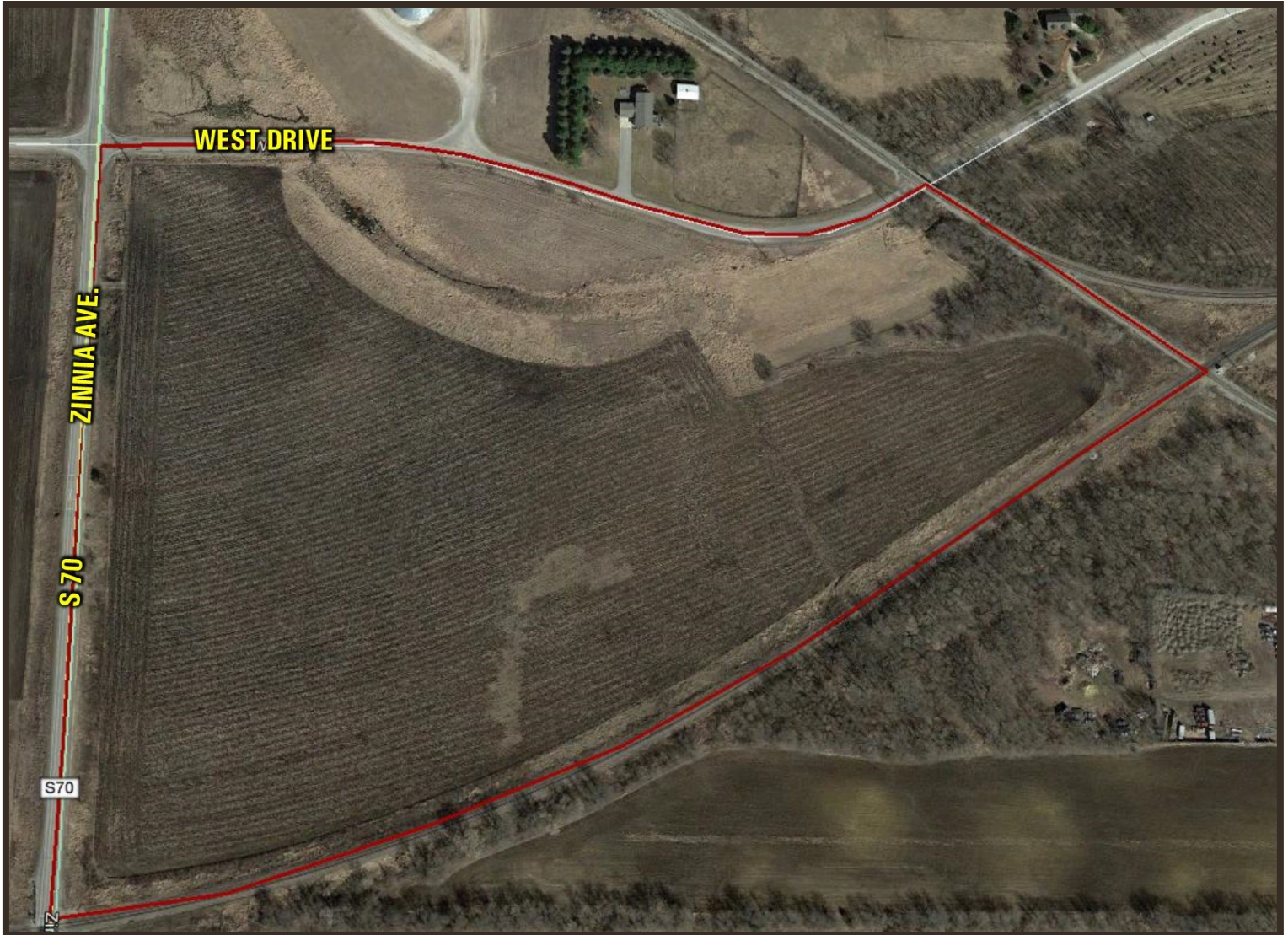


# LAND FOR SALE

LISTING #13886

**30 ACRES M/L**  
FLOYD COUNTY, IOWA



**DOUGLAS R. YEGGE**

C: 563-320-9900  
O: 563-659-8185  
Doug@PeoplesCompany.com

**ALAN MCNEIL**

C: 563-321-1125  
O: 563-659-8185  
Alan@PeoplesCompany.com

**PeoplesCompany.com**  
**563.659.8185**

700 6th Ave  
DeWitt, Iowa 52742

# LAND FOR SALE

## LEGAL DESCRIPTION:

Part of the North 1/2 of the Northwest 1/4, Section 18, Township 96 North, Range 18 West, Floyd Co., IA

## COMMENTS & BUILDING INFORMATION:

Peoples Company is offering 30 acres m/l of productive Floyd County, Iowa farmland. This farm consists of 27.73 FSA cropland acres with a 4 acres of CRP. The farm carries effective crop acres of 23.73 with a 65.8 CSR2 on the tillable acres. Productive soil types include Calco and Clyde Loams. Farm is located just SW of Nora springs in Section 18 of Rock Grove Township, Floyd County, Iowa. This farm is leased for the 2017 crop year.

## LEASE/FSA INFORMATION:

Leased for the 2017 crop year.

**Trenton LLC, 30 Acres M/L, Floyd County, IA**

|                              |                       |
|------------------------------|-----------------------|
| <b>TOTAL ACRES:</b>          | <b>30</b>             |
| <b>PRICE:</b>                | <b>\$135,000</b>      |
| <b>Price Per Acre:</b>       | \$4,500               |
| <b>Owner:</b>                | Trenton LLC           |
| <b>Operator:</b>             | Fett                  |
| <b>County &amp; State:</b>   | Floyd Co., IA         |
| <b>Location:</b>             | Nora Springs, Ia      |
| <b>Possession Date:</b>      | As agreed             |
| <b>Drainage Info:</b>        | Natural               |
| <b>Average Productivity:</b> | 69.1 CSR & 68.7 CSR2  |
| <b>Taxable Acres:</b>        | 28.62                 |
| <b>Net RE Taxes:</b>         | \$480                 |
| <b>Taxes Payable In:</b>     | 2016                  |
| <b>Topography:</b>           | Level to Gentle Slope |

## F.S.A. INFORMATION:

|                       |       |
|-----------------------|-------|
| <b>Farmland:</b>      | 30.36 |
| <b>Crop Acres:</b>    | 27.73 |
| <b>CRP Acres:</b>     | 4     |
| <b>Wheat Base:</b>    |       |
| <b>Wheat Yield:</b>   |       |
| <b>Corn Base:</b>     | 13.1  |
| <b>Corn Yield:</b>    | 146   |
| <b>Soybean Base:</b>  | 10.1  |
| <b>Soybean Yield:</b> | 42    |

## APPROXIMATE BREAKDOWN OF ACRES:

|                        |       |
|------------------------|-------|
| <b>Total Acres:</b>    | 30.36 |
| <b>Tillable Acres:</b> | 23.73 |
| <b>CRP Acres:</b>      | 4     |
| <b>Farmstead:</b>      |       |
| <b>Roads:</b>          | 2.63  |
| <b>Waterways:</b>      |       |
| <b>Timber:</b>         |       |
| <b>Pasture:</b>        |       |

### DOUGLAS R. YEGGE

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 DeWitt, Iowa 52742

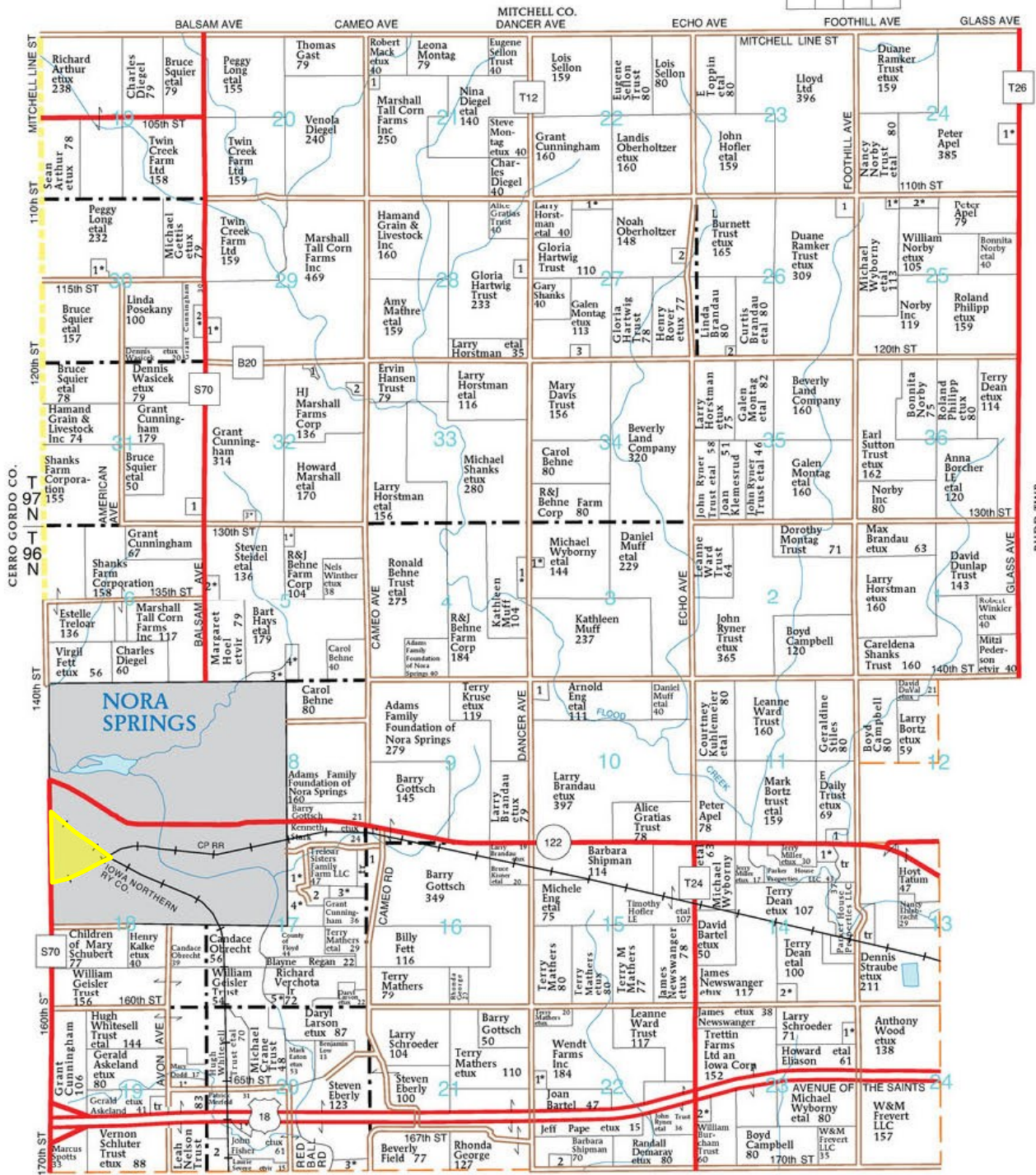


T-96-97-N

## ROCK GROVE PLAT

(Landowners)

R-18-W



ROCKFORD TWP.

## ROCK GROVE TOWNSHIP

## SECTION 3

1. Kaasa, Timothy 5

## SECTION 4

1. Spencer, Stanley 9

## SECTION 5

1. Stickney, Patrick 5  
 2. Zweibohmer, Vicki 10  
 3. Fessler, Brian 11  
 4. Wyborny, Bruce 10

## SECTION 9

1. Stark, Kenneth 5

## SECTION 10

1. Berding, Joseph 7

## SECTION 11

1. McRoberts, Gary 10

## SECTION 14

1. Daily Trust, E 10

2. Engels, Kenneth 13

## SECTION 16

1. Pfertzel, Richard 8

## SECTION 17

1. Howes, Kevin 16

2. Rethamel, Danny 8

3. Prohaski, Vernon 9

4. Wendt Trust, Fred 17

5. Larson, Daryl 8

## SECTION 19S

1. Whitesell, Jon 13

## SECTION 20S

1. Dow, James 12

2. Dow, Michael 6

3. Hosmer, Jeremiah 8

## SECTION 21N

1. Shimek, Ronald 5

## SECTION 22S

1. Trask, Erin 6

2. Trygstad, Joseph 9

## SECTION 23S

1. LaCoste, Wayne 7

2. Wilson, Charles 8

## SECTION 24N

1. Kruse, Terry 11

## SECTION 25

1. Bishop, Merlin 6

2. Norby, Scott 14

## SECTION 26

1. Kienol, Mark 9

2. Barr, Francine 5

## SECTION 27

1. Shanks, Brad 9

2. Martin, Debra 6

3. Gordon, Michael 7

## SECTION 28

1. Shanks, Brad 6

## SECTION 29

1. Miller, Criss 10

## SECTION 30

1. Burkgren, Brian 5

2. Cunningham, Aaron 10

## SECTION 31

1. Cunningham, Justin 9

## SECTION 32

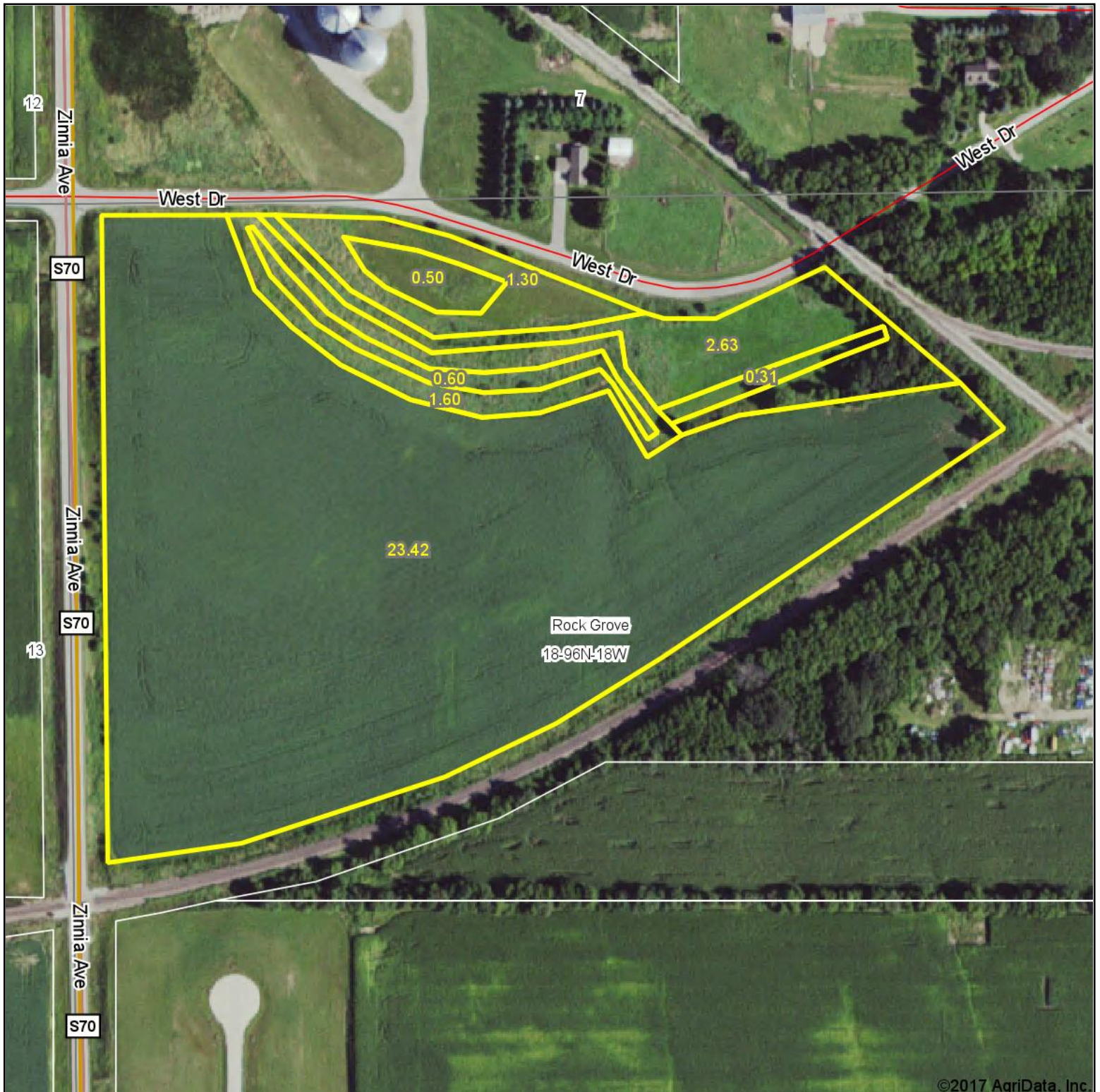
1. Prazek, Wayne 8

2. Corell, John 5

3. Smith, Brian 5



# Aerial Map - Trenton LLC Total Acres



©2017 AgriData, Inc.



map center: 43° 8' 20.61, -93° 1' 12.93

0ft 292ft 584ft

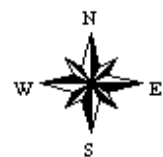
Maps Provided By:



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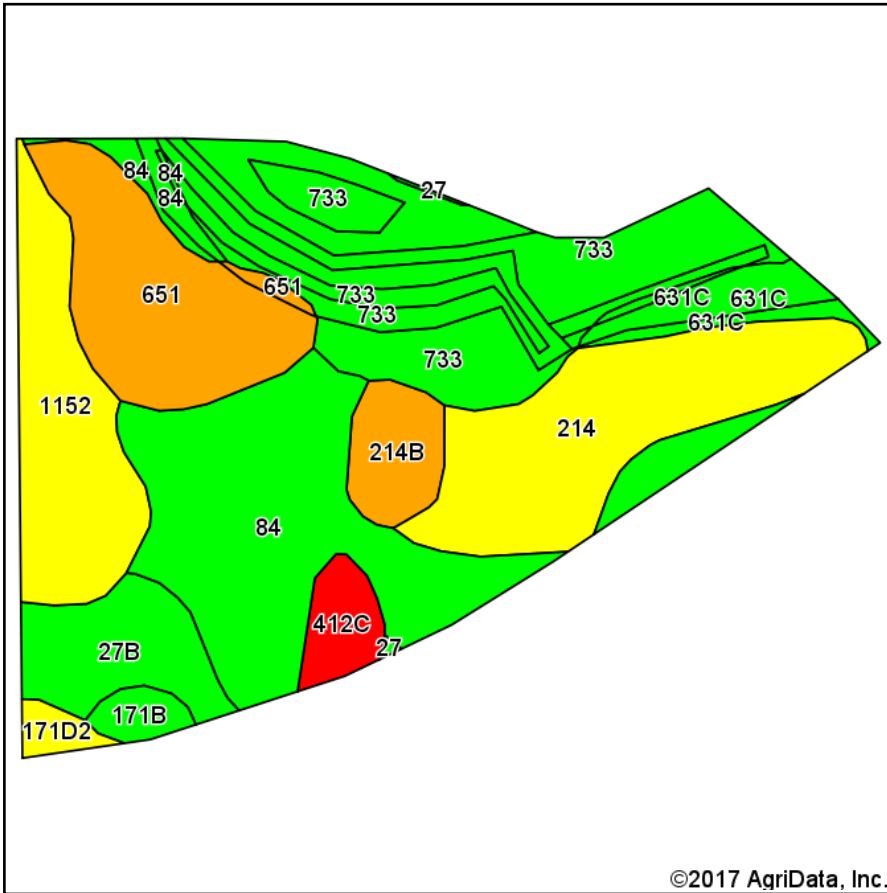
**18-96N-18W**  
**Floyd County**  
**Iowa**



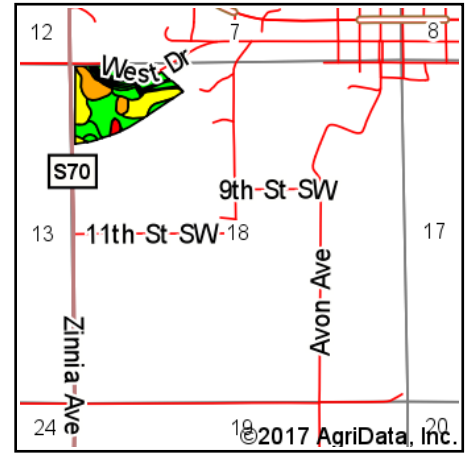
5/18/2017

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

# Soils Map - Trenton LLC Total Acres



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Floyd**  
 Location: **18-96N-18W**  
 Township: **Rock Grove**  
 Acres: **30.36**  
 Date: **5/18/2017**



Maps Provided By:



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Area Symbol: IA067, Soil Area Version: 22

| Code | Soil Description  | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | *i Corn | *i Alfalfa | *i Soybeans | *i Bluegrass | *i Tall Grasses | CSR2** | CSR | Corn  | Oats | Soybeans | NCCPI Overall |
|------|---|-------|------------------|-------------|------------------|---------|------------|-------------|--------------|-----------------|--------|-----|-------|------|----------|---------------|
| 733  | Calco silty clay loam, 0 to 2 percent slopes                      | 7.19  | 23.7%            |             | IIw              | 204.8   | 4.3        | 59.4        | 3.7          | 6.1             | 78     | 75  |       |      |          | 59            |
| 84   | Clyde silty clay loam, 0 to 3 percent slopes                      | 6.83  | 22.5%            |             | IIw              | 224     | 4.7        | 65          | 4            | 6.7             | 88     | 77  | 193.5 | 76.5 | 56       | 86            |
| 214  | Rockton loam, 20 to 30 inches to limestone, 0 to 2 percent slopes | 4.46  | 14.7%            |             | IIls             | 164.8   | 4.6        | 47.8        | 3            | 4.9             | 54     | 63  |       |      |          | 58            |
| 651  | Faxon silty clay loam, 0 to 2 percent slopes                      | 3.53  | 11.6%            |             | IIIw             | 156.8   | 3.3        | 45.5        | 2.8          | 4.7             | 48     | 57  |       |      |          | 60            |
| 1152 | Marshan clay loam, 0 to 2 percent slopes, rarely flooded          | 3.14  | 10.3%            |             | IIw              | 166.4   | 3.5        | 48.3        | 3            | 5               | 54     | 67  |       |      |          | 84            |
| 27B  | Terril loam, 2 to 5 percent slopes                                | 1.77  | 5.8%             |             | IIe              | 224     | 6.3        | 65          | 4            | 6.7             | 88     | 87  |       |      |          | 90            |
| 631C | Limecreek silty clay loam, 5 to 9 percent slopes                  | 1.05  | 3.5%             |             | IIIe             | 196.8   | 5.1        | 57.1        | 3.5          | 5.9             | 84     | 67  |       |      |          | 74            |

|                         |   |      |      |  |      |            |            |             |            |            |             |             |             |             |             |             |
|-------------------------|---|------|------|--|------|------------|------------|-------------|------------|------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 214B                    | Rockton loam, 20 to 30 inches to limestone, 2 to 5 percent slopes | 1.04 | 3.4% |  | Ile  | 158.4      | 4.4        | 45.9        | 2.9        | 4.8        | 47          | 58          |             |             |             | 58          |
| 412C                    | Emeline loam, 2 to 9 percent slopes                               | 0.69 | 2.3% |  | IVs  | 88         | 2.5        | 25.5        | 1.6        | 2.6        | 5           | 13          |             |             |             | 24          |
| 171B                    | Bassett loam, 2 to 5 percent slopes                               | 0.37 | 1.2% |  | Ile  | 212.8      | 6          | 61.7        | 3.8        | 6.4        | 85          | 79          | 215         | 92          | 62          | 88          |
| 171D2                   | Bassett loam, 9 to 14 percent slopes, eroded                      | 0.29 | 1.0% |  | IIle | 163.2      | 4.6        | 47.3        | 2.9        | 4.9        | 54          | 56          | 162         | 81          | 44          | 70          |
| <b>Weighted Average</b> |   |      |      |  |      | <b>190</b> | <b>4.4</b> | <b>55.1</b> | <b>3.4</b> | <b>5.7</b> | <b>68.7</b> | <b>69.1</b> | <b>47.7</b> | <b>19.1</b> | <b>13.8</b> | <b>69.6</b> |

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

\*i Yield data provided by the ISPAID Database version 8.1 developed by IA State University.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# Aerial Map - Trenton LLC Tillable Acres



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map center: 43° 8' 20.61, -93° 1' 12.93

0ft 292ft 584ft

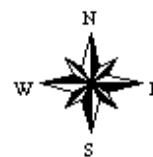
Maps Provided By:



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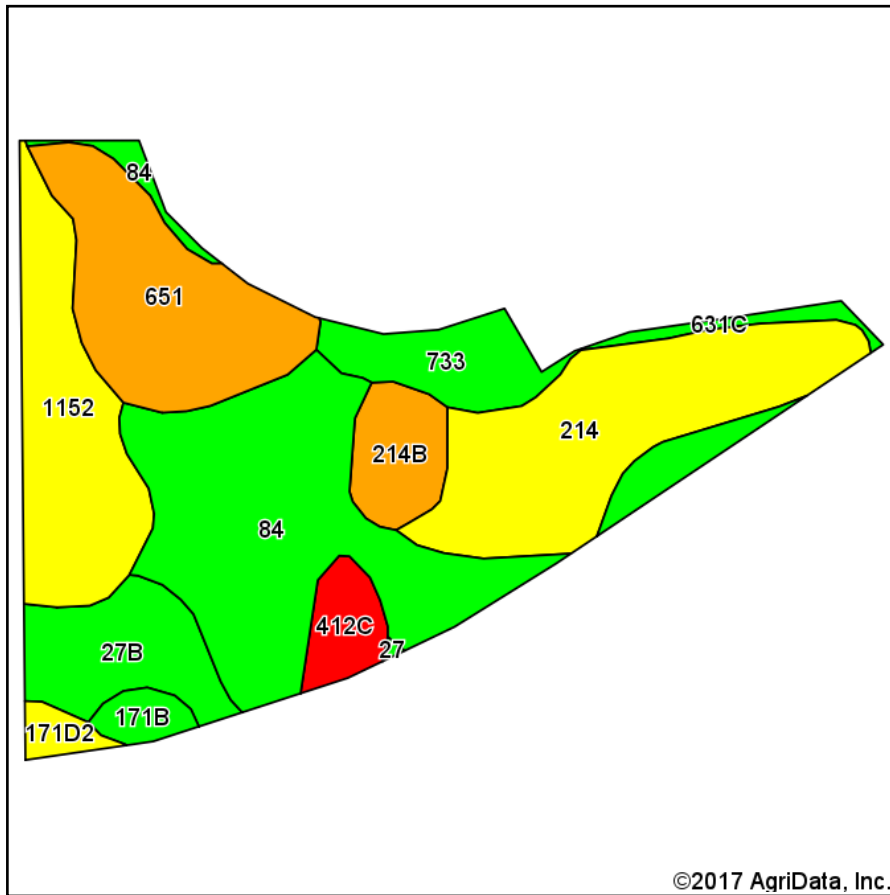
**18-96N-18W**  
**Floyd County**  
**Iowa**



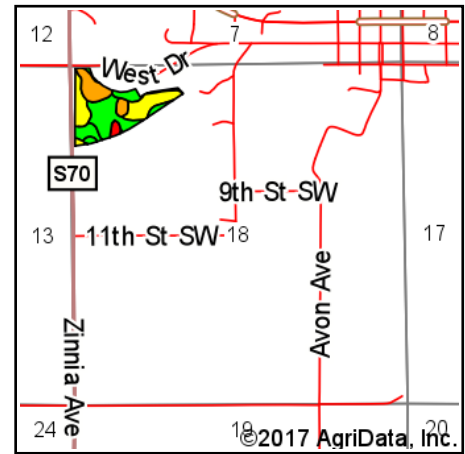
5/18/2017

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

# Soils Map - Trenton LLC Tillable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Floyd**  
 Location: **18-96N-18W**  
 Township: **Rock Grove**  
 Acres: **23.42**  
 Date: **5/18/2017**



Maps Provided By:



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Area Symbol: IA067, Soil Area Version: 22

| Code | Soil Description  | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | *i Corn | *i Alfalfa | *i Soybeans | *i Bluegrass | *i Tall Grasses | CSR2** | CSR | Corn  | Oats | Soybeans | NCCPI Overall |
|------|---|-------|------------------|-------------|------------------|---------|------------|-------------|--------------|-----------------|--------|-----|-------|------|----------|---------------|
| 84   | Clyde silty clay loam, 0 to 3 percent slopes                      | 6.64  | 28.4%            |             | IIw              | 224     | 4.7        | 65          | 4            | 6.7             | 88     | 77  | 193.5 | 76.5 | 56       | 86            |
| 214  | Rockton loam, 20 to 30 inches to limestone, 0 to 2 percent slopes | 4.46  | 19.0%            |             | IIs              | 164.8   | 4.6        | 47.8        | 3            | 4.9             | 54     | 63  |       |      |          | 58            |
| 651  | Faxon silty clay loam, 0 to 2 percent slopes                      | 3.42  | 14.6%            |             | IIIw             | 156.8   | 3.3        | 45.5        | 2.8          | 4.7             | 48     | 57  |       |      |          | 60            |
| 1152 | Marshan clay loam, 0 to 2 percent slopes, rarely flooded          | 3.14  | 13.4%            |             | IIw              | 166.4   | 3.5        | 48.3        | 3            | 5               | 54     | 67  |       |      |          | 84            |
| 27B  | Terril loam, 2 to 5 percent slopes                                | 1.77  | 7.6%             |             | Ile              | 224     | 6.3        | 65          | 4            | 6.7             | 88     | 87  |       |      |          | 90            |
| 733  | Calco silty clay loam, 0 to 2 percent slopes                      | 1.31  | 5.6%             |             | IIw              | 204.8   | 4.3        | 59.4        | 3.7          | 6.1             | 78     | 75  |       |      |          | 59            |
| 214B | Rockton loam, 20 to 30 inches to limestone, 2 to 5 percent slopes | 1.04  | 4.4%             |             | Ile              | 158.4   | 4.4        | 45.9        | 2.9          | 4.8             | 47     | 58  |       |      |          | 58            |



|                         |  |      |      |  |      |              |            |             |            |            |             |             |             |             |             |           |
|-------------------------|--|------|------|--|------|--------------|------------|-------------|------------|------------|-------------|-------------|-------------|-------------|-------------|-----------|
| 412C                    | Emeline loam, 2 to 9 percent slopes              | 0.69 | 2.9% |  | IVs  | 88           | 2.5        | 25.5        | 1.6        | 2.6        | 5           | 13          |             |             |             | 24        |
| 171B                    | Bassett loam, 2 to 5 percent slopes              | 0.37 | 1.6% |  | Ile  | 212.8        | 6          | 61.7        | 3.8        | 6.4        | 85          | 79          | 215         | 92          | 62          | 88        |
| 171D2                   | Bassett loam, 9 to 14 percent slopes, eroded     | 0.29 | 1.2% |  | IIle | 163.2        | 4.6        | 47.3        | 2.9        | 4.9        | 54          | 56          | 162         | 81          | 44          | 70        |
| 631C                    | Limecreek silty clay loam, 5 to 9 percent slopes | 0.29 | 1.2% |  | IIle | 196.8        | 5.1        | 57.1        | 3.5        | 5.9        | 84          | 67          |             |             |             | 74        |
| <b>Weighted Average</b> |  |      |      |  |      | <b>185.9</b> | <b>4.4</b> | <b>53.9</b> | <b>3.3</b> | <b>5.6</b> | <b>65.8</b> | <b>67.6</b> | <b>60.3</b> | <b>24.1</b> | <b>17.4</b> | <b>72</b> |

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

\*i Yield data provided by the ISPAID Database version 8.1 developed by IA State University.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map - Trenton LLC CRP Acres



map center: 43° 8' 20.61, -93° 1' 13.93

0ft 269ft 538ft

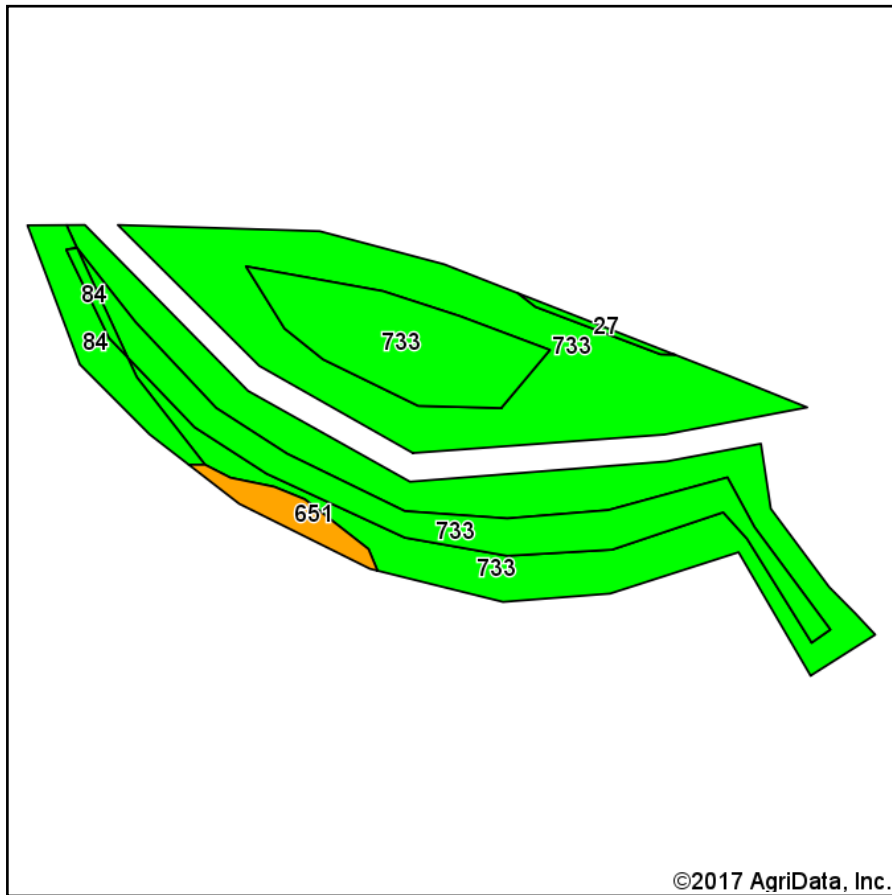
18-96N-18W  
Floyd County  
Iowa



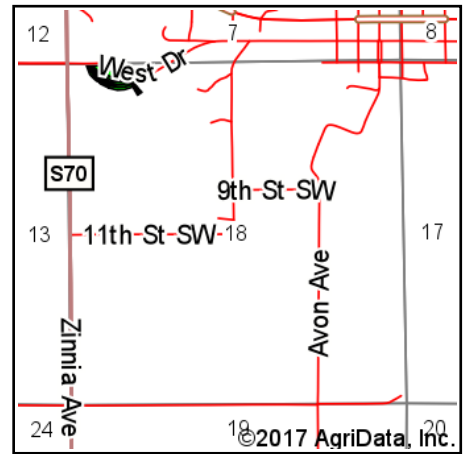
5/18/2017



# Soils Map - Trenton LLC CRP Acres



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Floyd**  
 Location: **18-96N-18W**  
 Township: **Rock Grove**  
 Acres: **4**  
 Date: **5/18/2017**



Maps Provided By:



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Area Symbol: IA067, Soil Area Version: 22

| Code             | Soil Description                             | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | *i Corn | *i Alfalfa | *i Soybeans | *i Bluegrass | *i Tall Grasses | CSR2** | CSR  | Corn  | Oats | Soybeans | NCCPI Overall |
|------------------|--|-------|------------------|-------------|------------------|---------|------------|-------------|--------------|-----------------|--------|------|-------|------|----------|---------------|
| 733              | Calco silty clay loam, 0 to 2 percent slopes | 3.67  | 91.8%            |             | IIw              | 204.8   | 4.3        | 59.4        | 3.7          | 6.1             | 78     | 75   |       |      |          | 59            |
| 84               | Clyde silty clay loam, 0 to 3 percent slopes | 0.22  | 5.5%             |             | IIw              | 224     | 4.7        | 65          | 4            | 6.7             | 88     | 77   | 193.5 | 76.5 | 56       | 86            |
| 651              | Faxon silty clay loam, 0 to 2 percent slopes | 0.11  | 2.8%             |             | IIIw             | 156.8   | 3.3        | 45.5        | 2.8          | 4.7             | 48     | 57   |       |      |          | 60            |
| Weighted Average |  |       |                  |             |                  | 204.5   | 4.3        | 59.3        | 3.7          | 6.1             | 77.7   | 74.6 | 10.6  | 4.2  | 3.1      | 60.5          |

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

\*i Yield data provided by the ISPAID Database version 8.1 developed by IA State University.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



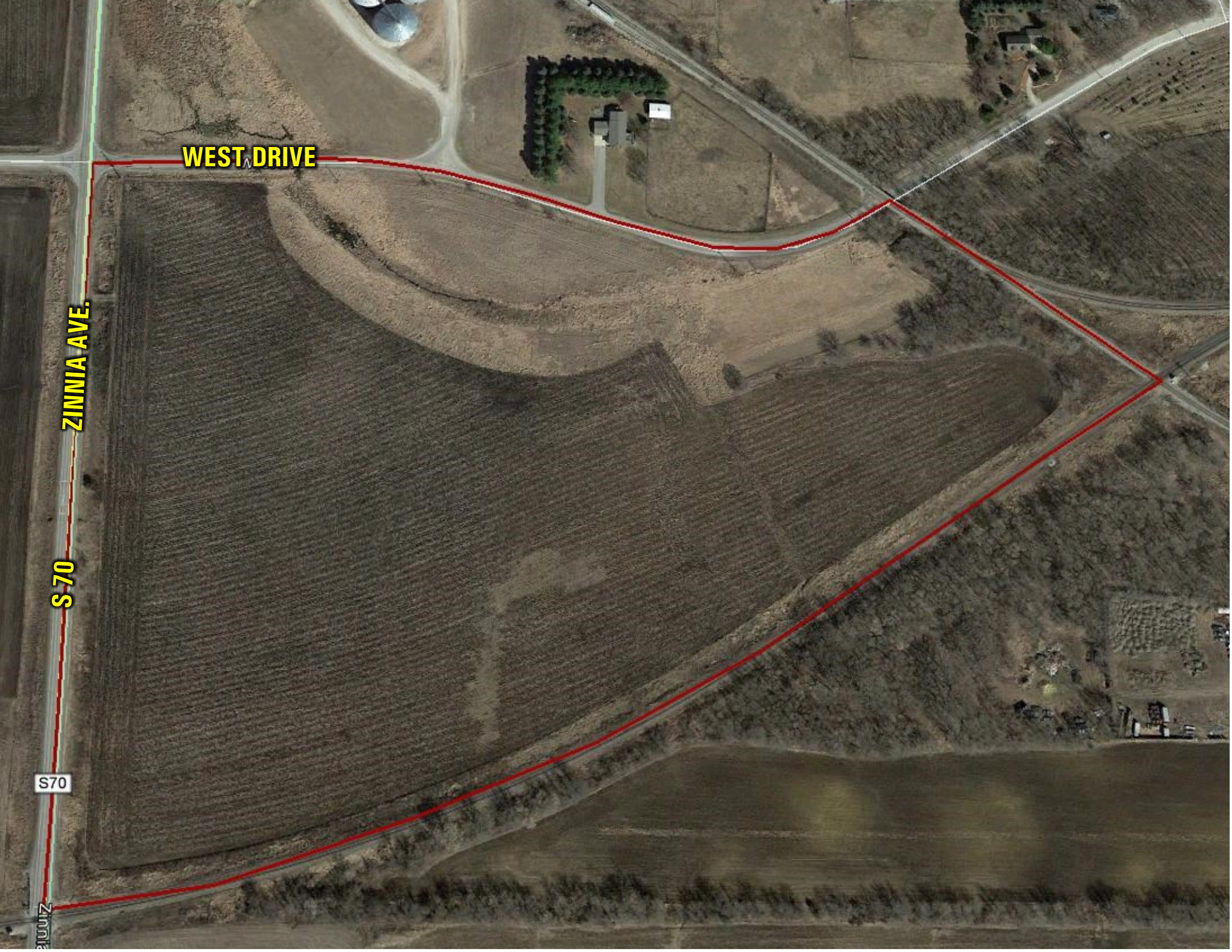
**WEST DRIVE**

**ZINNIA AVE.**

**S-70**

S70

Zinnia





265TH ST.

NORA SPRINGS

HWY 122

30 AC.

HWY 27

27

ZINNIA AVE.

S70

S70

HWY 18

18