

FSA INFO PACKET



A DIVISION OF WHITETAIL
PROPERTIES REAL ESTATE, LLC

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United States
Department of
Agriculture

Black Hawk 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: 125.10 acres

2025 Program Year

Map Created April 24, 2025

Farm 151

Tract 109

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IOWA
BLACK HAWK



United States Department of Agriculture
Farm Service Agency

Form: FSA-156EZ

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

FARM : 151

Prepared : 12/9/25 8:59 AM CST

Crop Year : 2026

Operator Name : GREGORY D WELLMAN
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
134.55	125.10	125.10	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	125.10		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	6.70	0.00	53	
Corn	69.30	0.00	122	
Soybeans	31.20	0.00	35	
TOTAL	107.20	0.00		

NOTES

Tract Number : 109

Description : Section 28,34 - Spring Creek
FSA Physical Location : IOWA/BLACK HAWK
ANSI Physical Location : IOWA/BLACK HAWK
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MYRON E SHEFFLER ESTATE
Other Producers : BECKY L WELLMAN
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
134.55	125.10	125.10	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 109 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	125.10	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	6.70	0.00	53
Corn	69.30	0.00	122
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TOTAL	107.20	0.00	

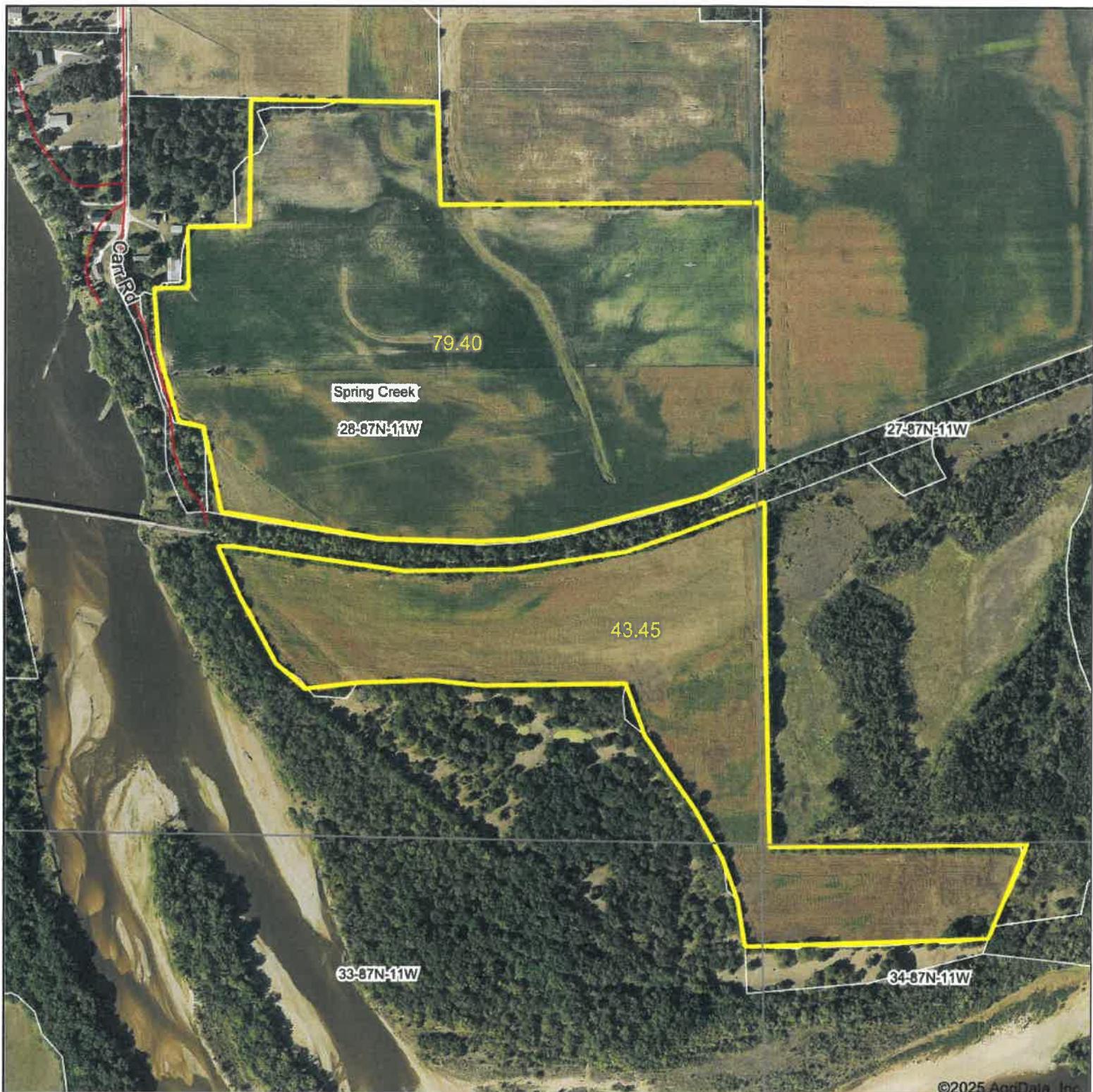
NOTES

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Sheffler Farm #1 Aerial Map



JENSEN  JENNINGS
appraisal services

Boundary Center: 42° 18' 55.16, -92° 7' 32.92

0ft 644ft 1287ft

Maps Provided By:



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28-87N-11W
Black Hawk County

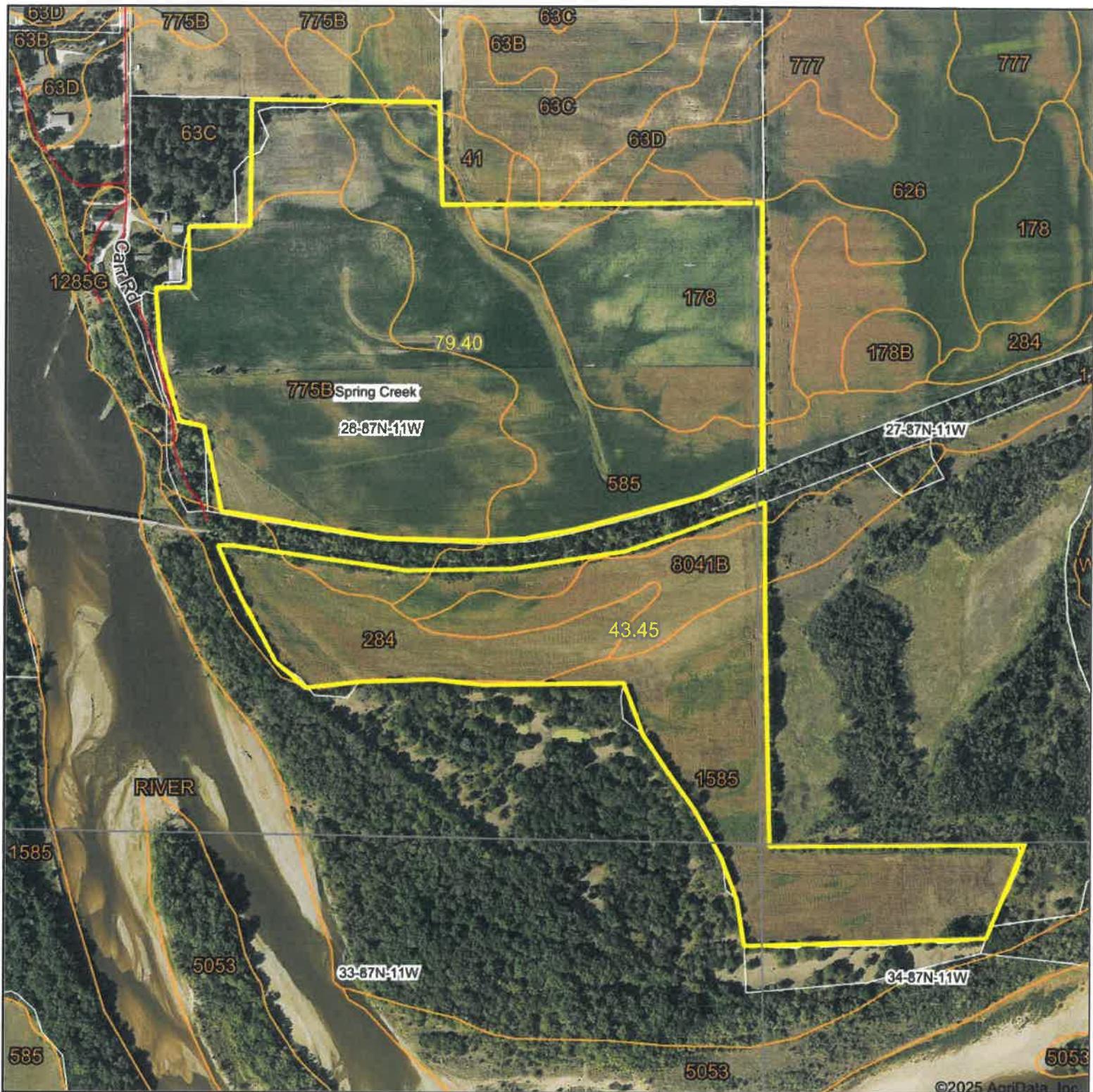


Aerial Photo of
Subject

3/31/2025 000037

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

Sheffler Farm #1 Soils Map



JENSEN  JENNINGS
appraisal services

Boundary Center: 42° 18' 55.16, -92° 7' 32.92

0ft 644ft 1287ft

Maps Provided By:

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28-87N-11W
Black Hawk County
Iowa



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

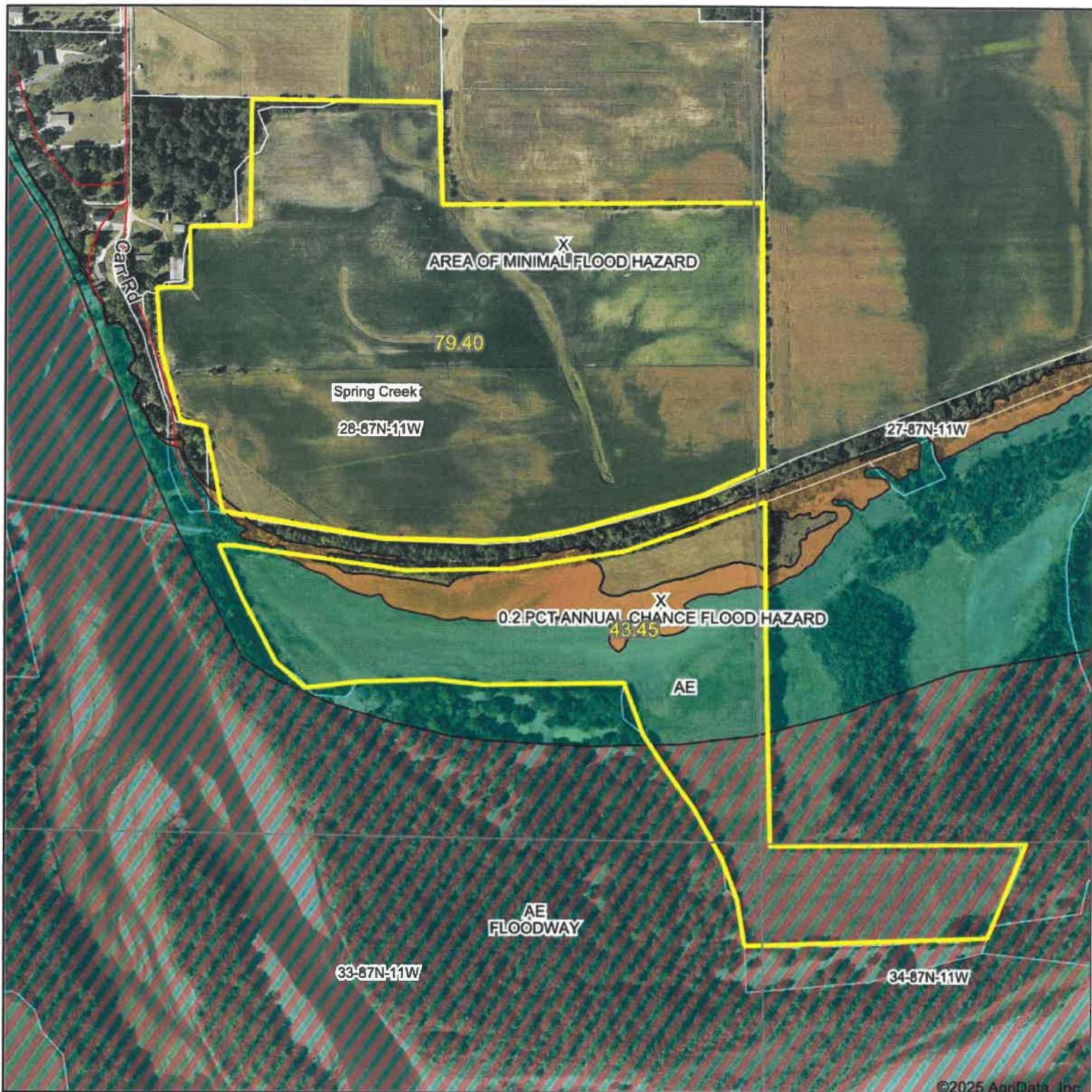
3/31/2025 000039

FARM: Myron E Sheffler	ASSESSED ACRES: 122.85
Farm #1	AVERAGE CSR2: 52.89
LOCATION: Sections 28, 33, & 34, Spring Creek Township	
Black Hawk County, Iowa	TILLABLE ACRES: 122.85
CSR 2	AVERAGE CSR2: 52.89
	Percent Tillable 100.00%

	<u>Total</u>	<u>Tillable</u>
High Quality (CSRs 80-100) acres	0.00	0.00
Medium Quality (CSRs 65-79) acres	76.86	76.86
Low Quality (CSRs 64- 45) acres	12.08	12.08
Poor Quality (CSRs 44 or less) acres	33.91	33.91

ASSESSED ACRES	TILLABLE ACRES	SYMBOL	SOIL TYPE	CSR2
35.68	35.68	775B	Billett sandy loam, 2 to 5 percent slopes	70
24.76	24.76	585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	70
21.20	21.20	1585	Spillville-Coland-Shandep complex, 0 to 2 percent slopes, frequently flooded	5
16.42	16.42	178	Waukee loam, 0 to 2 percent slopes	69
10.70	10.70	284	Flagler sandy loam, 0 to 2 percent slopes	55
7.20	7.20	8041B	Sparta loamy sand, terrace, 2 to 5 percent slopes, rarely flooded	43
3.98	3.98	63C	Chelsea loamy fine sand, 5 to 9 percent slopes	14
1.53	1.53	63D	Chelsea loamy fine sand, 9 to 14 percent slopes	5
1.38	1.38	41	Sparta loamy sand, 0 to 2 percent slopes	48

Sheffler Farm #1 Flood Map



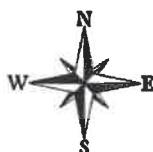
JENSEN  JENNINGS
appraisal services

Boundary Center: 42° 18' 55.16, -92° 7' 32.92

0ft 644ft 1287ft

28-87N-11W

Black Hawk County



Maps Provided By:


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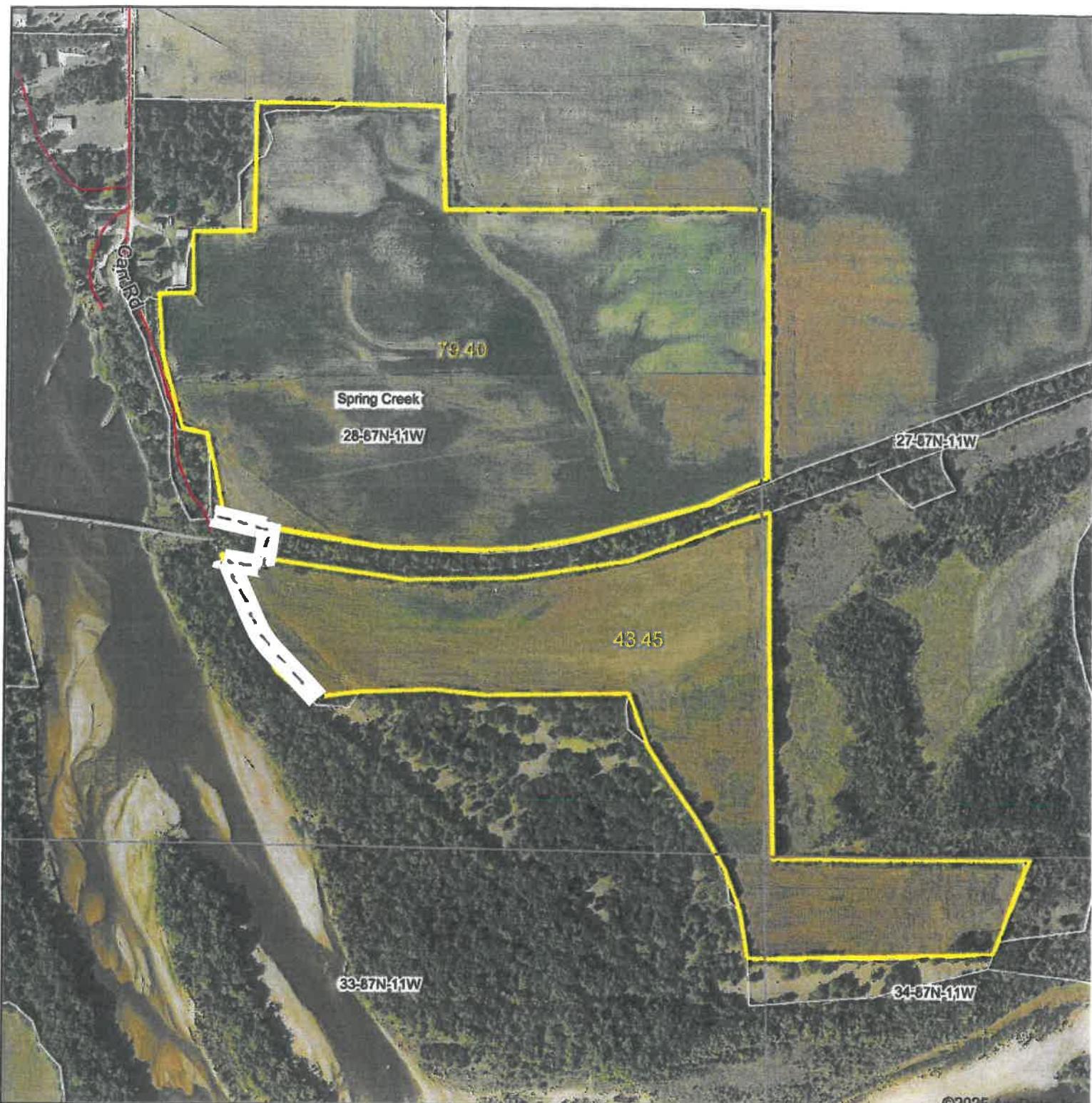
Flood Zone Map

Field borders provided by Farm Service Agency as of 5/21/2008. Flood related info:

3/31/2025 000041

Sheffler Farm #1 Aerial Map

Easement #1 / #2



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Boundary Center: 42° 18' 55.16, -92° 7' 32.92

0ft 644ft 1287ft

28-87N-11W
Black Hawk County
Iowa



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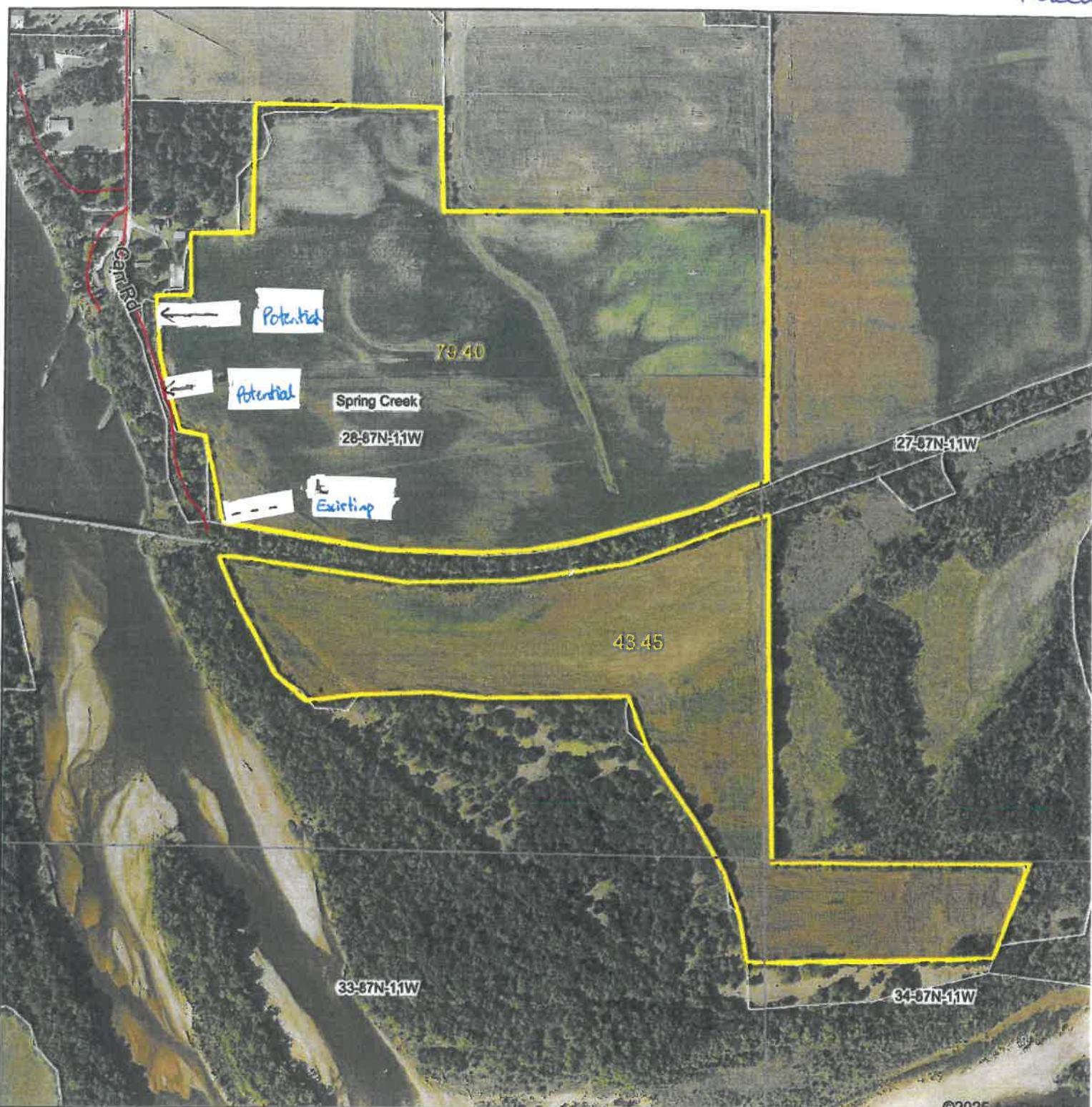
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Field borders provided by Farm Service Agency as of 5/21/2008.

600042
3/31/2025

Sheffler Farm #1 Aerial Map

Subject access
Potential easement access



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Boundary Center: 42° 18' 55.16, -92° 7' 32.92

0ft 644ft 1287ft

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Black Hawk County
Iowa



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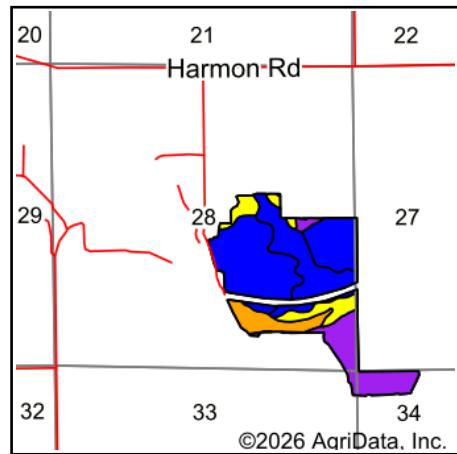
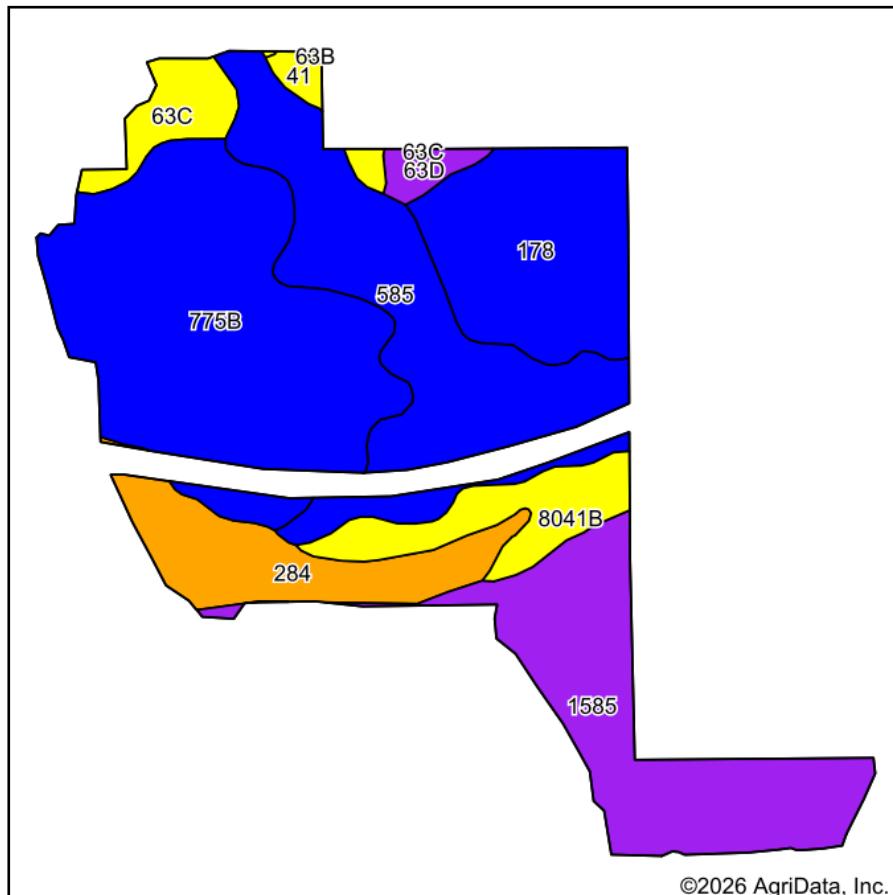
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Field borders provided by Farm Service Agency as of 5/21/2008.

3/31/2025 0043

Soils Map



State: Iowa
County: Black Hawk
Location: 28-87N-11W
Township: Spring Creek
Acres: 125.17
Date: 1/8/2026



WHITETAIL PROPERTIES REAL ESTATE
HUNTING | RANCH | FARM | TIMBER

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Area Symbol: IA013, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**
775B	Billett sandy loam, 2 to 5 percent slopes	36.73	29.4%		IIe	187.2	54.3	70
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	25.18	20.1%		IIw	224.0	65.0	70
1585	Spillville-Coland-Shandep complex, 0 to 2 percent slopes, frequently flooded	21.63	17.3%		Vw	120.0	34.8	5
178	Waukeee loam, 0 to 2 percent slopes	16.65	13.3%		IIIs	80.0	23.2	69
284	Flagler sandy loam, 0 to 2 percent slopes	10.70	8.5%		IIIs	80.0	23.2	55
8041B	Sparta loamy sand, terrace, 2 to 5 percent slopes, rarely flooded	7.19	5.7%		IVs			43
63C	Chelsea loamy fine sand, 5 to 9 percent slopes	4.00	3.2%		IVs	88.0	25.5	14
63D	Chelsea loamy fine sand, 9 to 14 percent slopes	1.56	1.2%		VIs	88.0	25.5	5
41	Sparta loamy sand, 0 to 2 percent slopes	1.45	1.2%		IVs	148.8	43.2	48
63B	Chelsea loamy fine sand, 2 to 5 percent slopes	0.08	0.1%		IVs	104.0	30.2	19
Weighted Average						2.86	143.9	41.7
52.9								

**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.

*c: Using Capabilities Class Dominant Condition Aggregation Method