

LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

110 ACRES M/L
PALO ALTO COUNTY, IOWA

LISTING #430



DAVE HUENEKE

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110 Acres M/L, Palo Alto County, IA

TOTAL ACRES:	110 M/L
PRICE:	\$891,000
Price Per Acre:	\$8,100
Owner:	Behr Farms LC
Operator:	
County & State:	Palo Alto Co., IA
Location:	3/4 mile East of Cylinder on Hwy. 18
Possession Date:	To be determined
Drainage Info:	Natural
Average Productivity:	59.7 CSR2 59.2 CSR
Taxable Acres:	111
Net RE Taxes:	\$2,347.84
Taxes Payable In:	2015/2016
Topography:	Level

LEGAL DESCRIPTION: The North 1/2 of the Southwest 1/4, and the Southeast 1/4 of the Southwest 1/4 lying North of Hwy. 18, Section 32, Township 96 North, Range 31 West.

COMMENTS & BUILDING INFORMATION:
Nice laying, productive add on farm.

TO CONTACT LISTING AGENT:

Call: Dave Hueneke
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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:	110.06
Crop Acres:	110.06
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	68.5
Corn Yield:	146
Soybean Base:	41.6
Soybean Yield:	42

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	110
Tillable Acres:	110
CRP Acres:	
Farmstead:	
Roads:	
Waterways:	
Timber:	
Pasture:	

We Don't Want To Confuse You...

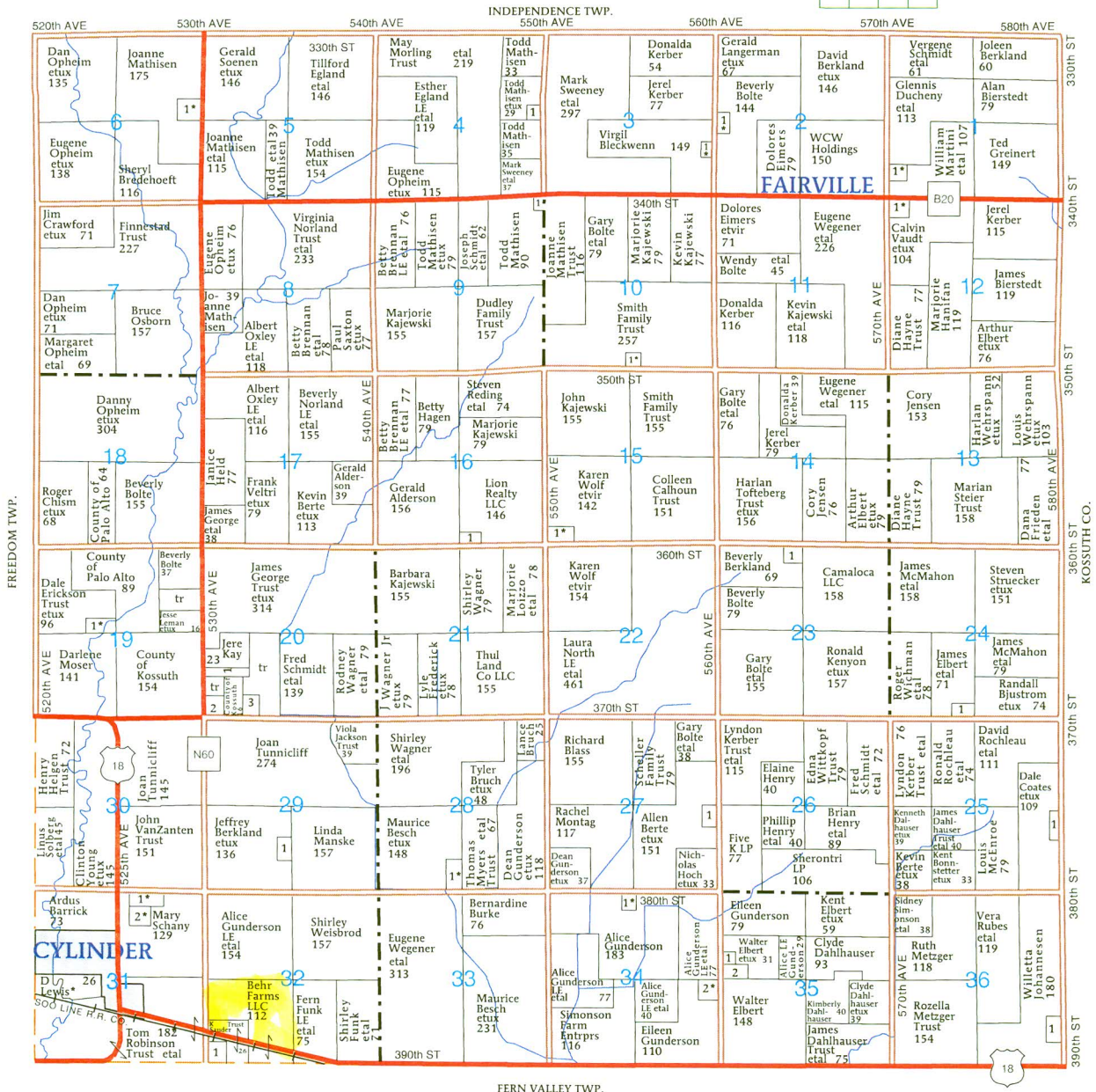
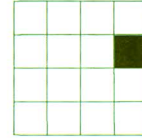
So If You're Having Trouble Reading Our Maps Check Our Page On "HOW TO READ YOUR PLAT AND DIRECTORY" Which Is Located Near The Front Of The Book
We Want You To Take Full Advantage Of Our Service!

T-96-N

FAIRFIELD PLAT

(Landowners)

R-31-W



FAIRFIELD TOWNSHIP

SECTION 1

1. Gappa, Patrick 9

SECTION 2

1. Reding, Steven 6

SECTION 3

1. Bleckwenn, David 7

SECTION 4

1. Gain Inc 5

SECTION 6

1. Mathisen, Todd 9

SECTION 9

1. Henderson, Scott 5

SECTION 10

1. Reding, Michael 5

SECTION 12

1. Torpy, Matt 10

SECTION 15

1. Skoland, Jason 12

SECTION 16

1. Naig, Ronn 10

SECTION 19

1. DePue, William 15

SECTION 20

1. County of Palo Alto 10

2. Kay, Jere 9

3. Kollasch Land & Livestock Inc 11

SECTION 23

1. Kollasch Land & Livestock Inc 8

SECTION 24

1. Rochleau Farms Inc 7

SECTION 25

1. Rochleau, Ronald 6

SECTION 27

1. Kollasch Farms Inc 6

SECTION 28

1. Thompson, Joel 9

SECTION 29

1. Iowa Select Farms 17

SECTION 31

1. Strand, Gerald 9

2. Weisbrod, Frank 11

SECTION 32

1. Thompson, Justin 7

SECTION 34

1. Gunderson, Dean 11

2. Gunderson, Dean 5

SECTION 35

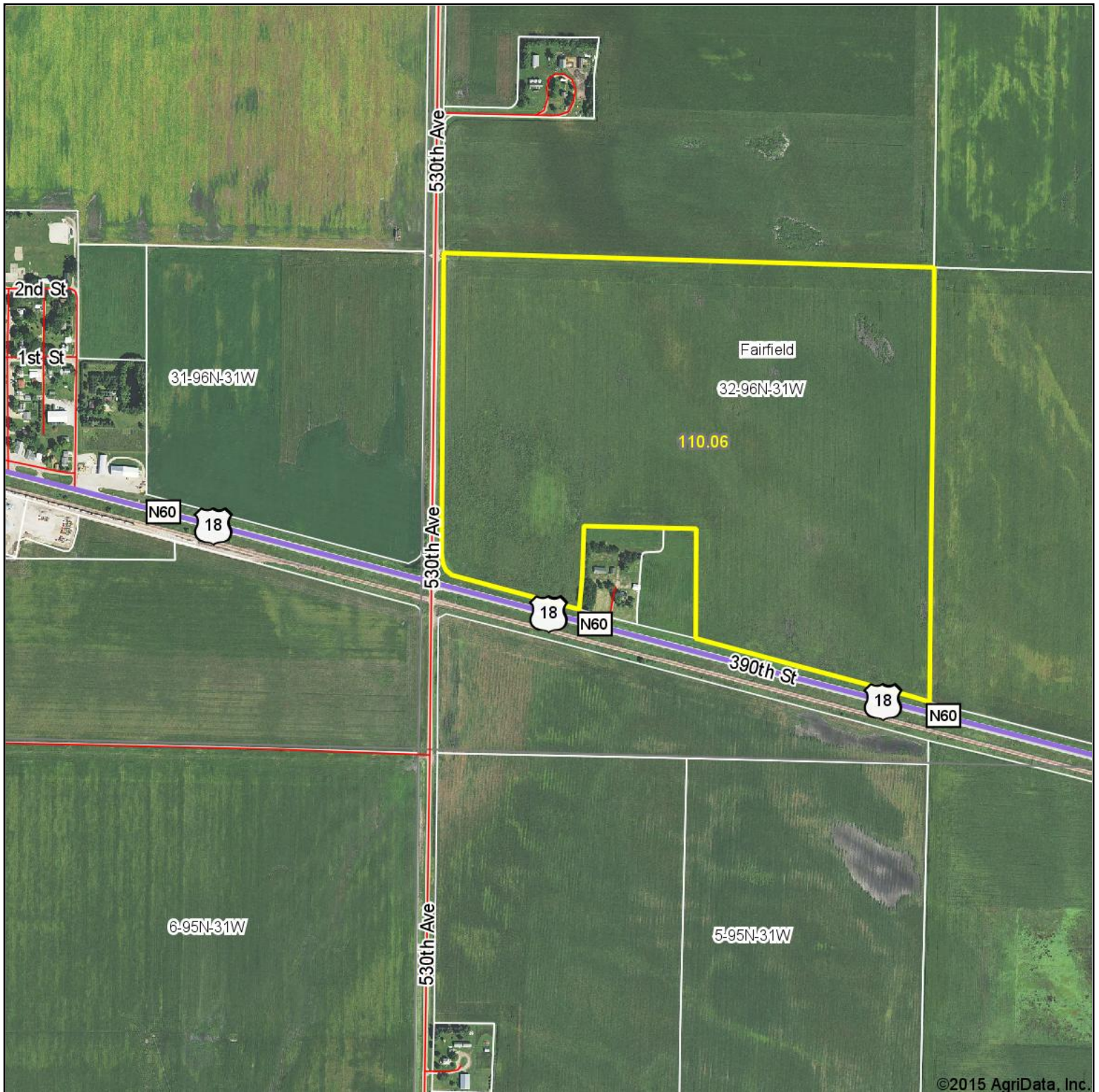
1. Elbert, Mathew 5

2. Elbert, William 10

SECTION 36

1. County of Palo Alto 10

Aerial Map



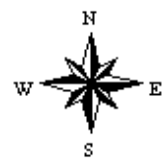
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map center: 43° 5' 9.79, 94° 32' 19.61

0ft 820ft 1640ft

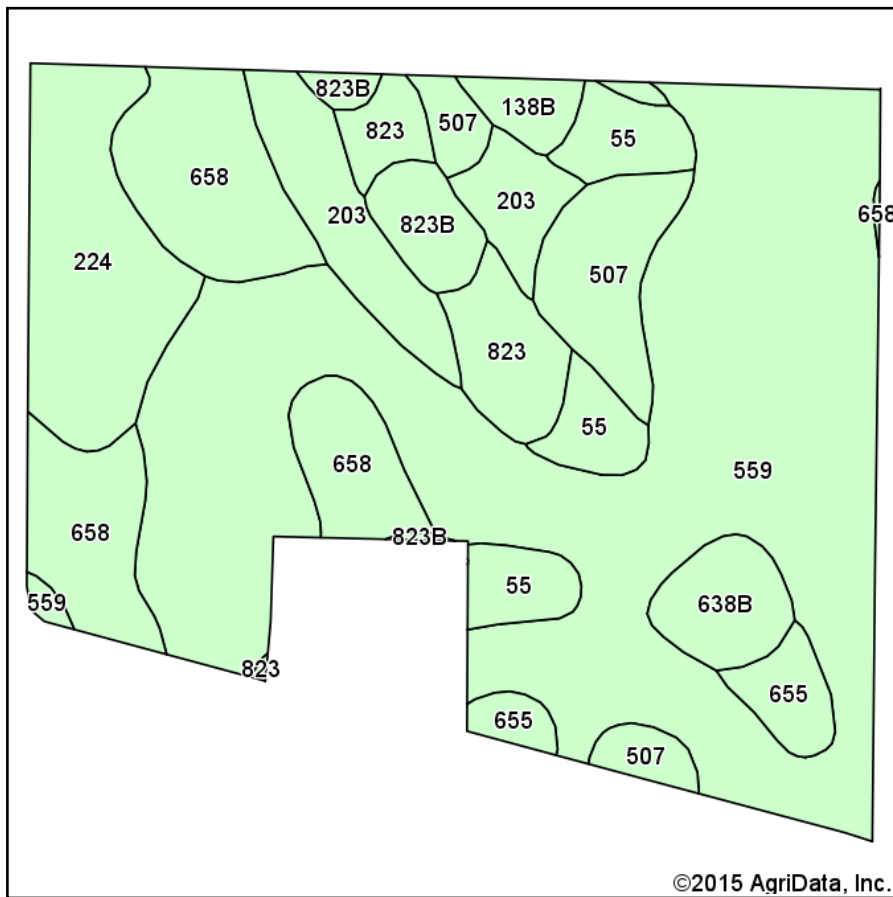
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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32-96N-31W
Palo Alto County
Iowa

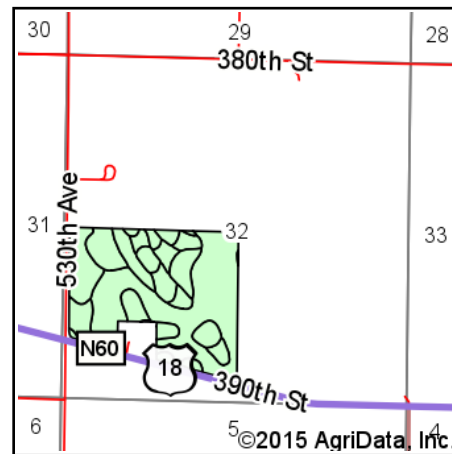


12/3/2015

Soils Map-CSR2



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Palo Alto**
 Location: **32-96N-31W**
 Township: **Fairfield**
 Acres: **110.06**
 Date: **12/3/2015**

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Maps Provided By:



Area Symbol: IA147, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	NCCPI Overall
559	Talcot clay loam, deep, 0 to 2 percent slopes	53.01	48.2%	IIw	53	62	60
658	Mayer loam, 0 to 2 percent slopes	14.02	12.7%	IIw	54	39	68
224	Linder loam, 0 to 2 percent slopes	9.54	8.7%	IIs	56	45	61
507	Canisteo clay loam, 0 to 2 percent slopes	6.86	6.2%	IIw	84	74	71
203	Cylinder loam, deep, 0 to 2 percent slopes	6.79	6.2%	IIs	60	76	78
55	Nicollet clay loam, 1 to 3 percent slopes	5.45	5.0%	Iw	89	84	80
823	Flagler sandy loam, calcareous subsoil variant, 0 to 2 percent slopes	4.78	4.3%	IIIs	56	38	54
638B	Clarion-Storden loams, 2 to 5 percent slopes	2.92	2.7%	Ile	80	62	75
823B	Flagler sandy loam, calcareous subsoil variant, 2 to 5 percent slopes	2.73	2.5%	IIle	51	35	53
655	Crippin loam, 0 to 3 percent slopes	2.62	2.4%	Iw	91	79	73
138B	Clarion loam, 2 to 6 percent slopes	1.34	1.2%	Ile	89	76	78
Weighted Average					59.7	59.2	64.4

Area Symbol: IA147, Soil Area Version: 20

**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.

Farm# 6501
Tract# 4261

Section: 32
Township: Fairfield



USDA United States Department of Agriculture
Palo Alto County Farm Service Agency

July 29, 2015

1 inch = 660 feet

Legend

Wetland Determination Identifiers

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

Field Boundary

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA -026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

IOWA
PALO ALTO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 6501
Prepared : Dec 2, 2015
Crop Year : 2016

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
Farms Associated with Operator : 19-147-6501, 19-109-10940
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
110.06	110.06	110.06	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	110.06	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	68.50	0.00	0	146	
Soybeans	41.60	0.00	0	42	
TOTAL	110.10	0.00			

NOTES

Tract Number : 4261

Description : L7; SW4 32 96 31 N OF HWY 18

FAV/WR History : No

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : BEHR FARMS LC

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
110.06	110.06	110.06	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	110.06	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	68.50	0.00	0	146
Soybeans	41.60	0.00	0	42
TOTAL	110.10	0.00		

NOTES