

BIRKENHOLZ REALTY

PRESENTS



**Dick Boggess, Broker
Associate**

641-521-3378

Troy Knight, Salesperson

641-891-1956

**110 N 2nd Ave E
Newton, IA**

**For Sale 244.22 acres M/L
Sec 2 Lynn Grove Township
Jasper County, IA**



Quality cropland!

Asking \$14,000.00/acre.

Strong agricultural location.

Total Acres 244.22 M/L – CSR2 71.67

Tillable 221.69 M/L – CSR2 +/-74

*+ Birkenholz Realty is pleased to represent the
Wormley Family Farm NE of Lynnvile, IA.
+ Parcel has not been available to the public for
generations. Ownership was recently transferred
to Grandsons Christopher and Nicholas Wormley
by the Jack and Chlorissa Wormley trusts. Jon
Wormley is selling via Power of Attorney.
+ Leased for 2026 crop – open for 2027 crop year.*

For more information contact

BIRKENHOLZ REALTY

Information deemed reliable, but not guaranteed

Property Information

Sec 2 Lynn Grove Township
Jasper County, Iowa

Asking Price: Offered exclusively by Birkenholz Realty. Asking price of \$3,420,000.00 for \$14,000/acre. Jon Wormley has Power of Attorney to sell the property for his sons Christopher and Nicholas.

Location: From Lynnville IA north on T38 across river immediately to S 88th Ave E, east just across bridge on creek – tract lies on the north side of S 88th Ave E. Balance of parcel is visible on the west side of E 152nd St S.

Legal Description: Section 2 Township 78 Range 17 – Govt Lot 10; and Govt Lot 8; and Govt Lot 9; and Lot 1 NE SW; and Lot 1 SE; and NE SE; and SE SE; West of the 5th PM. See abstract for exact legal description.

Property Description: This property consists of excellent high quality farmland to average farmland. Generally lays well for cultivation, but has wetness and occasional flood risk. Access is excellent for this property.

Farm Data:

Cropland	221.69 acres
Non-Crop/waste	<u>22.53 acres</u>
Total	244.22 acres

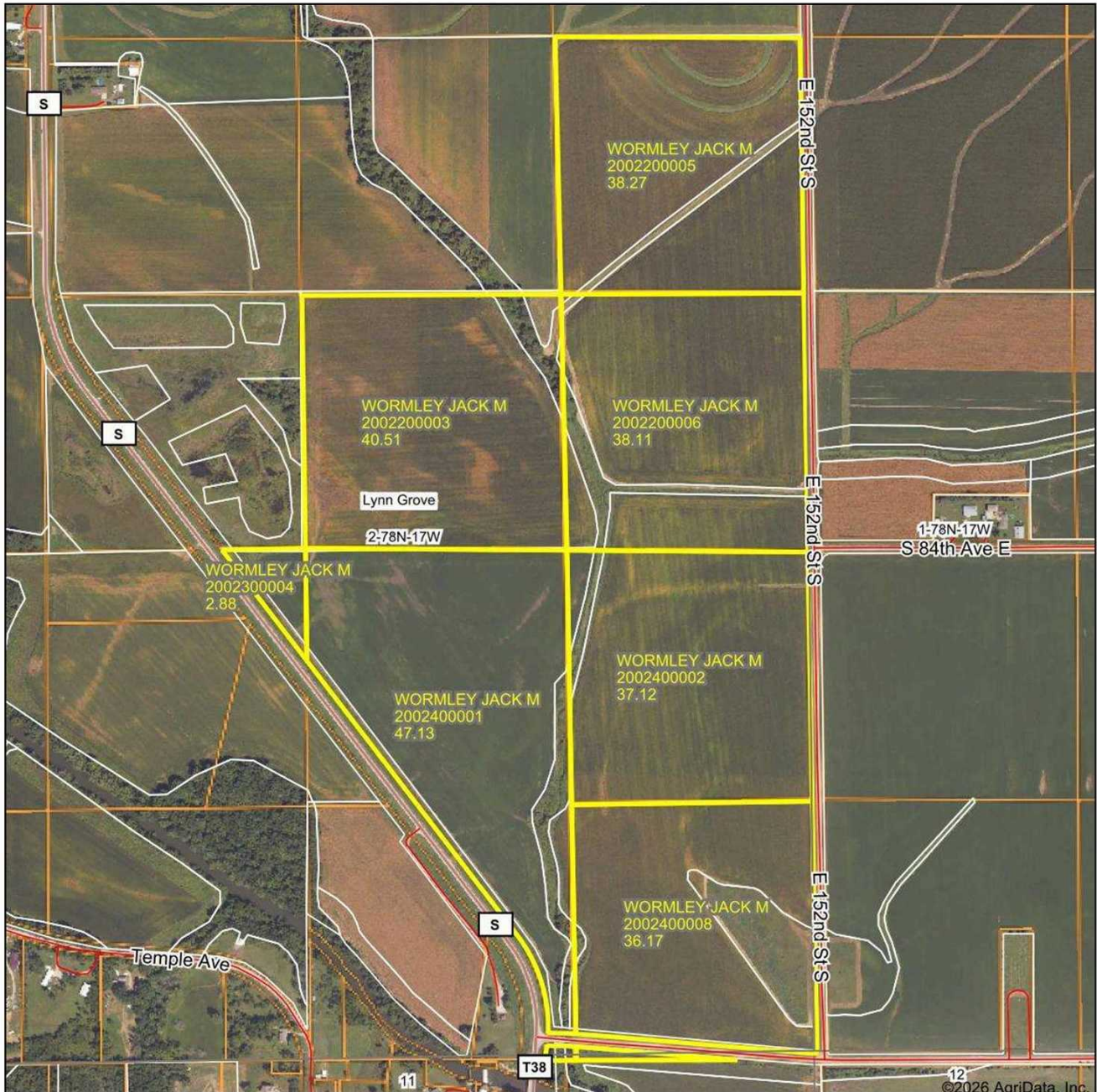
FSA Information: Parcel was combined with an adjoining tract. Corn base (50.4% of DCP Cropland) had a PLC Yield of Corn - 140 BU and Soybean base (48.2% of DCP Cropland) PLC Yield of Soybeans – 49 BU. All FSA information is subject to FSA re-constitution/allocation.

Farm Lease: The property is leased to Dustin Ver Ploeg on a crop share basis for the 2026 season. The tenant and seller retain possession until October 31, 2026 for the purpose of harvesting the 2026 crop. Notice has been given to the tenant, Dustin Ver Ploeg, and the property is open for the 2027 crop season.

Easements: Property is sold subject to easements of record, if any.

Environmental Matters: Property will be transferred subject to any and all environmental matters. Buyers are responsible for due diligence in this area. No issues are currently known to the owners.

Aerial Map



Boundary Center: 41° 35' 18.34, -92° 46' 55.53

0ft 805ft 1611ft

2-78N-17W
Jasper County
Iowa



7/6/2026

Maps Provided By:

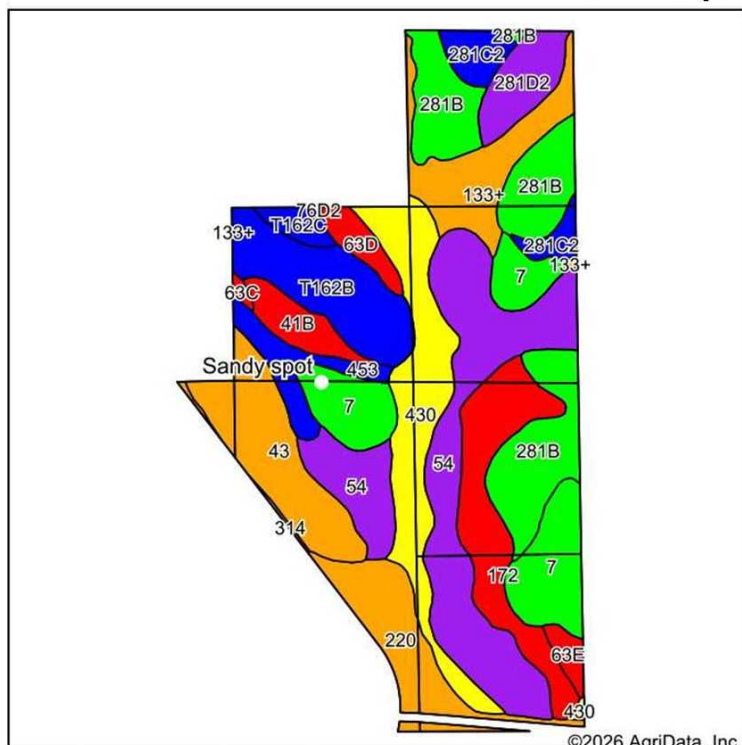


© AgriData, Inc. 2025

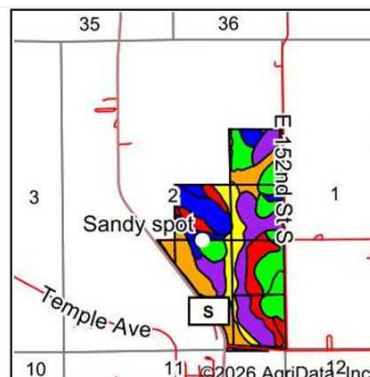
www.AgriDataInc.com

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Jasper**
 Location: **2-78N-17W**
 Township: **Lynn Grove**
 Acres: **240.19**
 Date: **7/6/2026**

Maps Provided By:



Area Symbol: IA099, Soil Area Version: 31																
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Irr Class *c	*j Corn Bu	*j Alfalfa Tons	*j Soybeans Bu	*j Bluegrass Tons	*j Tall Grasses Tons	*j Water-Holding Inch	CSR2**	CSR
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	43.98	18.3%		> 6.5ft.	Poorly drained	IIw		177.6	3.7	51.5	3.2	5.3	9.2	60	70
281B	Otley silty clay loam, 2 to 5 percent slopes	31.24	13.0%		> 6.5ft.	Moderately well drained	Ile		225.6	6.3	65.4	4.1	6.8	11.9	91	91
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	24.39	10.2%		> 6.5ft.	Somewhat poorly drained	IIw		203.2	4.3	58.9	3.7	6.1	12.2	70	83
7	Wiota silt loam, 0 to 2 percent slopes, rarely flooded	22.78	9.5%		> 6.5ft.	Moderately well drained	Iw		233.6	6.5	67.7	4.2	7.0	12.1	100	90
172	Wabash silty clay, 0 to 2 percent slopes	19.13	8.0%		> 6.5ft.	Very poorly drained	IIIw		177.6	3.7	51.5	3.2	5.3	6.2	38	45

Soils data provided by USDA and NRCS.

Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Irr Class *c	*j Corn Bu	*j Alfalfa Tons	*j Soybeans Bu	*j Bluegrass Tons	*j Tall Grasses Tons	*j Water-Holding Inch	CSR2**	CSR
43	Bremer silty clay loam, 0 to 2 percent slopes, occasionally flooded	18.35	7.6%		> 6.5ft.	Poorly drained	IIw		198.4	4.2	57.5	3.6	6.0	11.3	74	82
T162B	Downs silt loam, benches, 2 to 5 percent slopes	17.10	7.1%		> 6.5ft.	Well drained	Ile		219.2	6.1	63.6	3.9	6.6	11.9	90	87
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	14.38	6.0%		> 6.5ft.	Moderately well drained	IIw		211.2	5.9	61.2	3.8	6.3	12.9	77	85
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	14.23	5.9%		> 6.5ft.	Poorly drained	IIw		204.8	4.3	59.4	3.7	6.1	12.0	78	85
281D2	Otley silty clay loam, 9 to 14 percent slopes, eroded	7.51	3.1%		> 6.5ft.	Moderately well drained	IIle		176.0	4.9	51.0	3.2	5.3	11.9	54	61
453	Tuskeego silt loam, 0 to 1 percent slopes	6.42	2.7%		> 6.5ft.	Poorly drained	IIIw		80.0	1.7	23.2	1.4	2.4	10.5	81	58
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	6.11	2.5%		> 6.5ft.	Moderately well drained	IIle		204.8	5.7	59.4	3.7	6.1	11.9	82	71
41B	Sparta loamy sand, 2 to 5 percent slopes	5.46	2.3%		> 6.5ft.	Excessively drained	IVs	Ile	140.8	3.9	40.8	2.5	4.2	4.5	42	43
63D	Chelsea loamy fine sand, 9 to 14 percent slopes	3.54	1.5%		> 6.5ft.	Excessively drained	VIIs		88.0	2.5	25.5	1.6	2.6	4.4	5	11
T162C	Downs silt loam, benches, 5 to 9 percent slopes	2.55	1.1%		> 6.5ft.	Well drained	IIle		203.2	5.7	58.9	3.7	6.1	11.9	85	71
63E	Chelsea loamy fine sand, 14 to 25 percent slopes	1.99	0.8%		> 6.5ft.	Excessively drained	VIIIs		88.0	2.5	25.5	1.6	2.6	4.4	5	5

Maps Provided By:



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	*i Water-Holding Inch	CSR2**	CSR
63C	Chelsea loamy fine sand, 5 to 9 percent slopes	0.53	0.2%		> 6.5ft.	Excessively drained	IVs		88.0	2.5	25.5	1.6	2.6	4.4	14	26
314	Lawson-Nodaway-Colo Complex, 0 to 2 percent slopes, occasionally flooded	0.50	0.2%		> 6.5ft.	Somewhat poorly drained	IIw		80.0	1.7	23.2	1.4	2.4	0.0	77	75
Weighted Average							2.23	*-	194.9	4.8	56.5	3.5	5.8	10.6	71.8	75.2

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

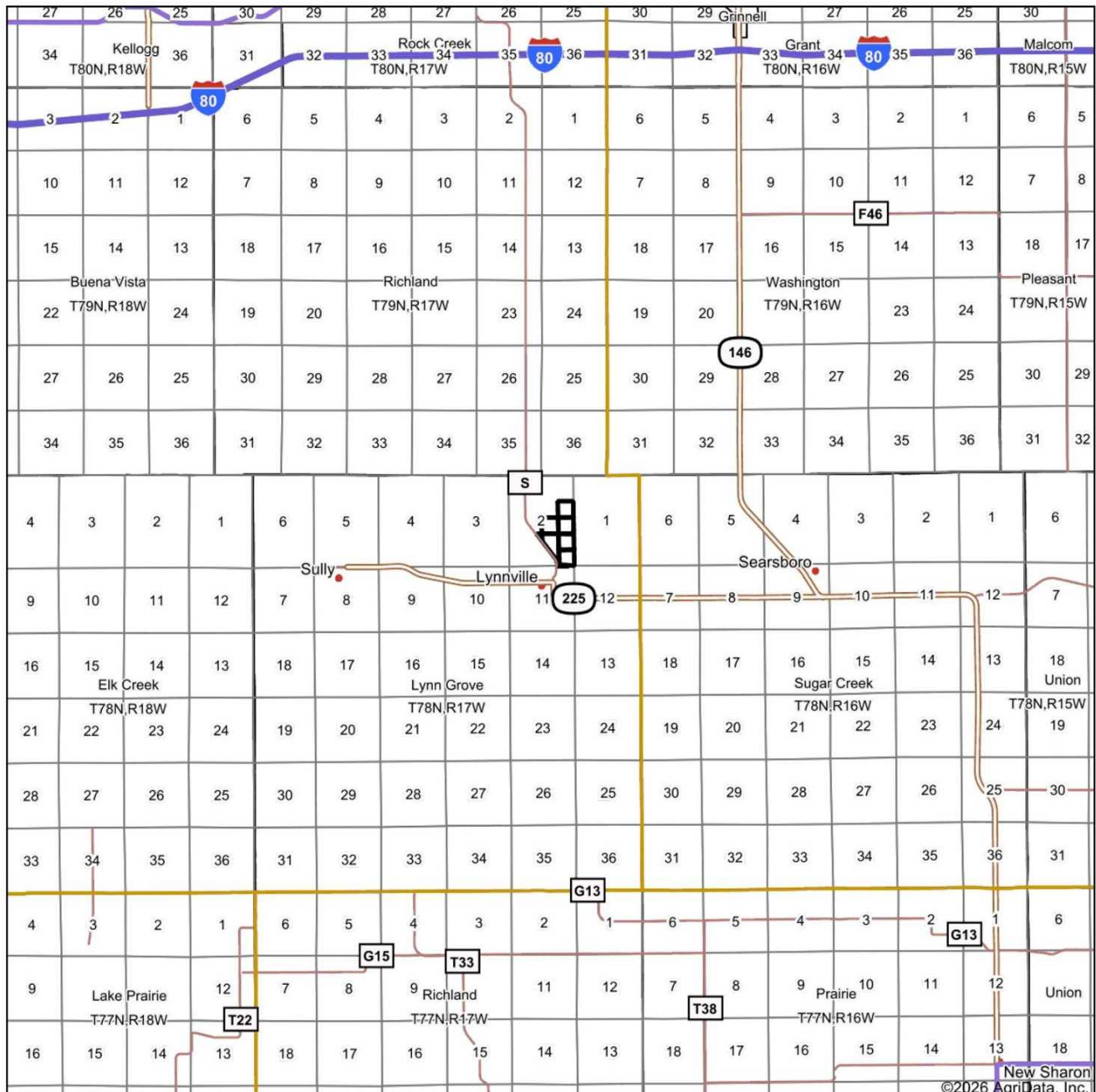
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

	Symbol	Name	Description
	SAN	Sandy spot	A spot where the surface layer is loamy fine sand or coarser in areas where the surface layer of the named soils in the surrounding map unit is very fine sandy loam or finer. Typically .25 to 2 acres.

Overview Map

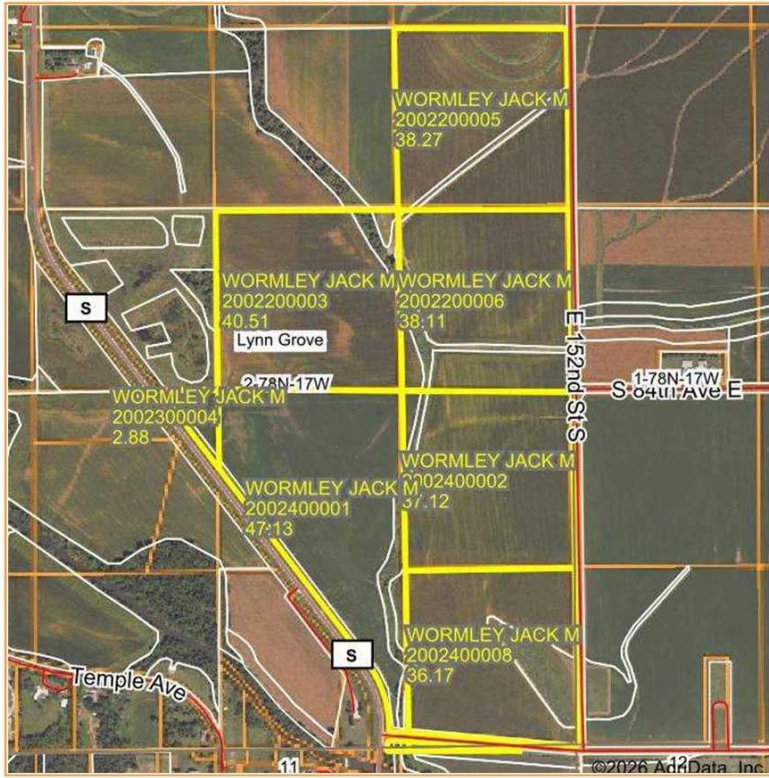


Map Center: 41° 35' 4.89, -92° 46' 59.78

0mi 2.4mi 4.8mi



Parcel Data Map



Date: 7/6/2026

State: Iowa

County: Jasper

Legal: 2-78N-17W

Map Center: 41° 35' 18.34, -92° 46' 53.41

0ft 1194ft 2388ft



Maps Provided By:



parcel_id	owner	acreage_deeded	land_use_class	sale_price	mkt_val_tot
2002200005	WORMLEY JACK M	39.0000	Agricultural		
2002300004	WORMLEY JACK M	2.9900	Agricultural		
2002400001	WORMLEY JACK M	47.4900	Agricultural		
2002200003	WORMLEY JACK M	40.0000	Agricultural		
2002200006	WORMLEY JACK M	39.0000	Agricultural		
2002400002	WORMLEY JACK M	39.0000	Agricultural		
2002400008	WORMLEY JACK M	36.7400	Agricultural		

19099C0360D
eff. 2018-10-05

WORMLEY JACK M
2002200005
38.27

AREA OF MINIMAL FLOOD HAZARD

WORMLEY JACK M
2002200003
40.51

Lynn Grove

2-78N-17W

WORMLEY JACK M
2002300004
2.88

19099C0358D
eff. 2018-10-05

WORMLEY JACK M
2002400001
47.13

WORMLEY JACK M
2002400002
37.12

19099C0359D
eff. 2018-10-05

WORMLEY JACK M
2002400008
36.17

E 152nd St

S 84th Ave E

1-78N-17W

AREA OF MINIMAL FLOOD HAZARD

T38

12

©2026 AgriData, Inc.

Date:	Mapped Acres:	Actual Acres:
7/6/2026	240.19	240.19



FEMA Determination Form

Section I. Loan Information

1. Lender/Service Name and Address		2. Collateral Description (Building,/Mobile Home Property):	
3. Lender/Service ID:	4. LOAN IDENTIFIER	5. AMOUNT OF FLOOD INSURANCE REQUIRED	
		\$	

Section II. Flood Information

A. National Flood Insurance Program (NFIP) Community Jurisdiction

1. NFIP Community Name	2. County(ies)	3. State	4. NFIP Community Number
City of Lynnville, Jasper County Unincorporated Areas	Jasper	IA	190165, 190880

B. National Flood Insurance Program (NFIP) Data Affecting Building/Mobile Home

1. NFIP map no. or community-Panel number (Community name, if not the same as "A")	2. NFIP map panel effective/revised date	3. Is there a Letter of Map Change (LOMC)?	
19099C0358D, 19099C0359D, 19099C0360D	10/5/2018, 10/5/2018, 10/5	UNDETERMINED LOMR COUNT 0	
4. Flood Zone		☐ No (If yes, enter LOMC date/case no. is available, enter date and case no. below).	
4. Flood Description		☐ Yes	
A, X, X	100-year Floodplain, 500-year floodplain, Outside 500-year Floodplain	Date	Case

Maps Provided By:



When you go to the field, go with Surety®.

5. No NFIP Map

☐ If no NFIP map covers the area where the building or mobile home is located, check this box.

C. Federal Flood Insurance Availability (Check All that Apply.)

Does the community participate in NFIP? ☒ Yes ☐ No NFIP Type: Regular, Regular

☒ Federal flood insurance IS available (Community participates in the NFIP).

☐ Federal flood insurance is NOT available (Community does not participate in the NFIP).

☐ Building /Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA). Federal Flood Insurance may not be available.

CBRA/OPA Designation Date:

D. Determination

IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING THE LETTERS "A" or "V")? ☒ Yes ☐ No

If Yes, flood insurance is required by the Flood Disaster Protection Act of 1973.
If No, flood insurance is not required by the Flood Disaster Protection Act of 1973. Please note, the risk of flooding in this area is only reduced, not removed.

This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building/mobile home on the NFIP map.

E. Comments

--

F. Preparer's Information: Name, Address, Telephone (If other than lender.)

Determination Date:

7/6/2026