

# LAND FOR SALE

**TOTAL**  
REALTY CO.  
A SUBSIDIARY OF PEOPLES COMPANY

**130 ACRES M/L**  
**BEDNER, WAPELLO COUNTY, IOWA**

**LISTING #452**



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**JOHN ARTER**

C: 563-349-0766

O: 563-659-8185

Jarter@peoplescompany.com

# LAND FOR SALE

**TOTAL**  
REALTY CO.  
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## Bedner, 130 Acres M/L, Wapello County IA

<b>TOTAL ACRES:</b>	<b>130 MOL</b>
<b>PRICE:</b>	<b>\$334,750</b>
<b>Price Per Acre:</b>	\$2,575
<b>Owner:</b>	Jack Bedner
<b>Operator:</b>	N/A
<b>County &amp; State:</b>	Wapello Co., IA
<b>Location:</b>	Ottumwa, IA
<b>Possession Date:</b>	At closing
<b>Drainage Info:</b>	
<b>Average Productivity:</b>	40.5 CSR2
<b>Taxable Acres:</b>	128.61
<b>Net RE Taxes:</b>	\$686
<b>Taxes Payable In:</b>	2015
<b>Topography:</b>	Rolling, wooded

### LEGAL DESCRIPTION:

The North 1/2 of the Southeast 1/4, and the Southeast 1/4 of the Southwest 1/4, and the East 1/4 of the Southwest 1/4 of the Southwest 1/4, Section 11, Township 72 North, Range 15 West.

### COMMENTS & BUILDING INFORMATION:

Get away to a beautiful southern Iowa 130 acre farm with a combination of timber, grass & tillable acres. 2 stock ponds, creek and small cabin. Tight fences for the stockman, great hunting for the sportsman.

### TO CONTACT LISTING AGENT:

Call: John Arter  
Cell: 563-349-0766  
Office: 563-659-8185  
Email: [Jarter@peoplescompany.com](mailto:Jarter@peoplescompany.com)  
[www.totalrealtyco.com](http://www.totalrealtyco.com)

### F.S.A. INFORMATION:

<b>Farmland:</b>	128.61
<b>Crop Acres:</b>	55.65
<b>CRP Acres:</b>	
<b>Wheat Base:</b>	
<b>Wheat Yield:</b>	
<b>Corn Base:</b>	
<b>Corn Yield:</b>	
<b>Soybean Base:</b>	
<b>Soybean Yield:</b>	

### APPROXIMATE BREAKDOWN OF ACRES:

<b>Total Acres:</b>	130
<b>Tillable Acres:</b>	55.65
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	1.39
<b>Waterways:</b>	
<b>Timber:</b>	40
<b>Pasture:</b>	32.96

### LEASE/FSA INFORMATION:

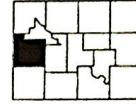




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T-72-N

POLK PLAT

R-15-W

COLUMBIA TWP.

(Landowners)

CASS TWP.

CASS TWP.

CENTER 'W' TWP.

**POLK TOWNSHIP**

**SECTION 5**

1. DeMoss, Greg 15
2. Landgrebe, Steven 10

**SECTION 6**

1. Gardner, Gary 14
2. Akers, Lucas 10

**SECTION 9**

1. Harter, Jennifer 7

**SECTION 10**

1. Moore, Kurtis 13
2. Zimmerman, Larry 11
3. Hart, Shawn 10

**SECTION 11**

1. Olson, Betty 11
2. Comer, Steven 7

**SECTION 13**

2. Baker, Adam 10
3. Simonsen, Duane 10

**SECTION 14**

1. Howard, Brent 13
2. McChesney, David 10
3. Edgington, Larry 10
4. Higgins, Robert 13
5. Roberts, David 10

**SECTION 15**

1. Bean, Charles 10

**SECTION 17**

1. Munterville Corp Cemetery 6
2. Valentine, Philip 13
3. Murray, Jim 5

**SECTION 18**

1. Grove, Adam 5

**SECTION 21**

1. Harland, David 12
2. Valentine, Carl 10

**SECTION 22**

1. Morrison, Raymond 5
2. OBryant, George 12
3. Reynolds, Richard 9
4. Harris, Charles 9

**SECTION 23**

1. Eastlick, William 8
2. Fisher, Crystal 8
3. LaRue, Tommy 8

**SECTION 24**

1. Swaim, Louise 14
2. Seehusen, Linda 15
3. Thomas, John 13
4. Rogers, Gerald 11

**SECTION 25**

1. Thomas, John 13
2. Snakenberg, Lawrence 5

**SECTION 26**

1. Baker, John 10
2. Greiner, Larry 13
3. State of Iowa 12

**SECTION 27**

1. Brisendine, Robert 10
2. VanLoon, Shelly 12
3. Monroe County Land Co 11

**SECTION 28**

4. Ward, Graham 5
1. Collins, Donnie 14
2. Collins, Steven 5

4. Galey, Ray 10
5. Thomas, John 12

6. Clark, Ralph 6

**SECTION 29**

1. Church, Jack 15
2. Griffin, Helen 5

**SECTION 31**

1. Hannan, Edward 10
2. Stevens, Gary 10

**SECTION 32**

1. Sheffield, Trent 13

**SECTION 33**

1. Brown, Kenneth 10
1. Rounds, Madelon 16
2. Applegate, William 11
3. Umlauf, Ronald 5

**SECTION 34**

2. Houk, Dolene 5

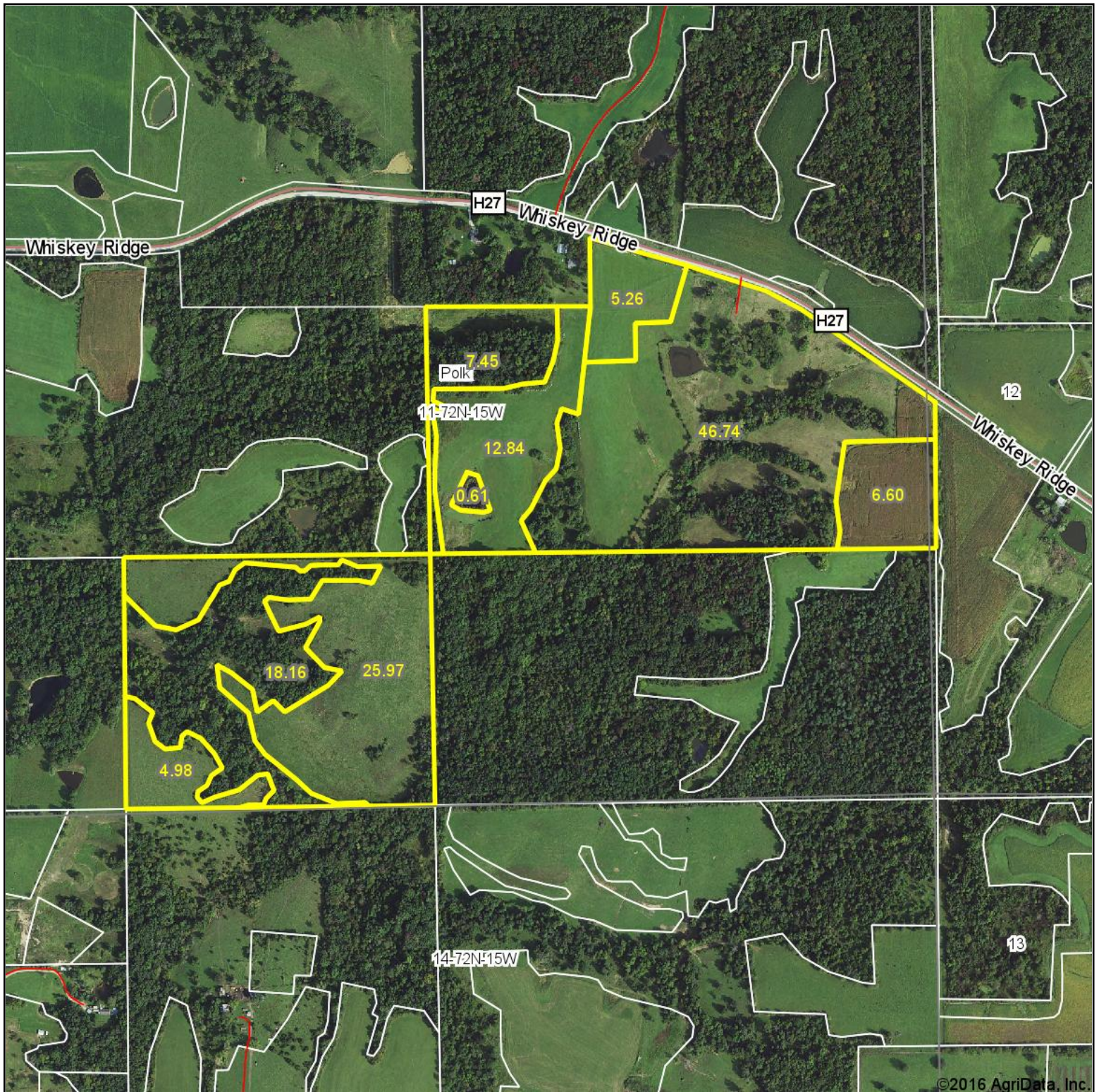
3. Diveley, Robert 5

**SECTION 36**

1. LaRue, Kenneth 6
2. VanGorp, John 8
3. Smith, Crae 15
4. Stansberry, Phillip 10
5. Eastlick, Kevin 10
6. Sieren, Timothy 10
7. Gipson, Robert 10
8. Amos, Jordan 10



# Aerial Map



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**TOTAL**  
REALTY CO.  
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map center: 41° 2' 55.77, 92° 33' 4.74

0ft 817ft 1634ft

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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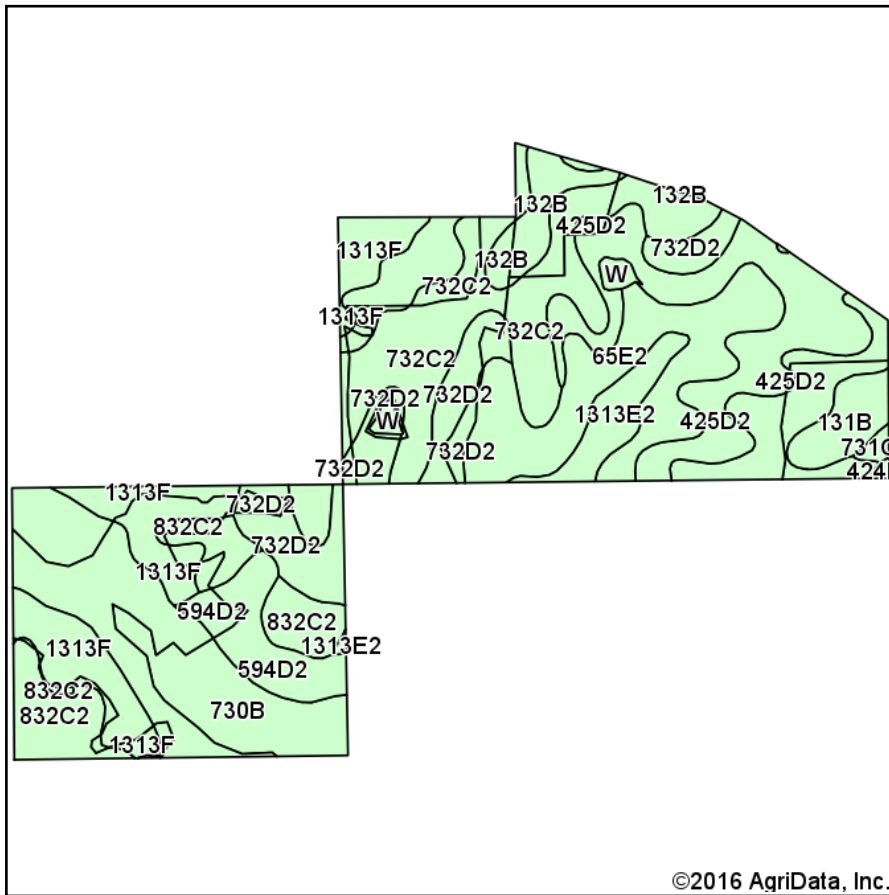
**11-72N-15W**  
**Wapello County**  
**Iowa**



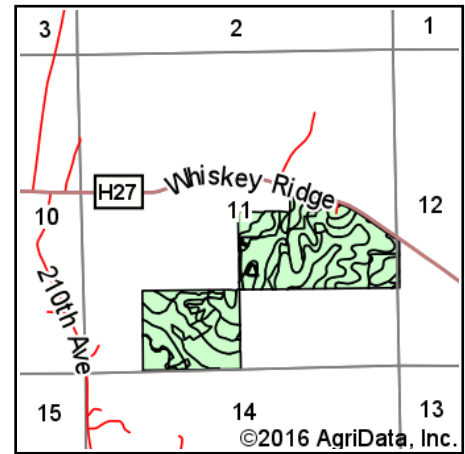
5/20/2016



# Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Wapello**  
 Location: **11-72N-15W**  
 Township: **Polk**  
 Acres: **128.61**  
 Date: **5/20/2016**

**TOTAL**  
 REALTY CO.  
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Maps Provided By:



## Area Symbol: IA179, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	*n NCCPI Overall
732C2	Weller silty clay loam, 5 to 9 percent slopes, moderately eroded	26.53	20.6%	IIIe	169.6	4.7	49.2	3.1	5.1	56	30	55
730B	Nodaway-Cantril complex, 2 to 5 percent slopes	19.36	15.1%	IIIw	209.6	5.4	60.8	3.8	6.3	76	63	82
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	14.75	11.5%	VIe	134.4	3.8	39	2.4	4	29	28	55
425D2	Keswick loam, 9 to 14 percent slopes, moderately eroded	14.61	11.4%	IVe	88	2.5	25.5	1.6	2.6	9	5	45
1313F	Munterville silt loam, 18 to 40 percent slopes	12.43	9.7%	VIIe	88	2.5	25.5	1.6	2.6	5	5	13
732D2	Weller silty clay loam, 9 to 14 percent slopes, moderately eroded	11.31	8.8%	IVe	142.4	4	41.3	2.6	4.3	33	15	53
832C2	Weller silty clay loam, benches, 5 to 9 percent slopes, moderately eroded	8.98	7.0%	IIIe	177.6	5	51.5	3.2	5.3	60	30	55
594D2	Galland loam, 9 to 14 percent slopes, moderately eroded	5.50	4.3%	IVe	88	2.3	25.5	1.6	2.6	13	5	55
424D2	Lindley-Keswick loams, 9 to 14 percent slopes, moderately eroded	3.59	2.8%	IVe	120	3.4	34.8	2.2	3.6	21	15	54
1313E2	Munterville silt loam, 9 to 18 percent slopes, moderately eroded	3.56	2.8%	VIIe	112	3.1	32.5	2	3.4	27	5	42
132B	Weller silt loam, 2 to 5 percent slopes	3.40	2.6%	IIIe	192	5.4	55.7	3.5	5.8	69	55	70
131B	Pershing silt loam, 2 to 5 percent slopes	3.13	2.4%	IIIe	195.2	5.1	56.6	3.5	5.9	70	65	71
W	Water	0.90	0.7%		0	0	0	0	0	0	0	0
731C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	0.41	0.3%	IIIe	156.8	4.1	45.5	2.8	4.7	62	40	59
424E2	Lindley-Keswick loams, 14 to 18 percent slopes, moderately eroded	0.15	0.1%	VIe	108.8	3	31.6	2	3.3	24	5	48
Weighted Average					146	4	42.4	2.6	4.4	40.6	27.3	*n 53.7

Area Symbol: IA179, Soil Area Version: 23

\*\*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.

\*n: NCCPI updated on 1-25-2016

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Iowa  
Wapello

U.S. Department of Agriculture  
Farm Service Agency  
**Abbreviated 156 Farm Record**

**FARM: 2993**  
Prepared: 10/7/15 12:45 PM  
Crop Year: 2016  
Page: 1 of 1

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

<b>Operator Name</b> JOHN D BEDNER	<b>Farm Identifier</b> 381/2988 INTO 2993	<b>Recon Number</b>
<b>Farms Associated with Operator:</b> 376		

CRP Contract Number(s): None

<b>Farmland</b> 128.61	<b>Cropland</b> 55.65	<b>DCP Cropland</b> 55.65	<b>WBP</b> 0.0	<b>WRP/EWP</b> 0.0	<b>CRP Cropland</b> 0.0	<b>GRP</b> 0.0	<b>Farm Status</b> Active	<b>Number of Tracts</b> 2
<b>State Conservation</b> 0.0	<b>Other Conservation</b> 0.0	<b>Effective DCP Cropland</b> 55.65	<b>Double Cropped</b> 0.0	<b>MPL/FWP</b> 0.0	<b>Native Sod</b> 0.0		<b>FAV/WR History</b> N	

Tract Number: 189      Description: D5 SE1/4 S.11 POLK

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

**FAV/WR History**  
N

<b>Farmland</b> 79.5	<b>Cropland</b> 24.7	<b>DCP Cropland</b> 24.7	<b>WBP</b> 0.0	<b>WRP/EWP</b> 0.0	<b>CRP Cropland</b> 0.0	<b>GRP</b> 0.0
<b>State Conservation</b> 0.0	<b>Other Conservation</b> 0.0	<b>Effective DCP Cropland</b> 24.7	<b>Double Cropped</b> 0.0	<b>MPL/FWP</b> 0.0	<b>Native Sod</b> 0.0	

Owners: JOHN D BEDNER

Other Producers: TODD TEACH

Tract Number: 10087      Description: D6 NE1/4 S.15 NW1/4 S.14 SW1/4 S.11 POLK

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

**FAV/WR History**  
N

<b>Farmland</b> 49.11	<b>Cropland</b> 30.95	<b>DCP Cropland</b> 30.95	<b>WBP</b> 0.0	<b>WRP/EWP</b> 0.0	<b>CRP Cropland</b> 0.0	<b>GRP</b> 0.0
<b>State Conservation</b> 0.0	<b>Other Conservation</b> 0.0	<b>Effective DCP Cropland</b> 30.95	<b>Double Cropped</b> 0.0	<b>MPL/FWP</b> 0.0	<b>Native Sod</b> 0.0	

Owners: JOHN D BEDNER

Other Producers: None



United States  
Department of  
Agriculture

## Wapello County, Iowa



Common Land Unit Tract Boundary  
 Cropland PLSS  
 Non-Cropland

Wetland Determination Identifiers  
● Restricted Use  
▽ Limited Restrictions  
■ Exempt from Conservation  
■ Compliance Provisions

0 170 340 680  
Feet  
2014 Ortho Imagery

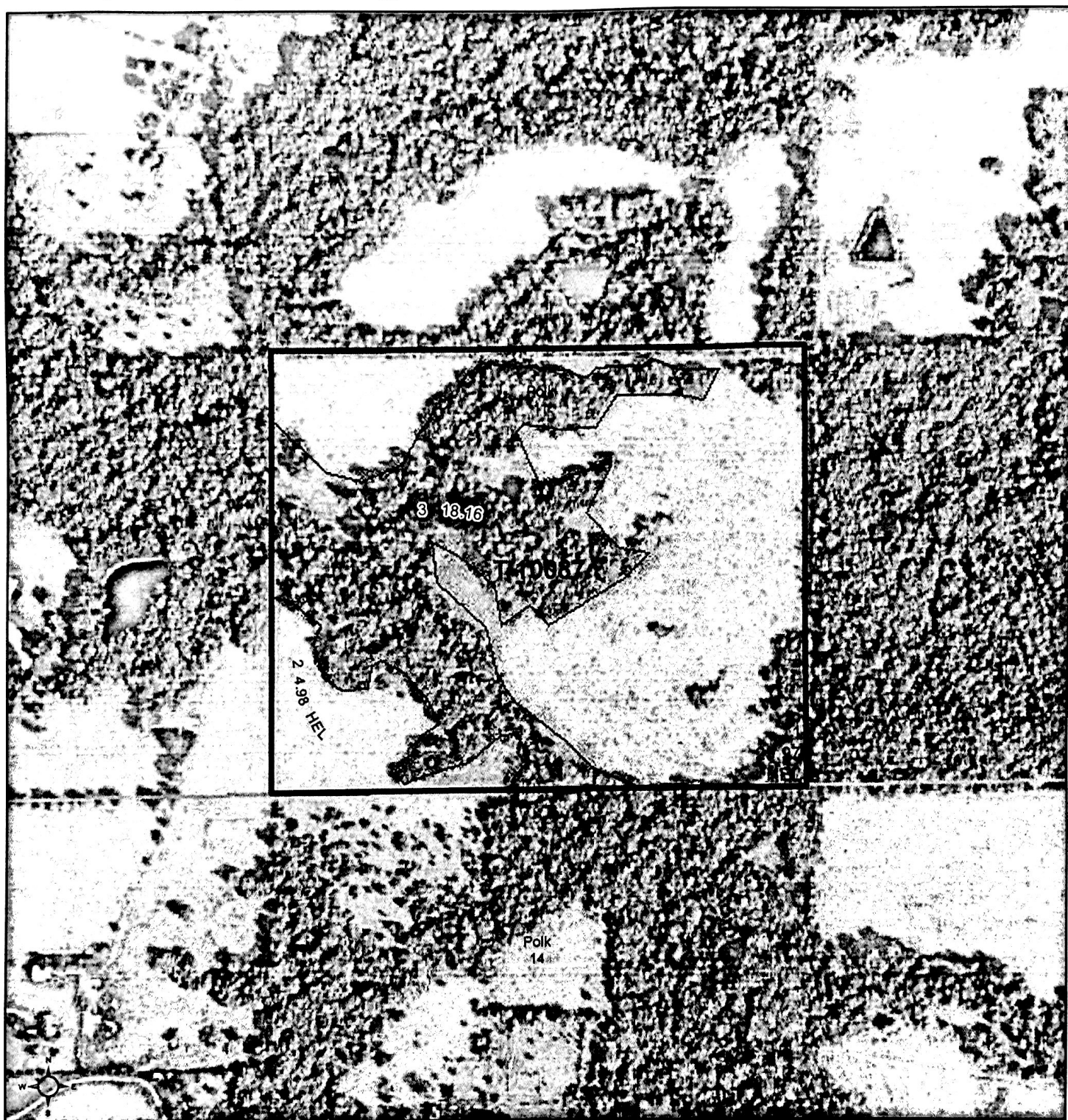
2015 Program Year  
Map Created February 10, 2015

**Farm 2993**  
**Tract 189**

**Tract Cropland Total: 24.70 acres**

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Common Land Unit Tract Boundary  
 Cropland PLSS  
 Non-Cropland

**Wetland Determination Identifiers**

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

0 170 340 680  
2014 Ortho Imagery Feet

2015 Program Year  
Map Created February 10, 2015

**Farm 2993**  
**Tract 10087**

**Tract Cropland Total: 30.95 acres**

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