
ROW Acres	0.00	
Gross Taxable Acres	40.00	
Exempt Acres	0.00	
Net Taxable Acres	40.00	(Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	83.44	(3337.5 CSR2 Points / 40 Gross Taxable Acres)

Agland Active Config 2025

## Soil Summary

Description	SMS	Soil Name	Adjusted Acres	Spot Acres	Line Acres	CSR	Unadjusted CSR Points	Adjusted CSR Points
100% Value	138B	Clarion loam, 2 to 6 percent slopes	8.24	0.00	0.00	89.00	733.36	733.36
100% Value	55	Nicollet clay loam, 1 to 3 percent slopes	5.86	0.00	0.00	89.00	521.54	521.54
100% Value	507	Canisteo clay loam, 0 to 2 percent slopes	22.18	0.00	0.00	84.00	1,863.12	1,863.12
100% Value	6	Okoboji silty clay loam, 0 to 1 percent slopes	3.72	0.00	0.00	59.00	219.48	219.48
<b>Total</b>			<b>40.00</b>	<b>0.00</b>	<b>0.00</b>		<b>3,337.50</b>	<b>3,337.50</b>

## Soil Sub

Description	Acres	Spot and Line Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points	CSR	Adjusted CSR Points	Taxable Adjusted CSR Points
100% Value	40.00	0.00	3,337.50	3,337.50	83.44	3,337.50	3,337.50
Non-Crop	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total</b>	<b>40.00</b>	<b>0.00</b>	<b>3,337.50</b>	<b>3,337.50</b>		<b>3,337.50</b>	<b>3,337.50</b>

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# Boone County, IA

CSR 2

## Summary

Parcel ID	088528172100001		
Gross Acres	39.47		
ROW Acres	0.00		
Gross Taxable Acres	39.47		
Exempt Acres	0.00		
Net Taxable Acres	39.47	(Gross Taxable Acres - Exempt Land)	
Average Unadjusted CSR2	86.33	(3407.48 CSR2 Points / 39.47 Gross Taxable Acres)	

Agland Active Config 2023

## Soil Summary

Description	SMS	Soil Name	Adjusted Acres	Spot Acres	Line Acres	CSR	Unadjusted CSR Points	Adjusted CSR Points
100% Value	138B	Clarion loam, 2 to 6 percent slopes	3.58	0.00	0.00	89.00	318.62	318.62
100% Value	55	Nicollet clay loam, 1 to 3 percent slopes	12.23	0.00	0.00	89.00	1,088.47	1,088.47
100% Value	507	Canisteo clay loam, 0 to 2 percent slopes	20.56	0.00	0.00	84.00	1,727.04	1,727.04
Non-Crop	138B	Clarion loam, 2 to 6 percent slopes	1.86	0.00	0.00	89.00	165.54	90.81
Non-Crop	55	Nicollet clay loam, 1 to 3 percent slopes	0.73	0.00	0.00	89.00	64.97	35.64
Non-Crop	507	Canisteo clay loam, 0 to 2 percent slopes	0.51	0.00	0.00	84.00	42.84	24.44
<b>Total</b>			<b>39.47</b>	<b>0.00</b>	<b>0.00</b>		<b>3,407.48</b>	<b>3,285.02</b>

## Soil Sub

Description	Acres	Spot and Line Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points	CSR	Adjusted CSR Points	Taxable Adjusted CSR Points
100% Value	36.37	0.00	3,134.13	3,134.13	86.17	3,134.13	3,134.13
Non-Crop	3.10	0.00	273.35	150.89	88.18	273.35	150.89
<b>Total</b>	<b>39.47</b>	<b>0.00</b>	<b>3,407.48</b>	<b>3,285.02</b>		<b>3,407.48</b>	<b>3,285.02</b>

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