

LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

157 ACRES M/L
VANWYK, APPANOOSE COUNTY, IOWA

LISTING #432



DOUGLAS R. YEGGE

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Van Wyk, 157 Acres M/L, Appanoose County, Iowa

TOTAL ACRES:	157 M/L
PRICE:	\$827,190
Price Per Acre:	\$5,268.72
Owner:	Van Wyk
Operator:	Porter Farms
County & State:	Appanoose, Iowa
Location:	1 mile North of Plano
Possession Date:	At Closing
Drainage Info:	Natural
Average Productivity:	52 CSR2
Taxable Acres:	156
Net RE Taxes:	\$2,056
Taxes Payable In:	2015
Topography:	Level to gently rolling

LEGAL DESCRIPTION:

The Northwest 1/4 of Section 16,
Township 69 North, Range 19 West.

COMMENTS & BUILDING INFORMATION:

Quality farmland in Appanoose
county. Located just North of Plano,
Iowa

TO CONTACT LISTING AGENT:

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F.S.A. INFORMATION:

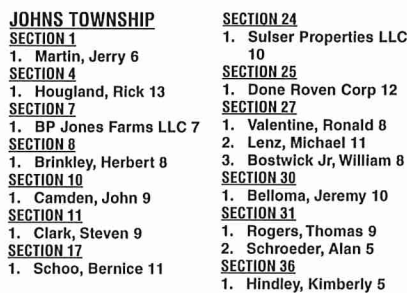
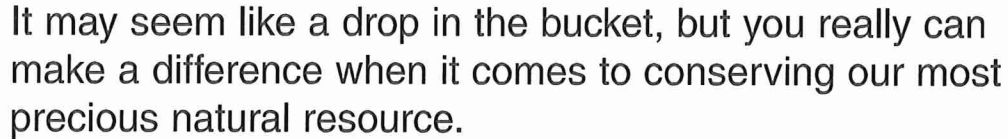
Farmland:	157.03
Crop Acres:	151.5
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	63.9
Corn Yield:	131
Soybean Base:	57.7
Soybean Yield:	41

APPROXIMATE BREAKDOWN OF ACRES:

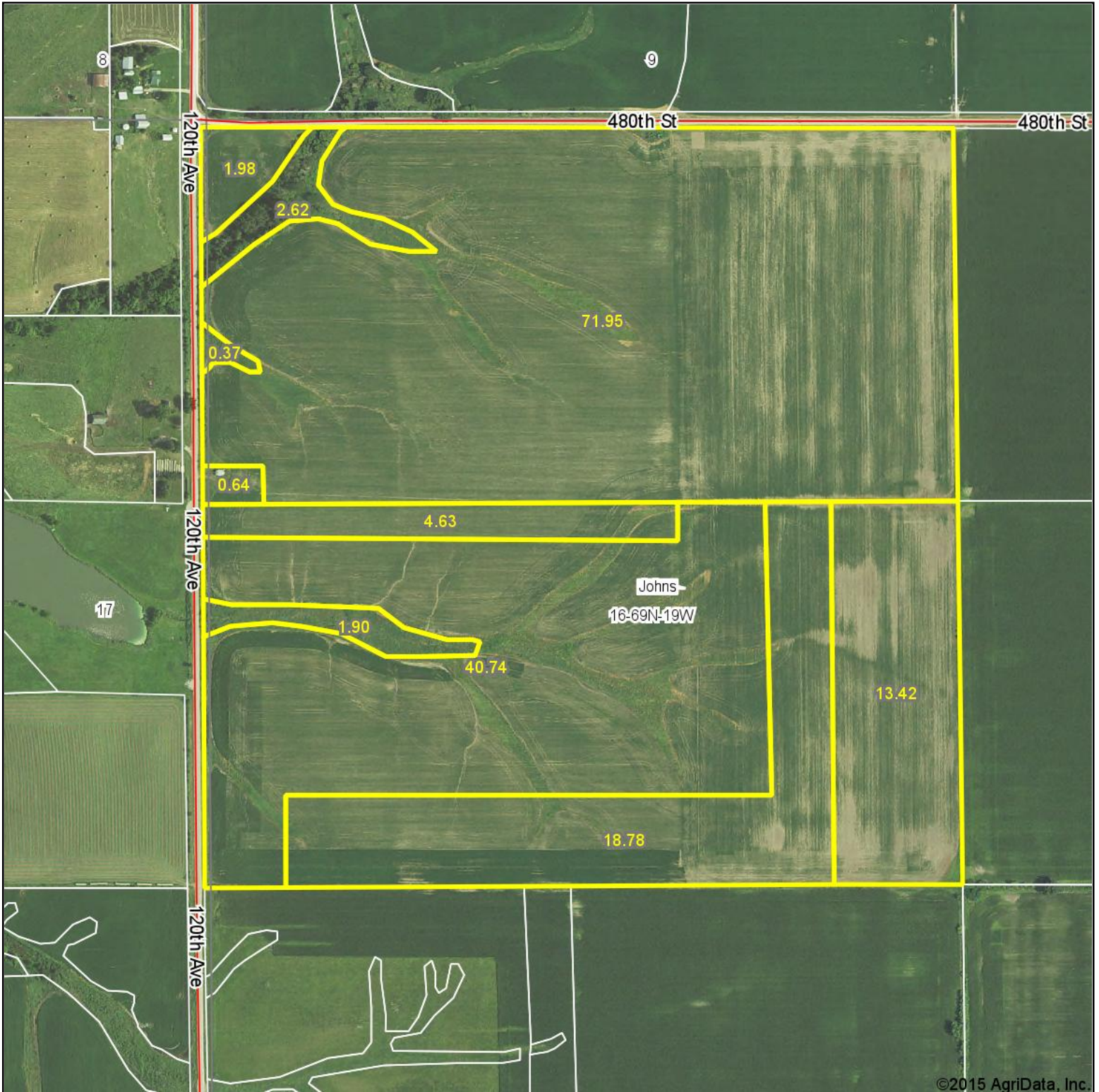
Total Acres:	157
Tillable Acres:	151.5
CRP Acres:	
Farmstead:	
Roads:	2
Waterways:	1.5
Timber:	2
Pasture:	

LEASE/FSA INFORMATION:

Open for 2016 Crop year.



Aerial Map



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map center: 40° 46' 43.66, 93° 3' 16.99

0ft 538ft 1076ft

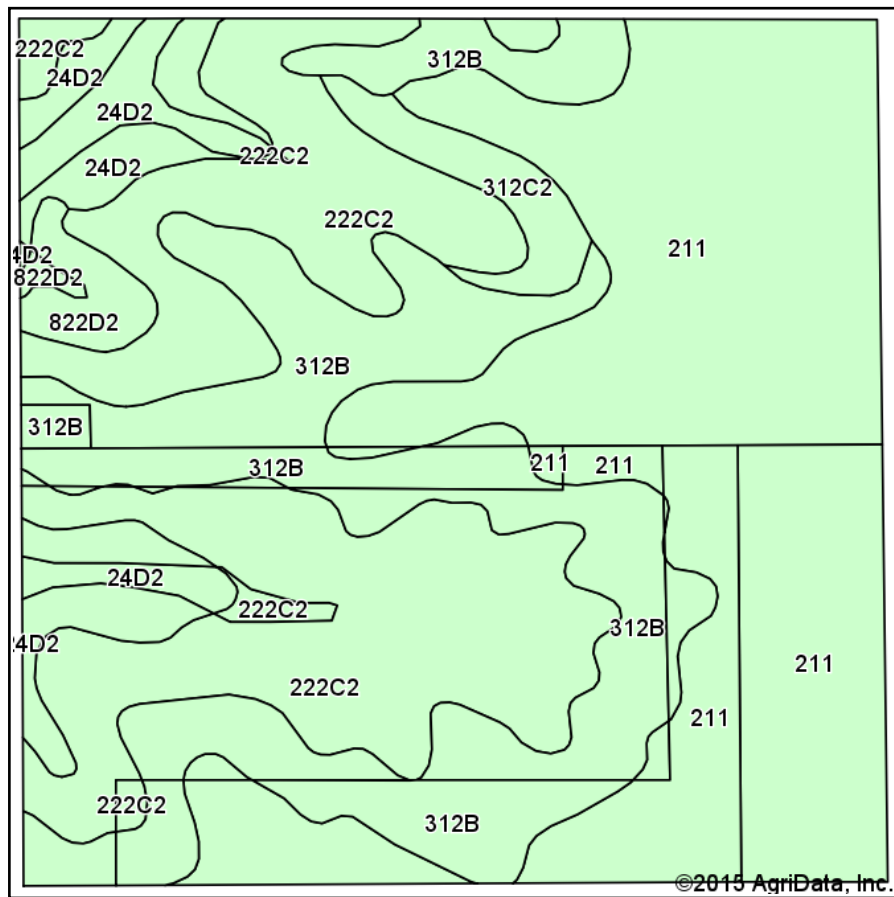
16-69N-19W
Appanoose County
Iowa



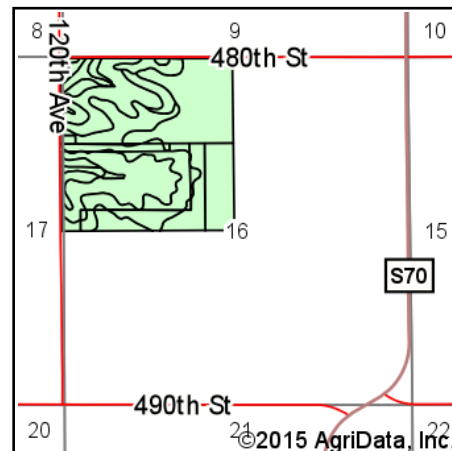
12/10/2015

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Soils Map-CSR2



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Appanoose**
 Location: **16-69N-19W**
 Township: **Johns**
 Acres: **157.03**
 Date: **12/10/2015**

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Maps Provided By:



Area Symbol: IA007, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	NCCPI Overall
211	Edina silt loam, 0 to 1 percent slopes	59.31	37.8%	IIIw	59	60	72
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	41.65	26.5%	IVw	34	25	46
312B	Seymour silt loam, 2 to 5 percent slopes	38.14	24.3%	IIIe	64	60	70
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	11.60	7.4%	IIIe	45	48	57
312C2	Seymour silty clay loam, 5 to 9 percent slopes, moderately eroded	3.58	2.3%	IIIe	56	35	63
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	2.75	1.8%	IVe	29	15	68
Weighted Average					52	48.5	63.2

Area Symbol: IA007, Soil Area Version: 21

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

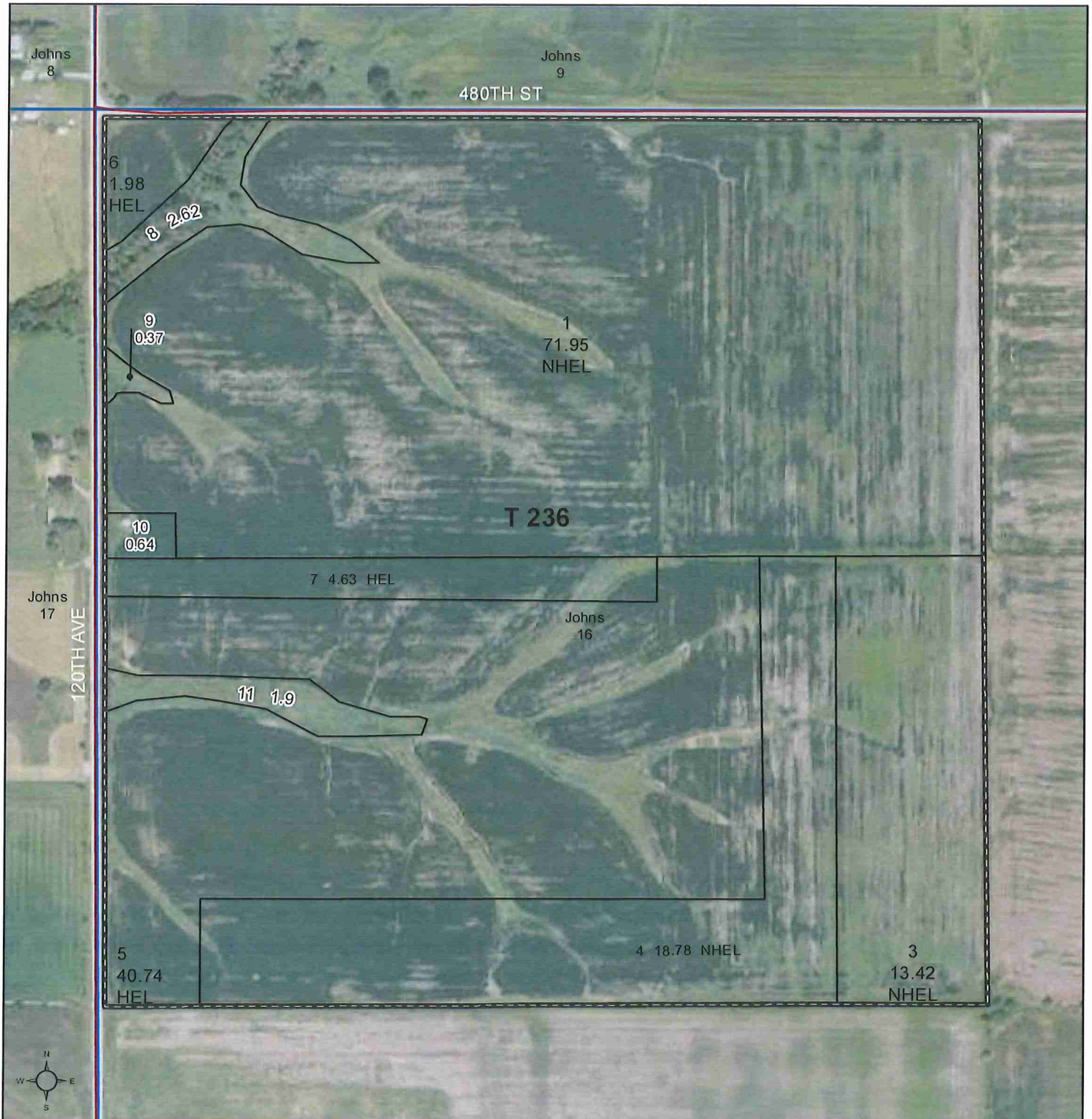
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.







United States
Department of
Agriculture

Appanoose 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
2015 Ortho Imagery

2016 Program Year

Map Created December 02, 2015

Farm 512
Tract 236

Tract Cropland Total: 151.50 acres

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IOWA
APPANOOSE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 512

Prepared : Dec 16, 2015

Crop Year : 2016

Operator Name :

Farms Associated with Operator :

CRP Contract Number(s) :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
157.03	151.50	151.50	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	151.50	0.00	0.00	No	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	63.90	0.00	0	131	
Soybeans	57.70	0.00	0	41	
TOTAL	121.60	0.00			

NOTES

Tract Number : 236

Description : NW 1/4 SEC 16 JOHNS

FAV/WR History : No

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 : CURTIS L VAN WYK, WESLEY ROY VAN WYK, SHERYL L VAN WYK, ELAINE R VAN WYK, WENDY L VAN WYK, JERRY LEE VAN WYK

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
157.03	151.50	151.50	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	151.50	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	63.90	0.00	0	131
Soybeans	57.70	0.00	0	41

IOWA
APPANOOSE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 512
Prepared : Dec 16, 2015
Crop Year : 2016

Tract 236 Continued ...

TOTAL	121.60	0.00
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NOTES

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