

LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

60 ACRES M/L DIERKS, CEDAR COUNTY, IOWA



LISTING #412

PRICE: \$780,000 (\$13,000/Acre)

DESCRIPTION: 60 acres MOL, all tillable, prime, level farmland. 92.1 CSR2.

DIRECTIONS: 1 MILE NORTH OF STANWOOD IN HWY. 38, EAST ON 120TH ST., SOUTH ON MONROE AVE. FARM IS ON THE WEST.

TAXES: \$1,884.00 Annually
Payable: 2015/2016

FARM PROGRAM INFORMATION:

Farmland	60.45
Cropland	60.45
Corn Base	30.4
Corn Yield	116
Soybean Base	30.1
Soybean Yield	38

DOUGLAS R. YEGGE

C: 563-320-9900
O: 563-659-8185
total@totalrealtyco.com

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Lawson Insurance Agency

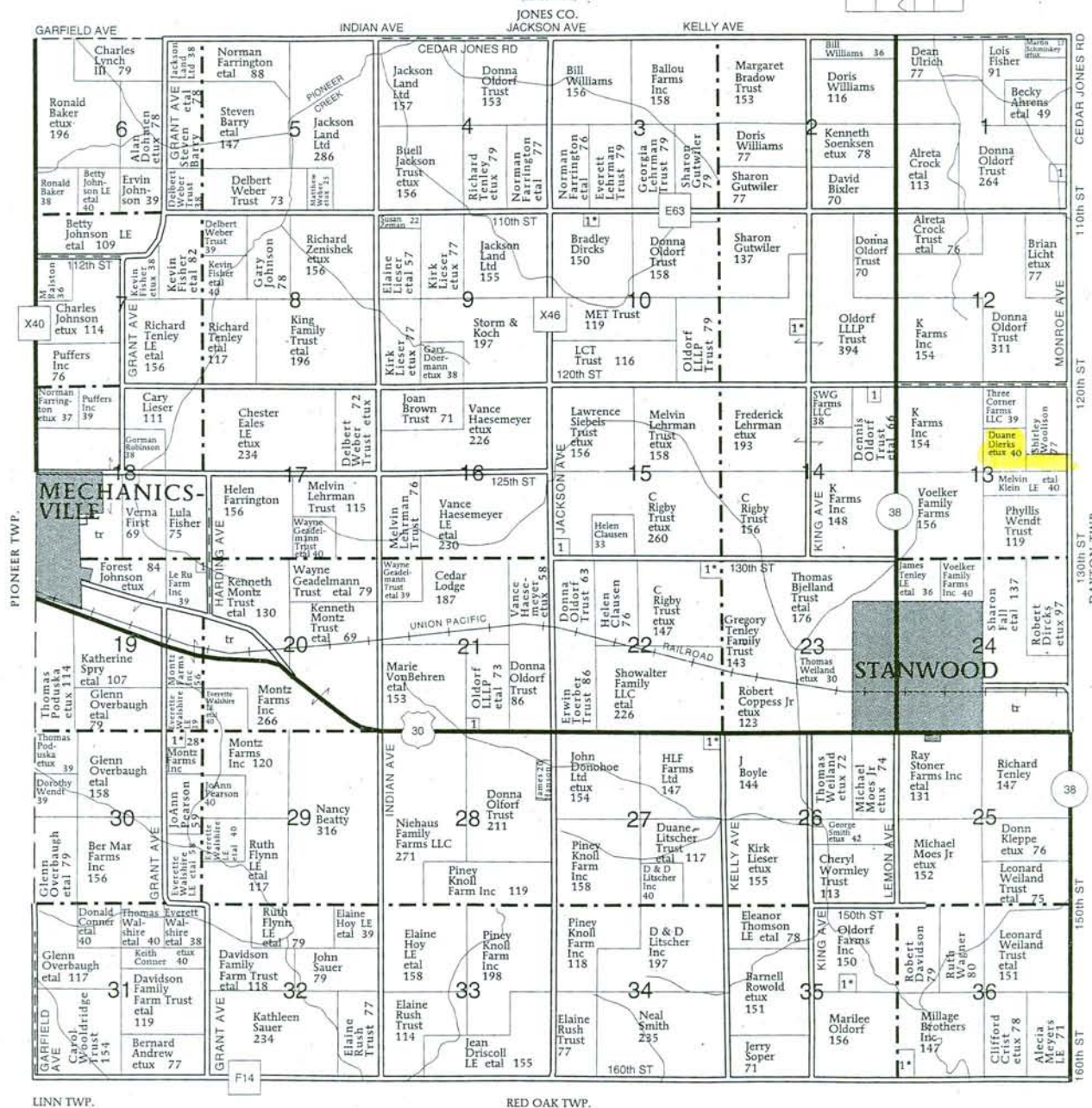


Agents: Jim Lawson & Sue Fuhrmeister
563-452-3583
Office Ph: 319-484-2218 • 563-452-3583 Olin, IA 52320

T-82-N

FREMONT PLAT

R-3-W



FREMONT TOWNSHIP

SECTION 1

1. Fagan, Bonnie 9

SECTION 10

1. Weber, Matthew 5

SECTION 11

1. Yates, Gail 6

SECTION 14

1. Meyer, Kathleen 7

SECTION 15

1. Dauber, Gail 7

SECTION 19

1. Shields, Chris 6

SECTION 21

1. Morgan, Adam 5

SECTION 22

1. Meade, Mark 11

SECTION 27

1. Litscher, David 6

SECTION 30

1. Sylvester, Adam 11

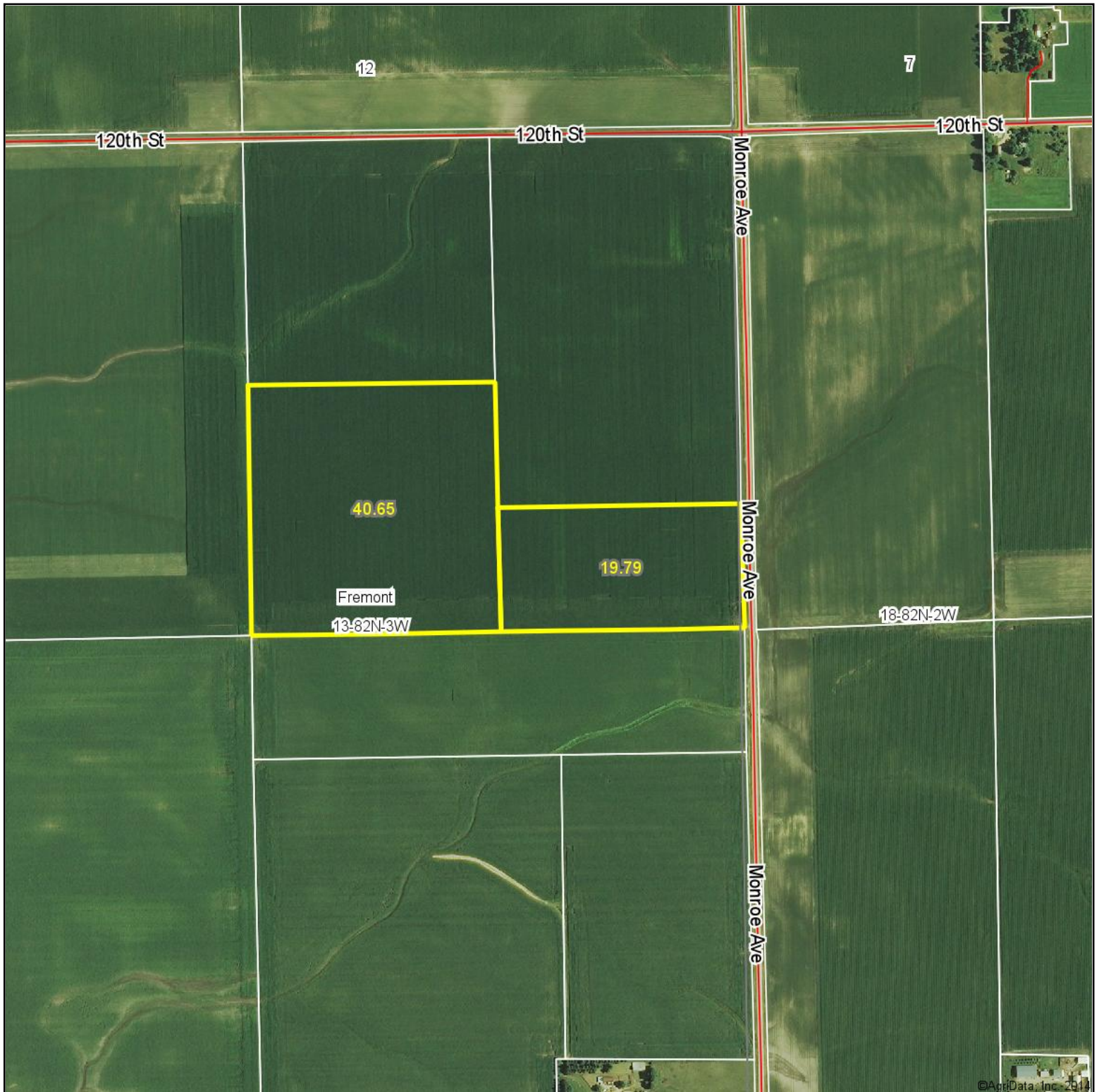
SECTION 35

1. Green, Brice 6

SECTION 36

1. Rochau, Arnold 10

Aerial Map



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Maps Provided By:

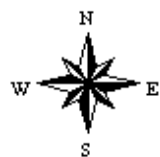


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13-82N-3W
Cedar County
Iowa

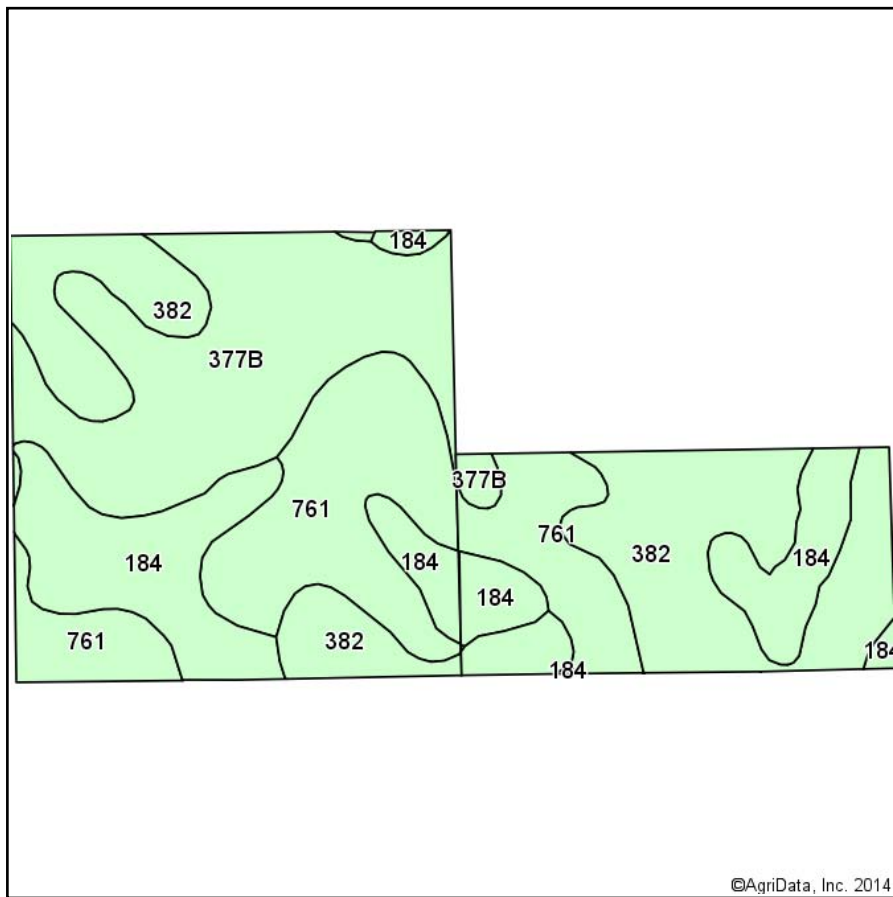
map center: 41° 54' 41.63, 91° 8' 10.39

scale: 9550

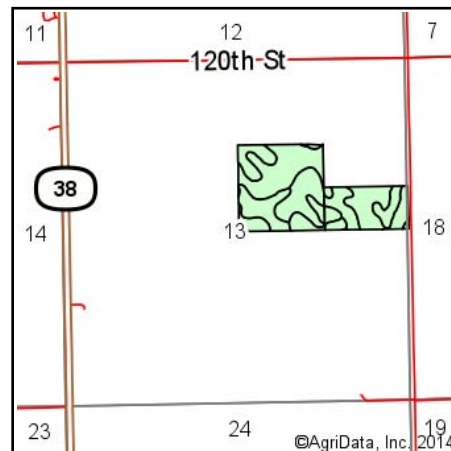


1/16/2015

Soils Map-CSR2



Soils data provided by USDA and NRCS.

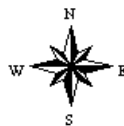


State: **Iowa**
 County: **Cedar**
 Location: **13-82N-3W**
 Township: **Fremont**
 Acres: **60.44**
 Date: **1/16/2015**

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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA031, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR2**	CSR	Oats	Soybeans	Corn	NCCPI Overall
382	Maxfield silty clay loam, 0 to 2 percent slopes	17.28	28.6%	IIw	94	90				88
761	Franklin silt loam, 1 to 3 percent slopes	15.56	25.7%	I	85	83	5	3	10	94
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	15.28	25.3%	Ile	95	90	10	5	20	97
184	Klinger silty clay loam, 1 to 3 percent slopes	12.32	20.4%	I	95	93				95
Weighted Average					92.1	88.8	3.8	2	7.6	93.2

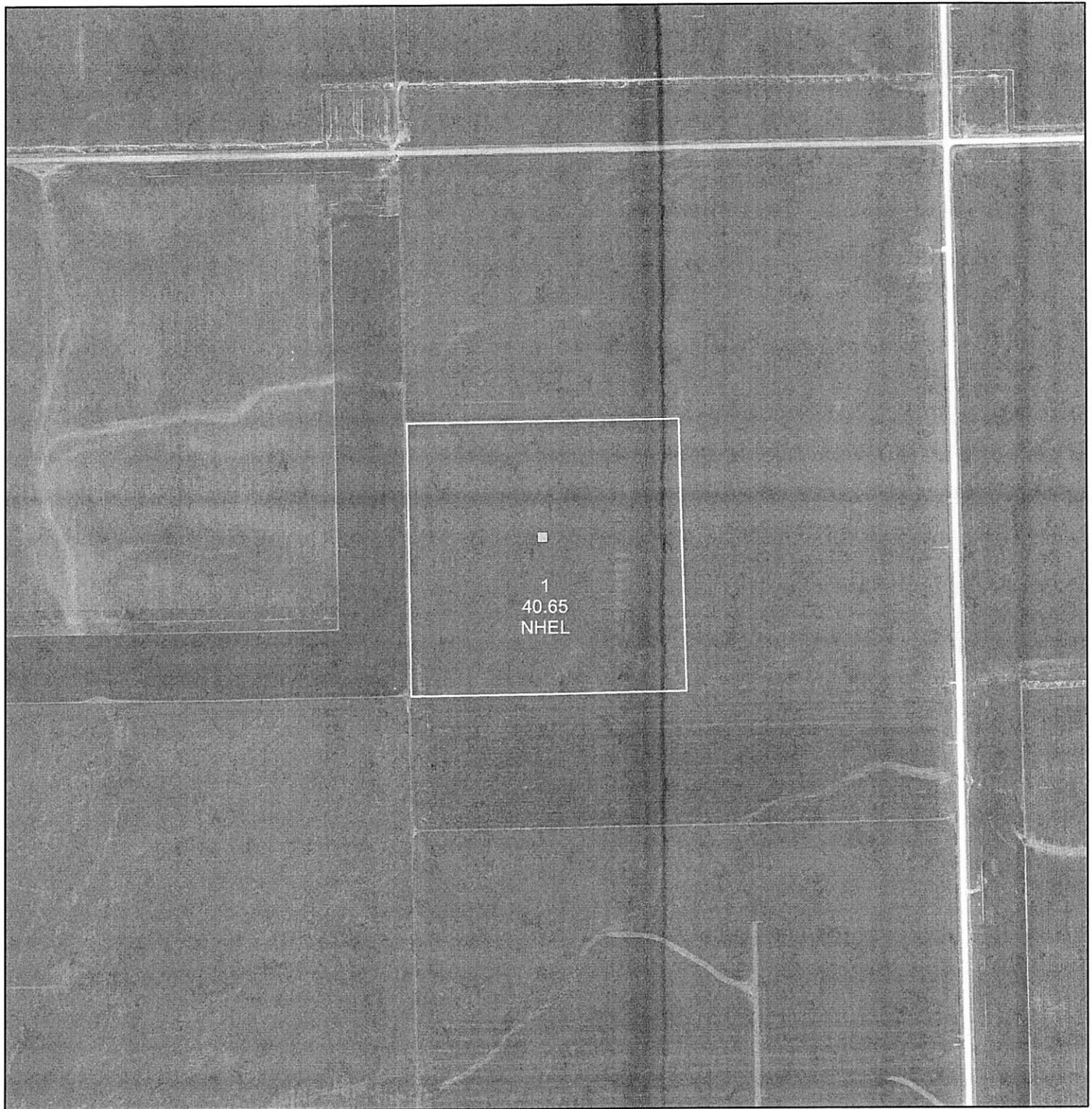
Area Symbol: IA031, Soil Area Version: 19

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

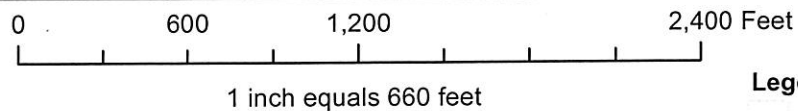
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Farm# 4004
Tract# 7202

Section: 13
Twp: Fremont



Cedar County FSA
Map Printed: March 14, 2012



Legend

- Field Boundary
- Wetland Determination
- Wetland Determination Identifiers
 - Restricted Use
 - ▽ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

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
Cedar
Report ID: FSA-156EZ

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

FARM: 4004
Prepared: 8/1/14 5:41 PM
Crop Year: 2014
Page: 1 of 2

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.

Operator Name	Farm Identifier	Recon Number
DUANE A DIERKS	Trans from Jones	

Farms Associated with Operator:
337, 659, 2319, 4020, 4649, 4691, 5118, 5299, 5329, 5330

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
60.45	60.45	60.45	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	60.45	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	30.4	116	149	0.0	0.0
SOYBEANS	30.1	38	46	0.0	0.0
Total Base Acres:	60.5				

Tract Number: 7202 Description: H-3 SW1/4 OF NW1/4 SEC 13 T82N R3W

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

FAV/WR History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
40.65	40.65	40.65	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	40.65	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	20.4	116	149	0.0	0.0
SOYBEANS	20.3	38	46	0.0	0.0
Total Base Acres:	40.7				

Owners: DUANE A DIERKS

JANET E DIERKS

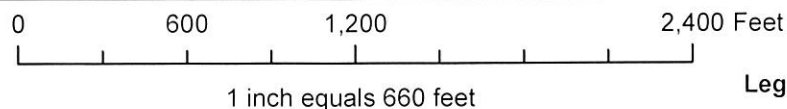
Other Producers: None

Farm# 4004
Tract# 7203

Section: 13
Twp: Fremont



Cedar County FSA
Map Printed: March 14, 2012



Legend

- Field Boundary
- Wetland Determination
- Wetland Determination Identifiers
 - Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions

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

Cedar

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 4004

Prepared: 8/1/14 5:41 PM

Crop Year: 2014

Page: 2 of 2

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.

Tract Number: 7203 Description: H-3 S1/2 OF SE1/4 OF NE1/4 SEC 13 T82N R3W

FAV/WR
History

BIA Range Unit Number:

N

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
19.8	19.8	19.8	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	19.8	0.0	0.0		
Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction	
CORN	10.0	116	149	0.0	0.0	
SOYBEANS	9.8	38	46	0.0	0.0	
Total Base Acres:	19.8					

Owners: DUANE A DIERKS

JANET E DIERKS

Other Producers: None



TELEPHONE 217-438-6167 • IL TOLL FREE 800-252-3361



Spacing

MATERIAL NEEDS

OWNER DVANE DIEZES, SHIRLEY WOOLSON

SECTION _____ TOWN _____

COUNTY _____ STATE _____

Signed _____



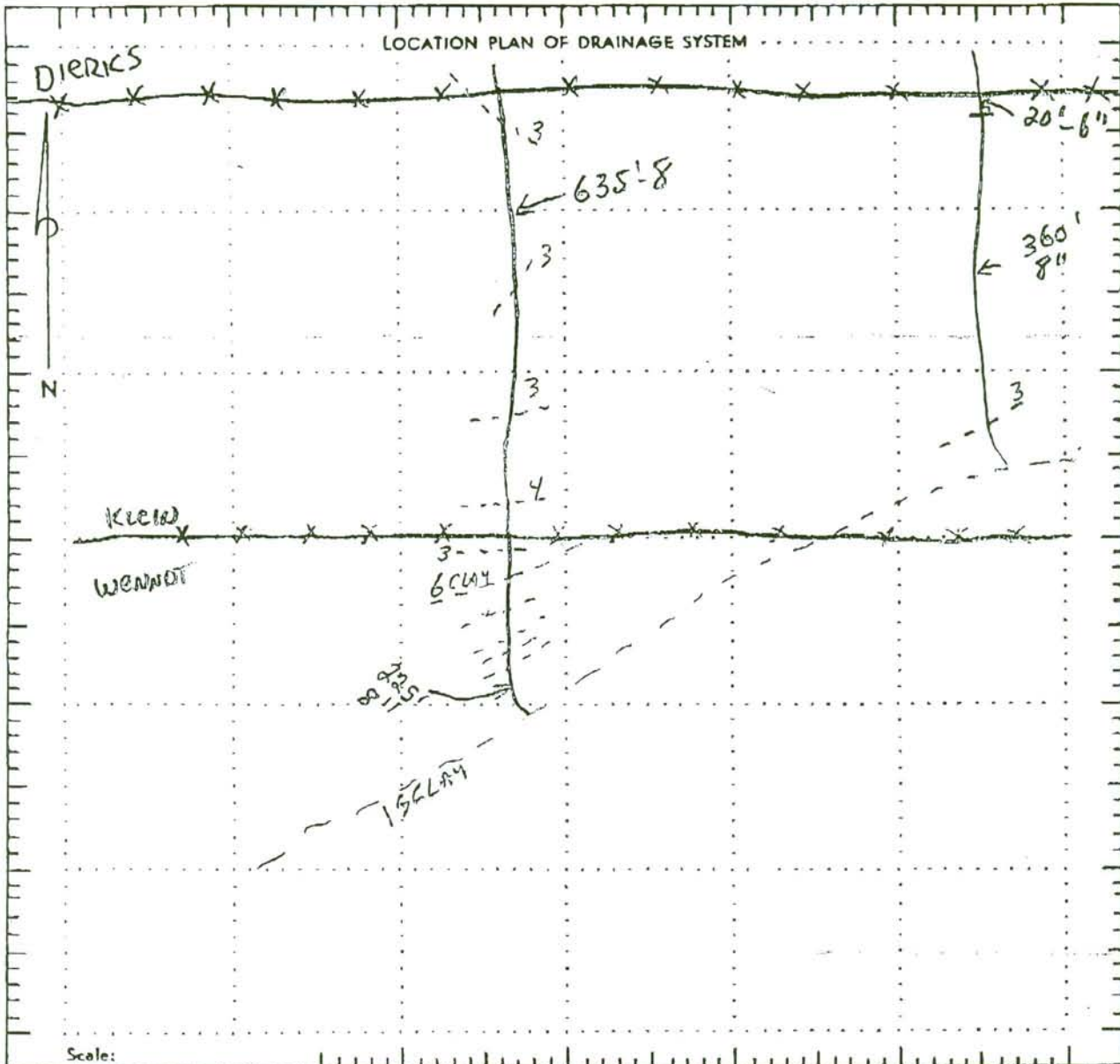
Springfield Plastics, inc.

The Supplier for Quality Drainage Materials

7300 WEST STATE ROUTE 104

AUBURN, ILLINOIS 62615

TELEPHONE 217-438-6167 • IL TOLL FREE 800-252-3361



— LEGEND —

Permanent Fence 
 Existing Drain Line 
 Proposed Tile Line 

Spacing _____

MATERIAL NEEDS

OWNER WENNET, KLEIN, DIERKS

TOWNSHIP _____ DATE JAN 12

SECTION _____ TOWN _____

COUNTY _____ STATE _____

Signed _____

VICTOR HOFFMAN

10789 Hwy 136

ONSLow, IA 52321

563-488-3423