

LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

77 ACRES M/L
WEBSTER COUNTY, IOWA

LISTING #429



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DAVE HUENEKE

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O: 563-659-8185
dave@totalrealtyco.com

LAND FOR SALE

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77 Acres M/L, Webster County, IA

LEGAL DESCRIPTION: The North 1/2 of the Southwest 1/4, Section 16, Township 86 North, Range 29 West, excluding acreage.

TOTAL ACRES:	77 M/L
PRICE:	\$695,000
Price Per Acre:	\$9,026
Owner:	Behr Farms LC
Operator:	
County & State:	Webster Co., IA
Location:	3 miles West of Harcourt, South 1/2 mile
Possession Date:	To be determined
Drainage Info:	Natural
Average Productivity:	80.1 CSR2 78.5 CSR
Taxable Acres:	72.73
Net RE Taxes:	\$1,538
Taxes Payable In:	2015/2016
Topography:	Level to gentle slope

COMMENTS & BUILDING INFORMATION:

Take advantage of this opportunity to add this nice laying, productive farm to your holdings.

TO CONTACT LISTING AGENT:

Call: Dave Hueneke
Cell: 815-291-6550
Office: 563-659-8185
Email: dave@totalrealtyco.com
www.totalrealtyco.com

LEASE/FSA INFORMATION: RENTED FOR THE 2016 CROP YEAR.

F.S.A. INFORMATION:

Farmland:	77.47
Crop Acres:	74.41
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	36.4
Corn Yield:	154
Soybean Base:	36.3
Soybean Yield:	48

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	77
Tillable Acres:	74.41
CRP Acres:	
Farmstead:	
Roads:	.5
Waterways:	2.09
Timber:	
Pasture:	



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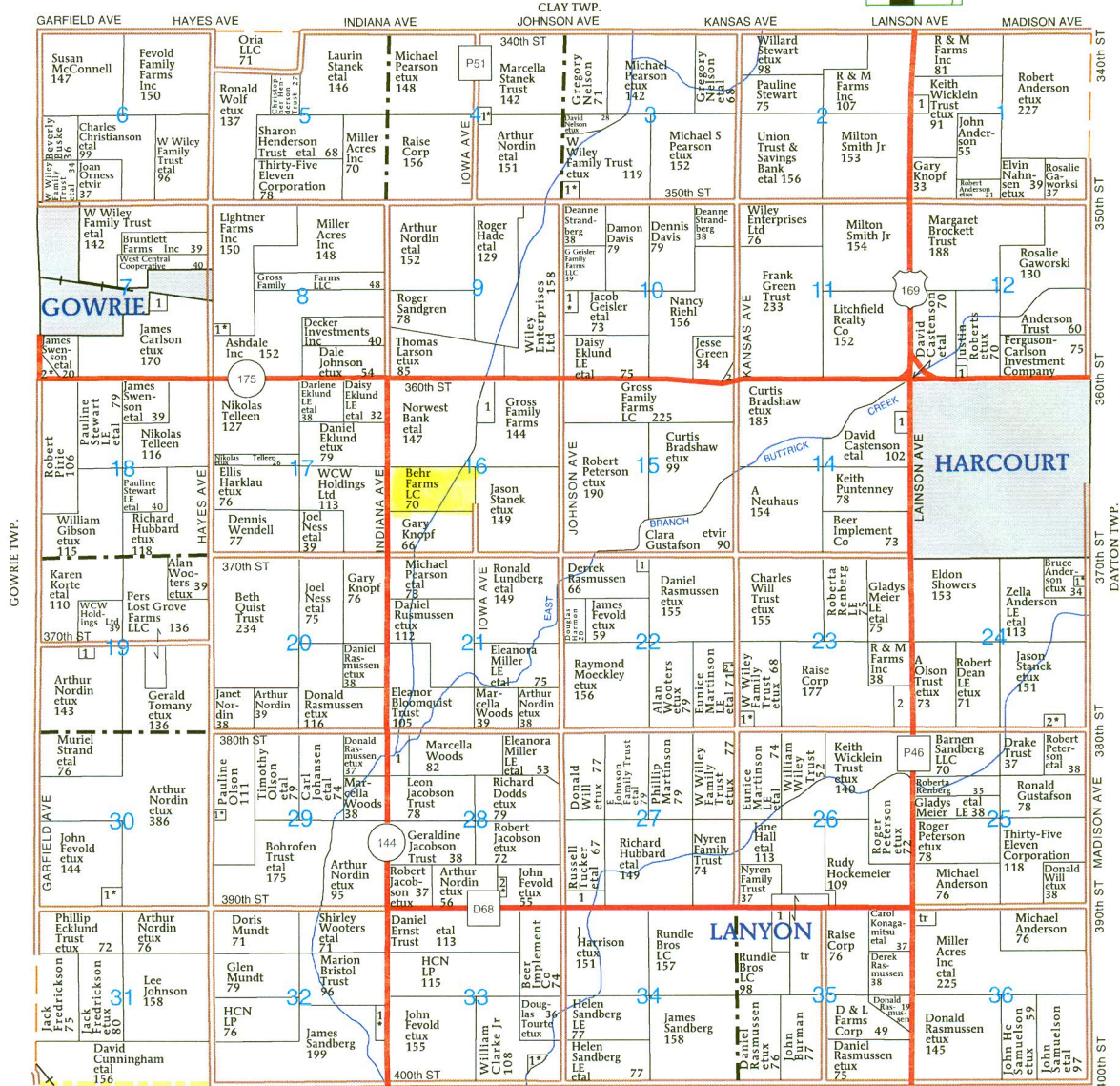
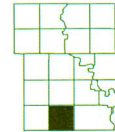
**Serving Your Needs From Boone, Iowa Falls,
Jefferson and Humboldt**
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T-86-N

LOST GROVE PLAT

(Landowners)

R-29-W



GREENE CO.

LOST GROVE TOWNSHIP

SECTION 1

1. Hade, Roger 5

SECTION 3

1. Kenworthy, Brett 6

SECTION 4

1. Warrick, Ronald 6

SECTION 7

1. West Central
Cooperative 6

SECTION 2

1. Hubbard, Richard 10
1. Duncan, James 5

SECTION 10

1. Stewart, Issac 6

2. Clough, Alan 5

SECTION 12

1. Gustafson, Shirley 5
SECTION 14

1. City of Harcourt 11

SECTION 16

1. Harmon, Douglas 10
SECTION 19

1. JDG Pork Enterprises
LC 6

SECTION 22

1. Pepples, Tanny 7

2. Blair, Timothy 5

SECTION 23

1. Blair, James 9
2. Franey, Susan 14

SECTION 24

1. Anderson, Dale 5
2. Stanek, Laurin 6

SECTION 27

1. Tucker, Russell 6

SECTION 28

1. Brinkman, Janet 15

2. Fevold, James 7

SECTION 29

1. Olson, Timothy 5

SECTION 30

1. Fevold, Joel 6

SECTION 32

1. Fevold, James 9

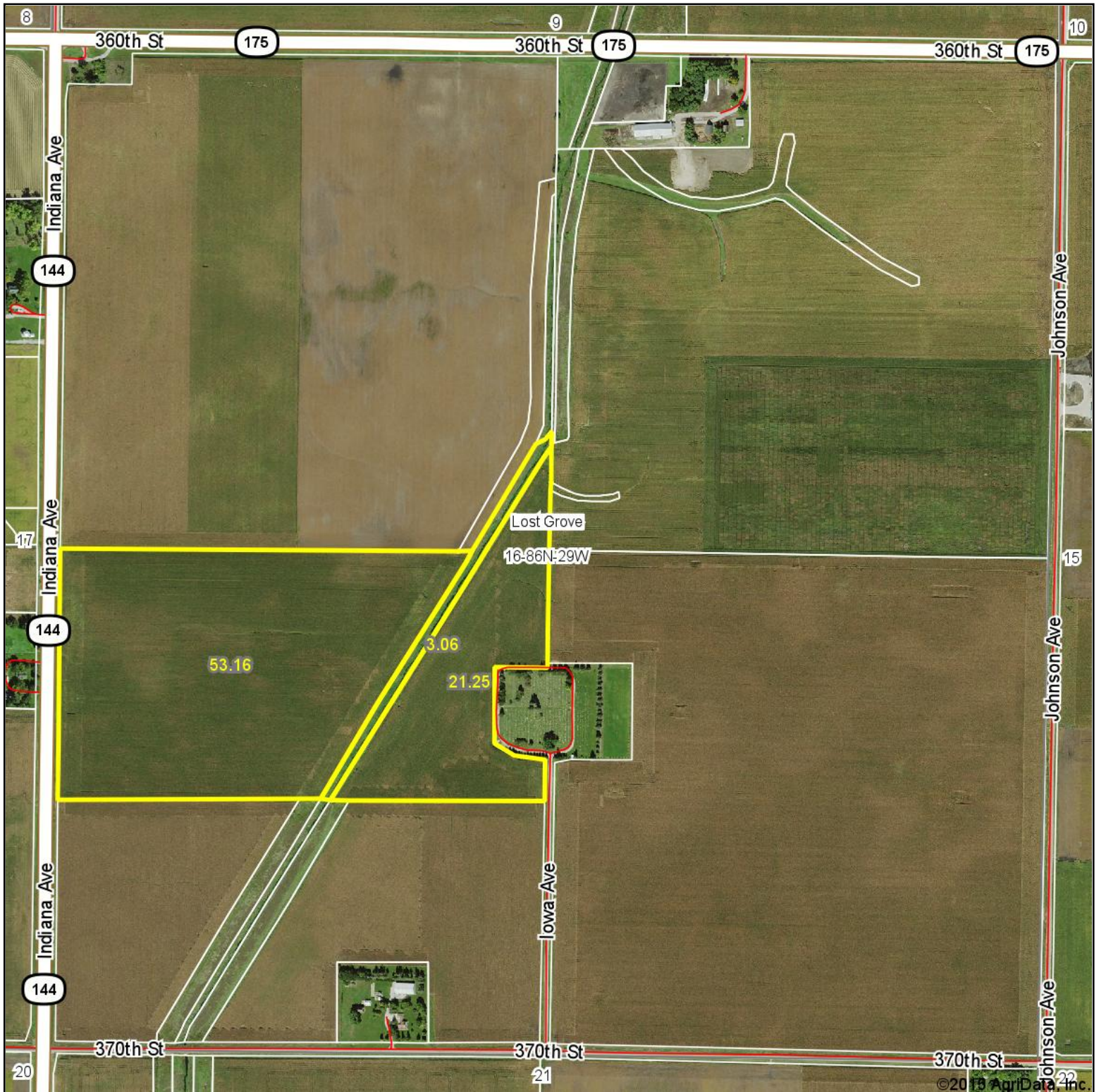
SECTION 33

1. Davis, Duane 7

SECTION 35

1. New Cooperative Inc 17

Aerial Map



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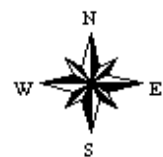
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map center: 42° 15' 38.46, 94° 13' 58.96

0ft 817ft 1634ft

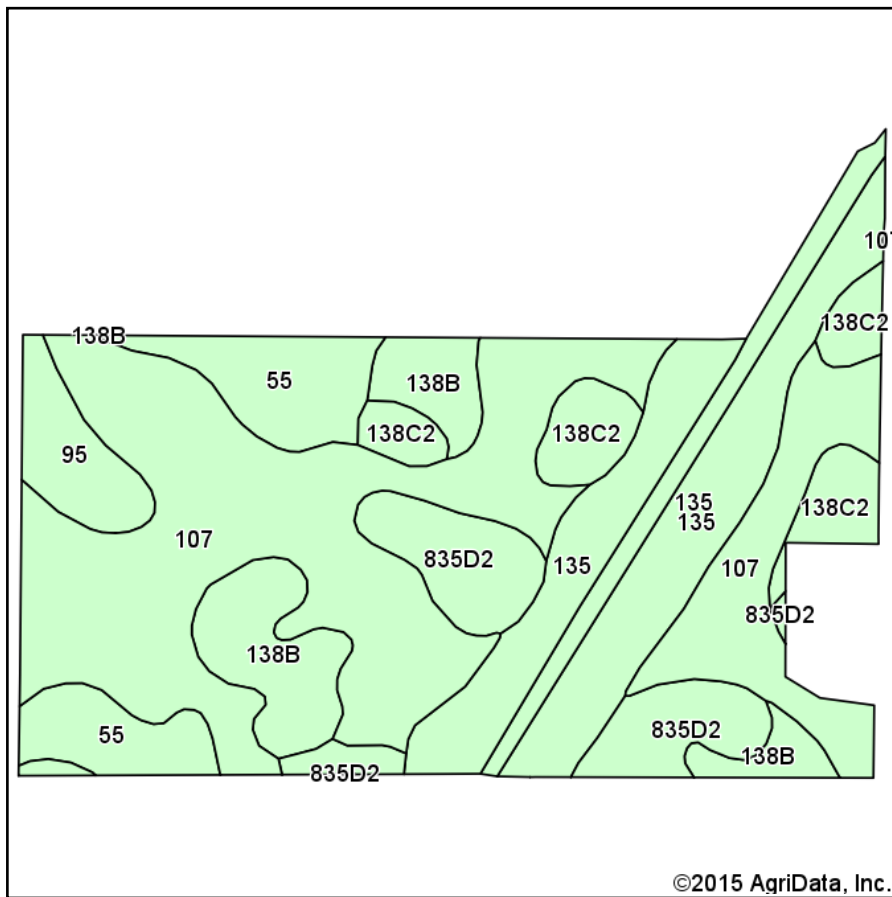
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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16-86N-29W
Webster County
Iowa

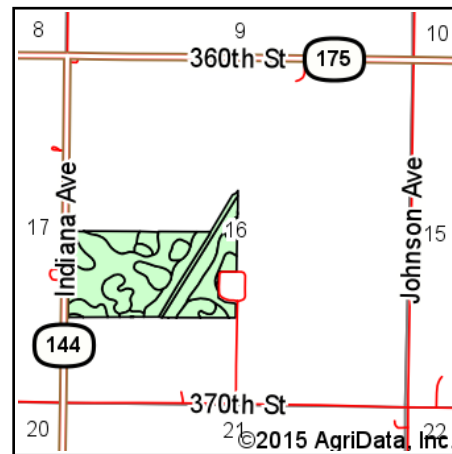


12/3/2015

Soils Map-CSR2



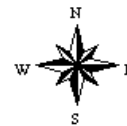
Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Webster**
 Location: **16-86N-29W**
 Township: **Lost Grove**
 Acres: **77.47**
 Date: **12/3/2015**

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Maps Provided By:



Area Symbol: IA187, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	NCCPI Overall
107	Webster clay loam, 0 to 2 percent slopes	32.43	41.9%	IIw	86	82	77
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	17.07	22.0%	IIw	76	82	95
138B	Clarion loam, 2 to 6 percent slopes	6.88	8.9%	IIe	89	82	78
55	Nicollet clay loam, 1 to 3 percent slopes	6.40	8.3%	Iw	89	90	80
835D2	Storden-Omsrud complex, 9 to 14 percent slopes, moderately eroded	6.06	7.8%	IIIe	43	52	56
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	5.11	6.6%	IIIe	83	65	62
95	Harps clay loam, 0 to 2 percent slopes	2.84	3.7%	IIw	72	67	69
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	0.68	0.9%	IIIe	75	63	63
Weighted Average					80.1	78.5	78.3

Area Symbol: IA187, Soil Area Version: 29

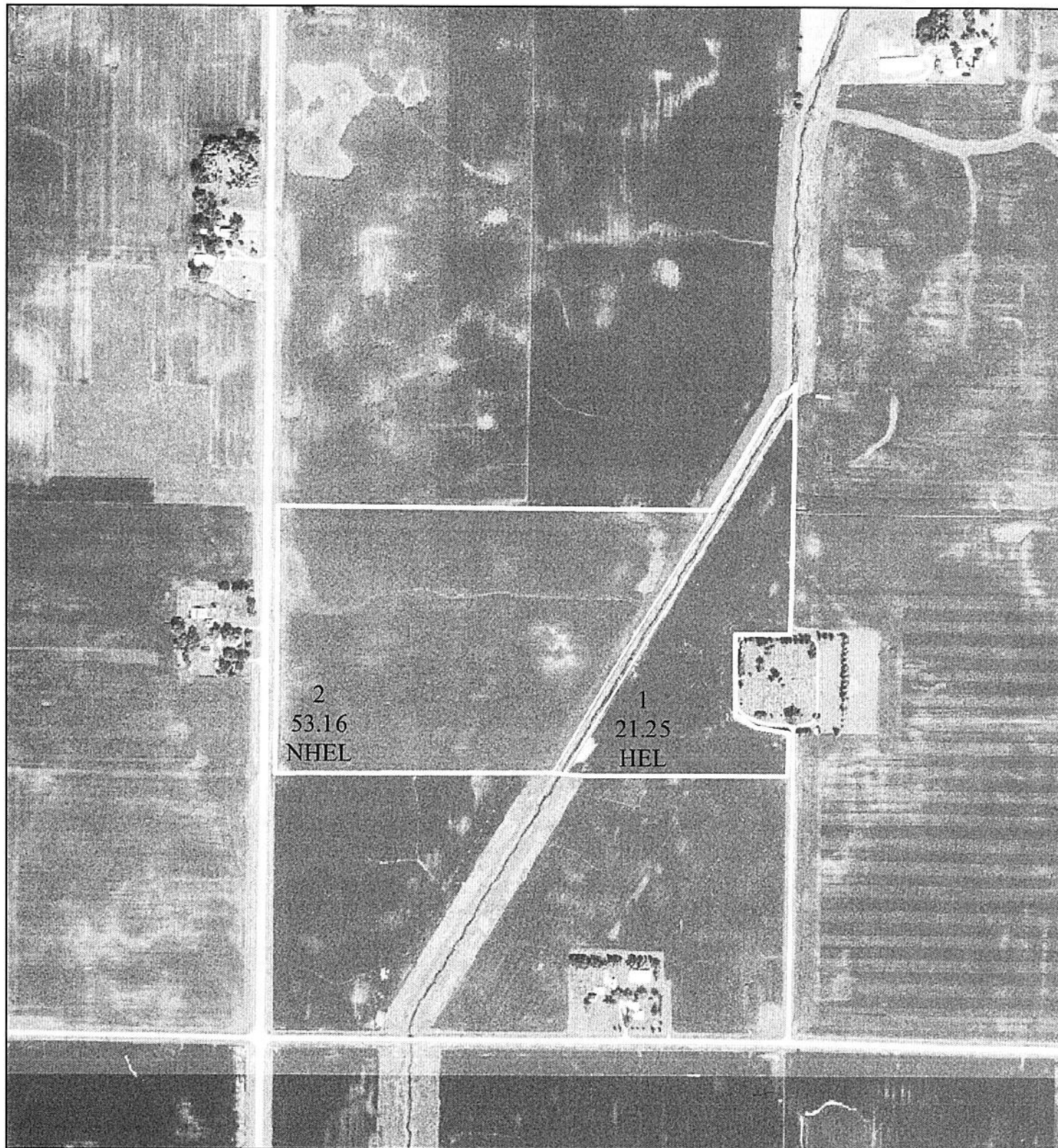
**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States Department of Agriculture Farm Service Agency



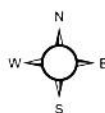
WEBSTER
TWP: LOST GROVE
SEC: 16

Farm Number
4860

Tract Number
938

Legend

- 2008 Ortho Rectified Imagery
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- CIU Field Boundary
- Tract Boundary
- Section Lines



1 inch equals 660 feet

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the 2008 ortho rectified imagery for Iowa. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside of FSA Programs.

Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-036 and attached maps) for exact wetland boundaries and determinations or contact NRCS.

Jan 13, 2009



Abbreviated 156 Farm Record

Operator Name :
Farms Associated with Operator : 19-073-1276, 19-187-4860, 19-187-6079, 19-187-7468
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
77.47	74.41	74.41	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	74.41	0.00	0.00	No	No	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	36.40	0.00	0	154	
Soybeans	36.30	0.00	0	48	
TOTAL	72.70	0.00			

NOTES

Tract Number : 938

Description : G14 Lost Grove N1/2 SW Sec 16

FAV/WR History : No

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : BEHR FARMS LC

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
77.47	74.41	74.41	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	74.41	0.00	0.00	0.00	0.00	

DCP Crop Data

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