

Lois M. Sullivan Family Trust Property
484th Avenue, Miles, IA 52064
Section 2, Van Buren Township,
Jackson County, IA
72.96 Tax Acres



Listed with East Iowa Real Estate

Chuck Schwager, Broker



EAST IOWA REAL ESTATE
125 S. 2nd St. Maquoketa, IA 52060

PROPERTY INFORMATION PAGE

Owner: Lois M. Sullivan Family Trust

Address: 484th Avenue, Miles, IA 52064

Price: \$1,021,440 or \$14,000/Acre

Directions: From Preston go north on 435th Ave., take 58th Street east to 475th Avenue, go north on 475th to 75th Street go east 1/2 mile, then north on 484th Avenue 1/2 mile, property is on the west side of the road.

TYPE OF PROPERTY: Cropland

POSSESSION DATE: Rented for the 2023 season with income to be pro-rated at closing.

Cropland acres are subject to tenant's rights to 3/1/2024.

LOCATION: Section 2, Van Buren Township, Jackson County, IA

LEGAL DESCRIPTION: The East Half of the Southeast Quarter in Section 2, Township 84 North, Range 5 East of the 5th Principal Meridian, Excepting Therefrom Parcel 82-2019, and Part of Parcel C, Jackson County, Iowa; subject to all easements and restrictions of record and public rights of way.

NET TAX ACRES: 72.96

NET TAXES: \$2856 **ASSESSED VALUE:** \$127,200

DRAINAGE: Terraces, Natural

ROAD TYPE: Gravel

FSA INFORMATION

FARM # 5578 **TRACT #** 6593

FARMLAND: 76.85 **CROPLAND:** 73

CORN BASE: 63.49 **PLC Yield:** 163

SOYBEANS BASE: 7.73 **PLC Yield:** 53

OATS: 1.78 **PLC Yield:** 52

TOPOGRAPHY: Level to Sloping

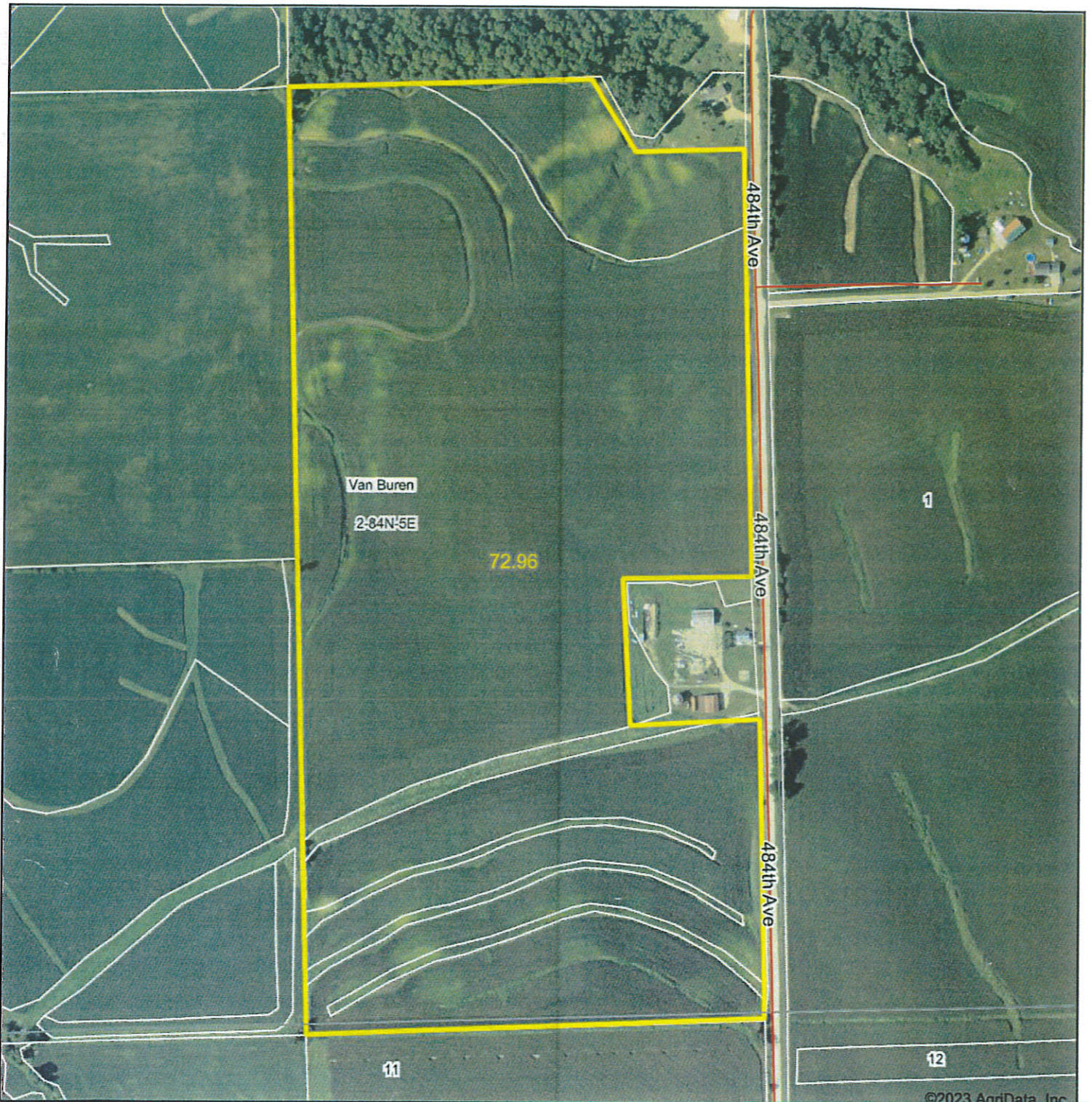
CSR (Cropland): 60.6 CSR2

COMMENTS: Listed for sale with Chuck Schwager at East Iowa Real Estate. This parcel is mostly cropland with good access from 484th Avenue. If looking to invest or add on to a current farming operation take a look. For more information go to www.eastiowaland.com, or please call Chuck Schwager at 563-599-4277.

VERIFICATION OF DATA PROVIDED SHALL BE RESPONSIBILITY OF BUYER

ALL INFORMATION PROVIDED ALTHOUGH BELIEVED TO BE ACCURATE, IS NOT GUARANTEED BY THE LISTING OFFICE

Aerial Map



EAST IOWA
REAL ESTATE

Maps Provided By



© AgriData, Inc. 2021

www.AgriDataInc.com

Map Center: 42° 6' 35.37, -90° 20' 14.49

0ft 435ft 870ft

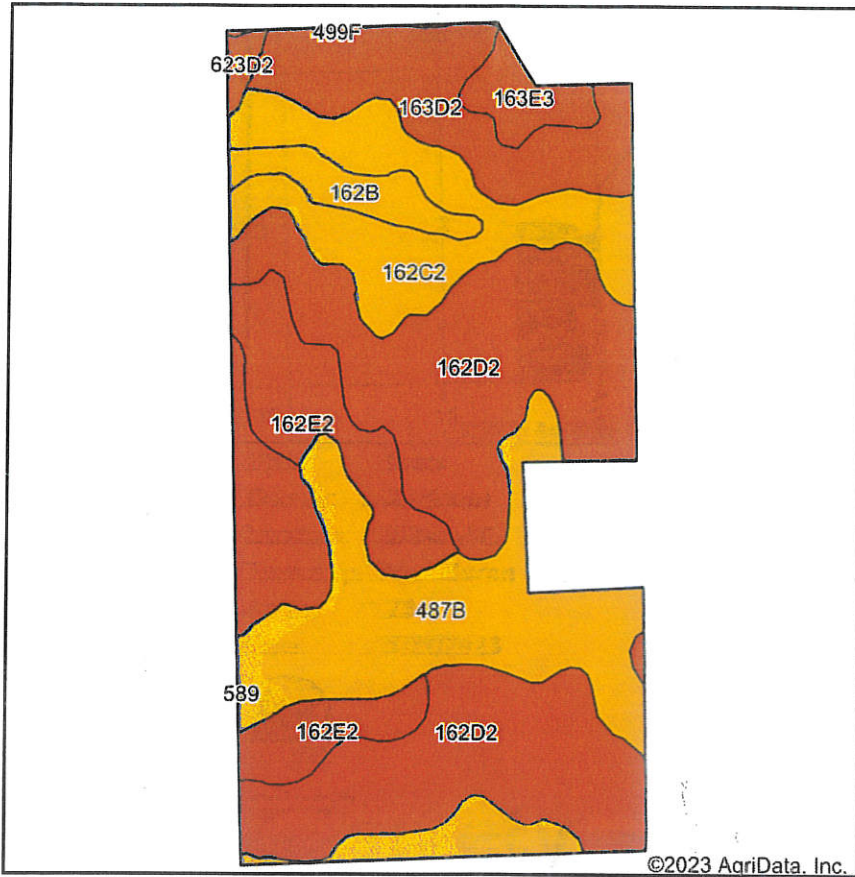
2-84N-5E
Jackson County
Iowa



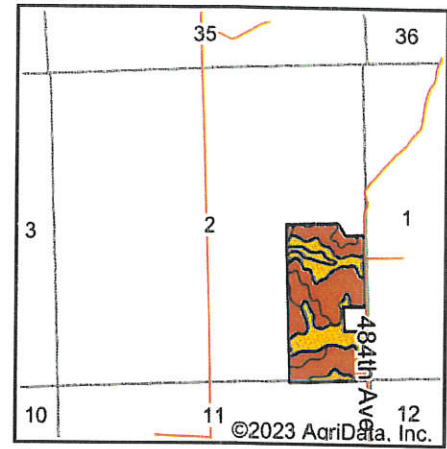
1/31/2023

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Jackson**
Location: **2-84N-5E**
Township: **Van Buren**
Acres: **73**
Date: **1/31/2023**



Maps Provided By



© AgriData, Inc. 2021

surety®
CUSTOMIZED ONLINE MAPPING

www.AgriDataInc.com



Area Symbol: IA097, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	29.49	40.4%		IIIe	54	63	67
487B	Worthen-Otter silt loams, 0 to 5 percent slopes	12.75	17.5%		IIIe	79	68	87
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	11.11	15.2%		IIIe	80	73	72
162E2	Downs silt loam, 14 to 18 percent slopes, moderately eroded	7.53	10.3%		IVe	42	53	62
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	7.53	10.3%		IIIe	46	58	62
162B	Downs silt loam, 2 to 6 percent slopes	2.18	3.0%		Ile	90	90	82
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	1.80	2.5%		VIe	29	45	50
623D2	Rozetta silt loam, 9 to 14 percent slopes, moderately eroded	0.47	0.6%		IIIe	50	58	68
499F	Nordness silt loam, 14 to 35 percent slopes	0.14	0.2%		VIIIs	5	5	8
Weighted Average					3.15	60.6	64.1	*n 70.1

**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.



United States
Department of
Agriculture

Jackson 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: 73.00 acres

2021 Program Year

Map Created March 17, 2021

Farm **5578**

Tract **6593**

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).

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



Abbreviated 156 Farm Record

Tract 6592 Continued ...

Oats	2.26	0.00	52
Corn	80.35	0.00	163
Soybeans	9.79	0.00	53
TOTAL	92.40	0.00	

NOTES

Tract Number : 6593

Description :

FSA Physical Location : IOWA/JACKSON

ANSI Physical Location : IOWA/JACKSON

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : LOIS SULLIVAN FAMILY TRUST

Other Producers : MRS PATRICIA ANN SCHMIDT

Recon ID : 19-097-2016-22

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
76.85	73.00	73.00	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	73.00	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	1.78	0.00	52
Corn	63.49	0.00	163
Soybeans	7.73	0.00	53

TOTAL 73.00 0.00

NOTES

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.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, 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 http://www.ascr.usda.gov/complaint_filing_cust.html 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) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

484th ST

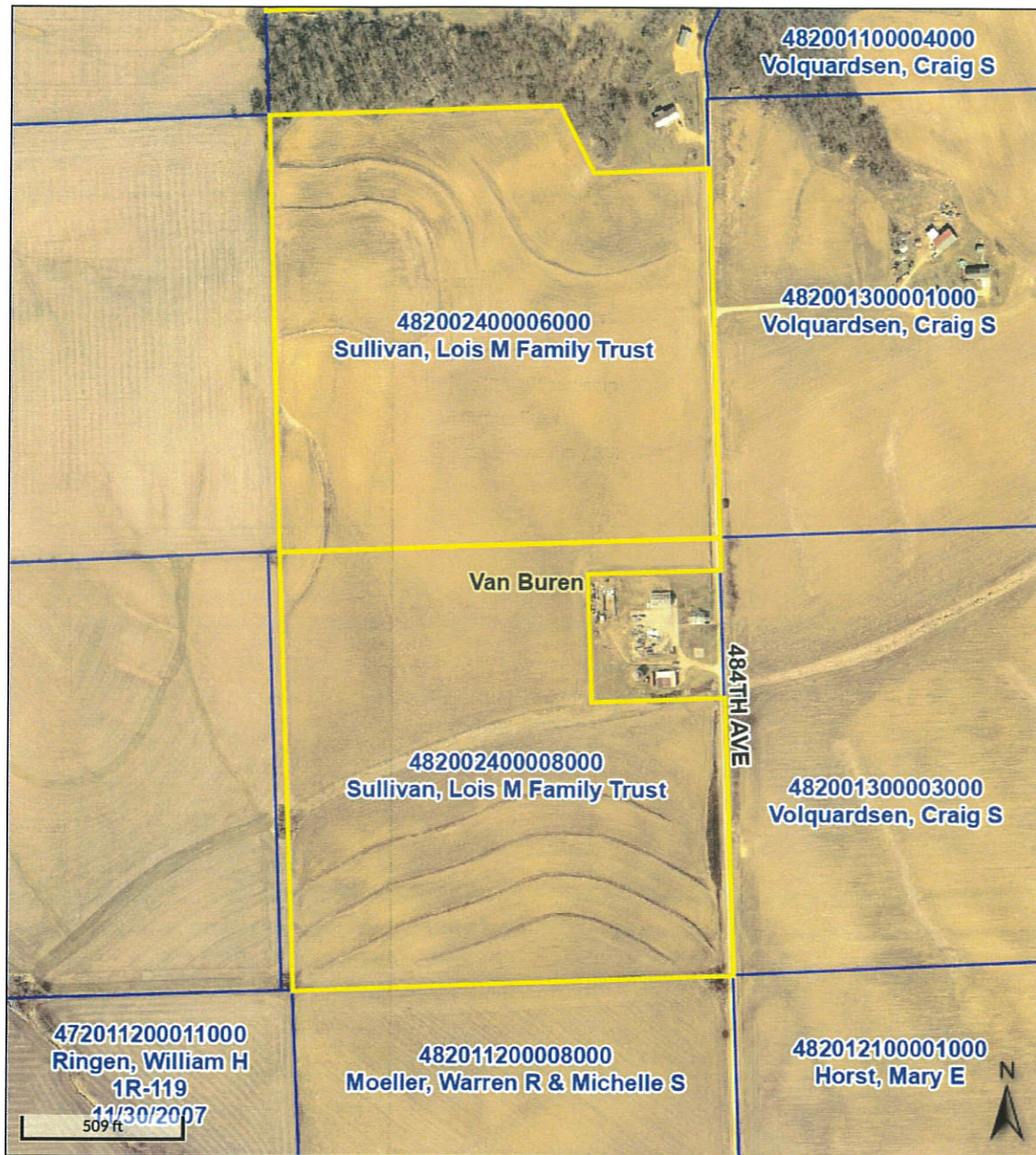


Corp 10

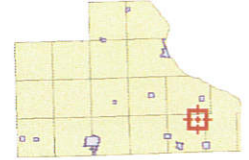




Beacon™ Jackson County, IA



Overview



Legend

- Corporate Limits
- Parcels
- Political Township
- Centerlines
- Tree Inventory 20:

NOTICE: This map is compiled for assessment and tax information purposes from official county records. All information shown is for the forgoing purpose and does not represent a survey of land. THIS MAP IS FOR VIEWING PURPOSES NOT A LEGAL DOCUMENT.

Date created: 1/31/2023

Last Data Uploaded: 1/31/2023 8:50:30 AM

Developed by  Schneider
GEOSPATIAL

RIGHT OF FIRST REFUSAL

THIS RIGHT OF FIRST REFUSAL IS GRANTED THIS 20th DAY OF February, 2020 BY LOIS M. SULLIVAN, as Trustee OF THE LOIS M. SULLIVAN FAMILY TRUST UTA dated OCTOBER 8, 2015 , HEREINAFTER REFERRED TO AS "OWNER"; TO CRAIG S. VOLQUARDSSEN, HEREINAFTER REFERRED TO AS "VOLQUARDSSEN."

For and in consideration of one dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Owner does hereby grant and extend to Volquardsen, or his successors in interest, the right of first refusal to purchase the remaining farm land as described on Exhibit "A" attached, located in Jackson County, Iowa.

Said Right of First Refusal shall commence on the date hereof, shall remain in existence until so waived and shall be exercised in the following manner:

In the event the Owner desires to sell the above real estate, or any part thereof, by private sale, or in the event they received an offer from a third party to purchase the real estate or any part thereof, which offer is acceptable to Owner, prior to accepting said offer, Owner must notify Volquardsen, or his successors in interest, in writing, give him a copy of the signed offer, and give him the opportunity to purchase said real estate on the same terms and at the same price that has been offered to the Owner by the third party.

Volquardsen, or his successors in interest, shall have ten (10) days from the date of notification of the terms and price of the proposed sale in which to exercise the right to purchase the real estate by submitting a binding offer to the Owner on the same terms as the proposed sale, with closing to occur within thirty (30) days after the offer unless otherwise agreed by the Owner. After the expiration of either the period of the offer or the period for closing, without submission of an offer or a closing occurring, unless the failure of the closing to occur is the fault of the Owner, the Owner may sell the real estate to the third party on the terms of the original offer. If the third party does not complete the purchase, the real estate shall remain subject to this Right of First Refusal.

In the event Owner seeks to sell the above real estate by public auction, Volquardsen, or his successors in interest, must be given thirty (30) day notice of the date, time, place and

procedure of the auction sale, as well as any minimum terms or limitations imposed upon the auction.

Notice of the Right of First Refusal, a proposed sale of auction, or the submission of a binding offer by the Purchaser is considered given on the date that notice or offer is personally served on the other party or on the date that notice or offer is mailed to the other party's last known address by registered or certified mail, return receipt requested.

The Right of First Refusal provided herein is assignable, and inures to the benefit of only Volquardsen, his heirs, successors and assigns; and is binding on the Owner and his heirs, personal representatives and any non-sale transferee of theirs.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE EXECUTED THIS INSTRUMENT ON THE DAY AND YEAR FIRST WRITTEN ABOVE.

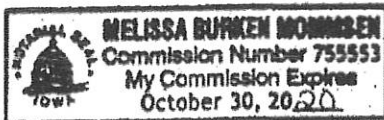
LOIS M. SULLIVAN FAMILY TRUST
UTA dated OCTOBER 8, 2015

BY: Lois M. Sullivan Trustee
LOIS M. SULLIVAN, Trustee

Craig S. Volquardsen
CRAIG S. VOLQUARSEN

STATE OF IOWA, COUNTY OF JACKSON, SS:

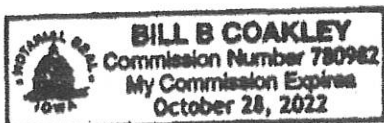
On this 20 day of February, 2020, before me, a Notary Public, personally appeared Lois M. Sullivan, as Trustee of the Lois M. Sullivan Family Trust-UTA dated October 8, 2015, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



[Signature]
Notary Public

STATE OF IOWA, COUNTY OF JACKSON, SS:

On this 28 day of February, 2020, before me, a Notary Public, personally appeared Craig S. Volquardsen, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.



[Signature]
Notary Public

EXHIBIT "A"

The East Half of the Southeast Quarter, the East Half of the Northeast Quarter, Section 2, the Northwest Quarter of the Northwest Quarter, and all that part of the Southwest Quarter of the Northwest Quarter lying North and West of the center of the Highway, Section 1, all in Township 84 North, Range 5 East of the 5th Principal Meridian, Jackson County, Iowa.

Also the East Half of the Southeast Quarter of the Southeast Quarter, Section 35, the Southwest Quarter of the Southwest Quarter, Section 36, and all that part of the Southeast Quarter of the Southwest Quarter, Section 36, lying West of a certain Highway running from the Southwest Corner to the Northwest Corner of said forty and which Highway forms a bow in said forty sufficient to make about 5½ acres, Township 85 North, Range 5 East of the 5th Principal Meridian, Jackson County, Iowa.

Excepting the following:

Parcel A being a part of the Southwest Quarter of the Northwest Quarter of Section 1, and a part of the Southeast Quarter of the Northeast Quarter of Section 2, all in Township 84 North, Range 5 East of the 5th Principal Meridian, Jackson County, Iowa, as shown on Plat of Survey filed May 3, 2005, Documents No. 05-1735, Book 1-P, Page 64, Office of Recorder of Jackson County, Iowa, containing 3.81 acres, more or less.

Parcel C being part of the Southwest Quarter of the Northwest Quarter of Section 1 and part of the East Half of the East Half of Section 2, all in Township 84 North, Range 5 East of the 5th Principal Meridian, Jackson County, Iowa, as shown on Plat of Survey filed March 2, 2007, Document No. 07-904, Book 1-R, Page 37, Office of Recorder of Jackson County, Iowa, containing 17.24 acres, more or less.

Together with all easements and servient estates appurtenant thereto, but subject to all easements and restrictions of record.

Parcel 82-2019 being a part of the SE 1/4 of the SE 1/4 of Section 2, Township 84 North, Range 5 East of the 5th P.M., Jackson County, Iowa, as described on the Plat of Survey filed in the office of the Jackson County, Iowa Recorder on December 13, 2019 as Document No. 19-4134