

LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

78 ACRES M/L

WIXOM & MROWICKI, CLINTON COUNTY, IA

LISTING #420



DOUGLAS R. YEGGE

C: 563-320-9900

O: 563-659-8185

total@totalrealtyco.com

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LAND FOR SALE



Wixom & Mrowicki, 78 Acres M/L, Clinton County, IA

TOTAL ACRES:	78
PRICE:	\$550,000.00
Price Per Acre:	\$7,051.00
Owner:	Wixom & Mrowicki Family Properties Ltd.
Operator:	Kay
County & State:	Clinton Co., IA
Location:	4 miles West of Lost Nation, IA
Possession Date:	To be agreed
Drainage Info:	Natural
Average Productivity:	64.5 CSR2 ~ 54.5 CSR
Taxable Acres:	75.45
Net RE Taxes:	\$1,548
Taxes Payable In:	2015-16
Topography:	Level

LEGAL DESCRIPTION:

The North 1/2 of the Northwest 1/4, Section 31, Township 83 North, Range 1 East of the 5th P.M. Excluding 2.44 acre acreage.

COMMENTS & BUILDING INFORMATION:

Highly tillable grain farm. Possible building sites, hard road frontage. Good investor unit.

TO CONTACT LISTING AGENT:

Call: Douglas R. Yegge
Cell: 563-320-9900
Office: 563-659-8185
Email: total@totalrealtyco.com
www.totalrealtyco.com

LEASE/FSA INFORMATION:

Leased for the 2015 & 2016 crop year.

F.S.A. INFORMATION:

Farmland:	78.01
Crop Acres:	74.77
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	51.2
Corn Yield:	122
Soybean Base:	23.6
Soybean Yield:	31

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	78
Tillable Acres:	75.57
CRP Acres:	
Farmstead:	
Roads:	2.43
Waterways:	
Timber:	
Pasture:	

State Farm®

Providing Insurance and Financial Services

Jeff Ferguson, Agent

208 South Main, Maquoketa, IA 52060

Bus. 563-652-6724

www.jeffergusonagent.com

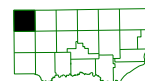
State Farm



T-83-N

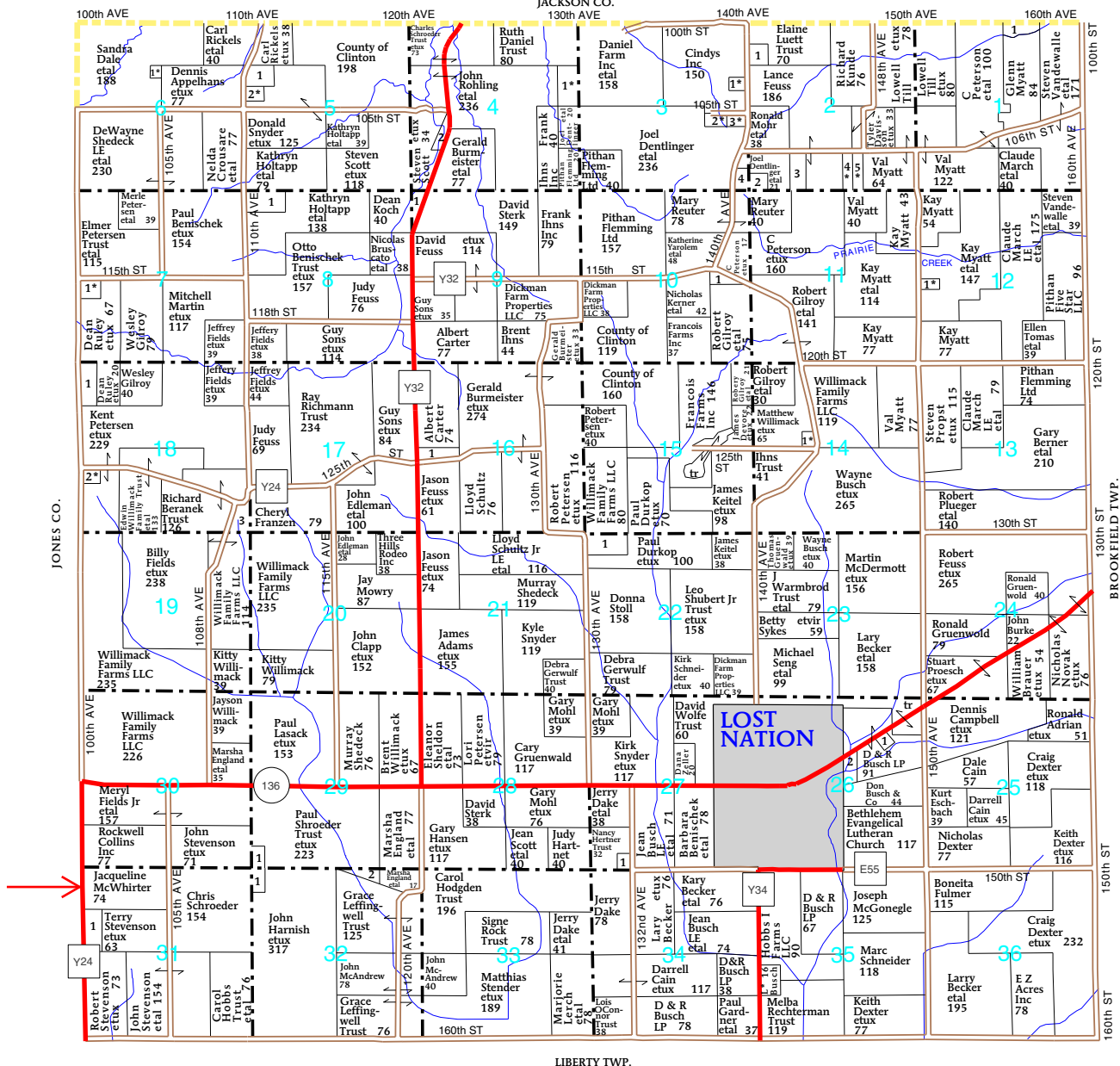
SHARON PLAT

(Landowners)



R-1-E

JACKSON CO.



LIBERTY TWP.

SHARON TOWNSHIP

SECTION 1

1. Casteel, Ruth 11
2. Cindys Inc 10
3. Reuter, Mary 6
4. Korsgaard, Carl 12
5. Schultz Trust, Wayne 10
5. Peterson, C 10

SECTION 3

1. Christiansen, Jeremiah 5
2. Brown, Chip 9
3. Mohr, Ronald 7
4. Reuter, Mary 10
- SECTION 4
1. Daniel Farm Inc 20
2. Hinz, Jed 11
- SECTION 5
1. Brown, Michael 13

SECTION 6

1. Shipe, Christopher 10
- SECTION 7
1. Reilly, John 8
- SECTION 8
1. Beranek, Darrell 10
- SECTION 9
1. Holtapp, Kathryn 20
- SECTION 10
1. Koch, Dean 5
- SECTION 11
1. Williamson, Russell 8

SECTION 12

1. Lee, Samuel 7
- SECTION 14
1. Shannon, Rick 7
- SECTION 16
1. Feuss, Gary 10
- SECTION 18
1. Willmack Family Farms LLC 19
2. Lasack, James 5
3. Beranek, Rorie 10

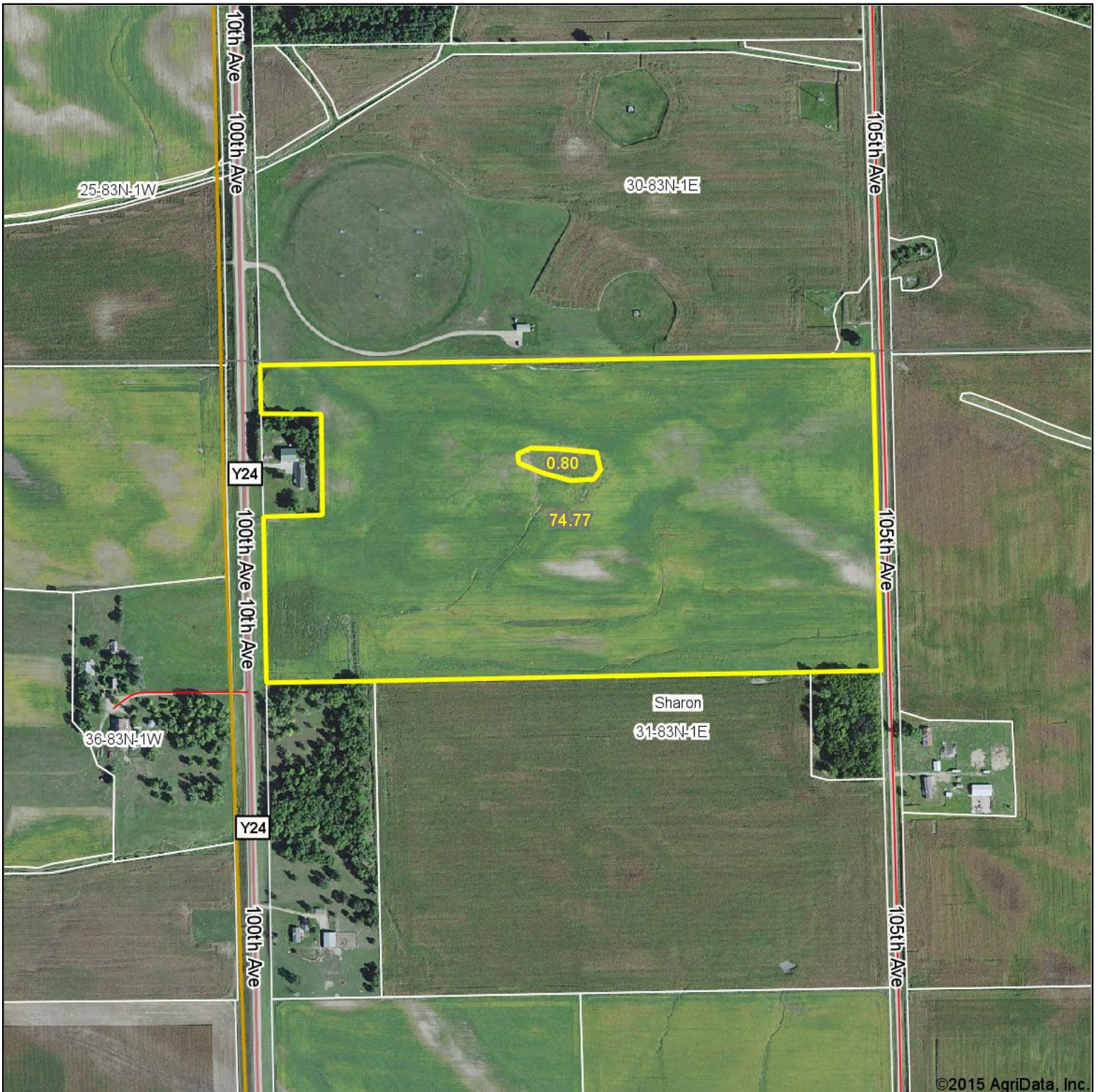
SECTION 22

1. Willmack Family Farms LLC 20
- SECTION 26
1. Clarence Coop Co 13
2. River Valley Coop 14
- SECTION 27
1. Dake, Kerry 8
- SECTION 29
1. Railroad Properties LLC 9

SECTION 31

1. Ivanoff, James 13
- SECTION 32
1. Railroad Properties LLC 10
2. Schroeder Trust, Paul 6

Aerial Map



TOTAL
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Maps Provided By:

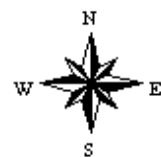


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31-83N-1E
Clinton County
Iowa

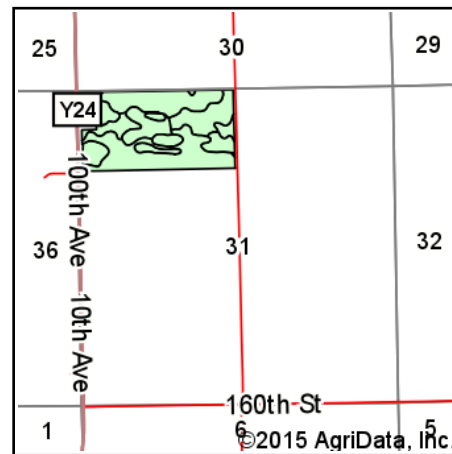
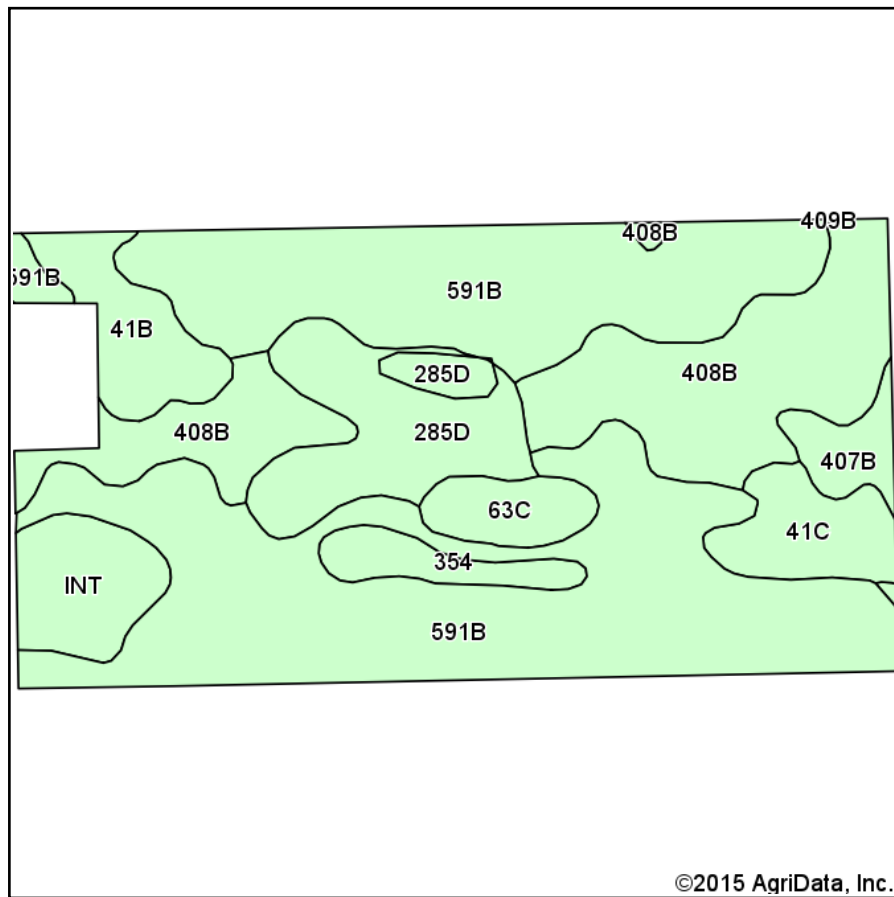
map center: 41° 57' 30.97, 90° 53' 37.75

scale: 7479



6/19/2015

Soils Map-CSR2



State: **Iowa**
 County: **Clinton**
 Location: **31-83N-1E**
 Township: **Sharon**
 Acres: **75.57**
 Date: **6/19/2015**

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Area Symbol: IA045, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	NCCPI Overall
591B	Clyde-Floyd complex, 1 to 4 percent slopes	39.03	51.6%	IIw		87	73	87
408B	Olin fine sandy loam, 2 to 5 percent slopes	13.88	18.4%	Ile		73	59	76
285D	Burkhardt sandy loam, 5 to 14 percent slopes	7.11	9.4%	IVe	IIIe	5	5	55
41B	Sparta loamy fine sand, 2 to 5 percent slopes	3.46	4.6%	IVs	Ile	38	40	44
INT	Intermittent water	3.44	4.6%			0	0	0
41C	Sparta loamy fine sand, 5 to 9 percent slopes	3.13	4.1%	VIIs		33	25	44
63C	Chelsea loamy fine sand, 5 to 9 percent slopes	2.02	2.7%	IVs		10	21	49
354	Aquolls, ponded	1.81	2.4%	VIIIw		5	5	1
407B	Schley loam, 1 to 4 percent slopes	1.69	2.2%	IIw		81	73	88
Weighted Average						64.1	54.2	71.2

Area Symbol: IA045, Soil Area Version: 19

**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.

Form : FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Program Year : 2015

Date : Feb 13, 2015

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

State : IOWA

Farm Number : 1711

County : CLINTON

Operator Name : JASON JAMES KAY

Farms Associated with Operator : 19-045-1300, 19-045-1711, 19-031-6111, 19-031-6112

CRP contract numbers :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status		Number Of Tracts
78.01	74.77	74.77	0.00	0.00	0.00	0.00	Active		1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity
0.00	0.00	74.77	0.00	0.00	0.00	No	No	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Corn	51.20	0.00	0.00	122	122
Soybeans	23.60	0.00	0.00	31	31
TOTAL	74.80	0.00	0.00		

NOTES

State : IOWA

Farm Number : 1711

County : CLINTON

Tract Number : 60

Description : A-4 NW1/4 OF 3

FAV/WR History : No

BIA Unit Range Number :

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

Wetland Status : Tract does not contain a wetland

WL Violations :

Owners : MARK WIXOM , MROWICKI FAMILY PROPERTIES LTD

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
78.01	74.77	74.77	0.00	0.00	0.00	0.00

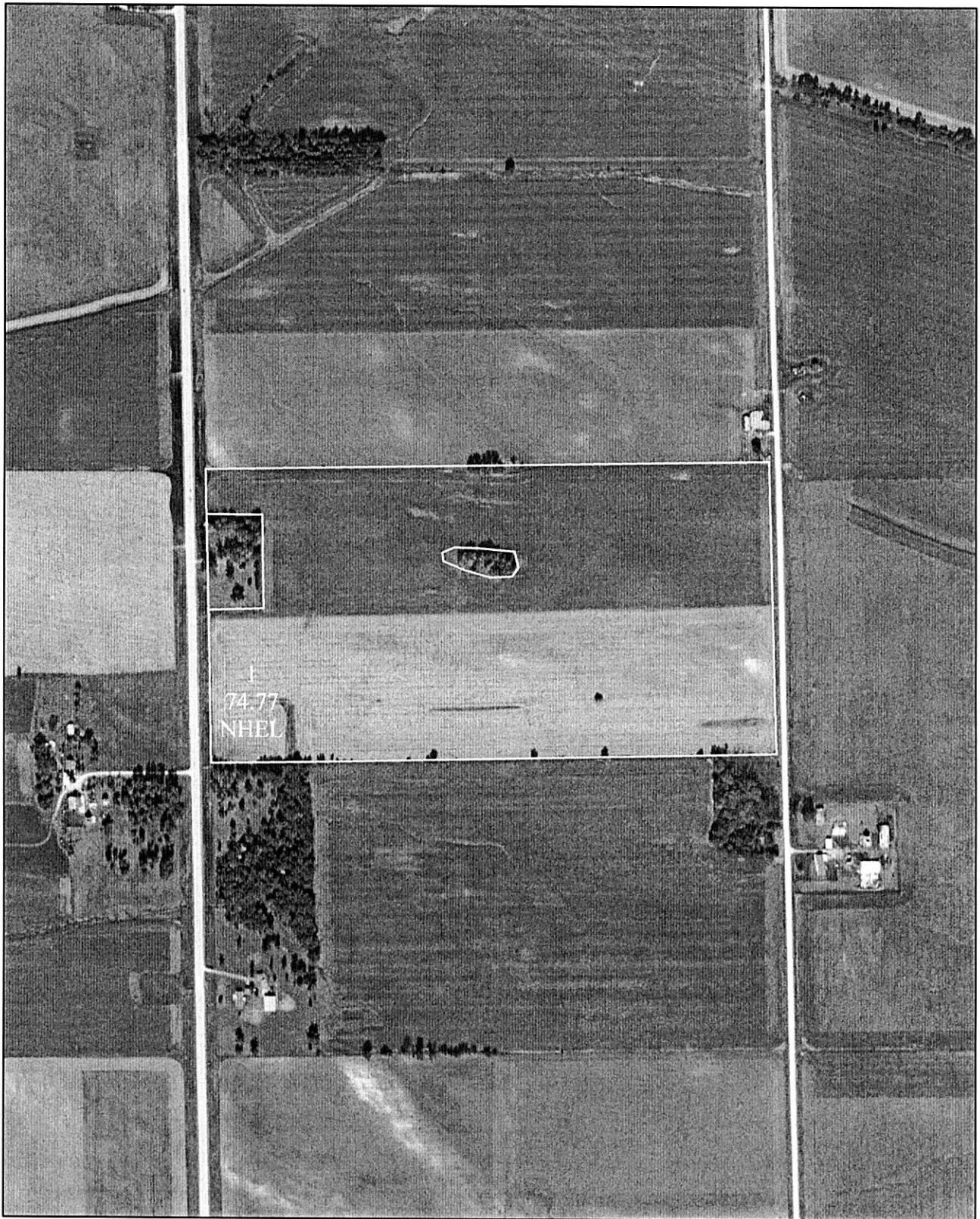
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	74.77	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Corn	51.20	0.00	0.00	122	122
Soybeans	23.60	0.00	0.00	31	31
TOTAL	74.80	0.00	0.00		

Farm# 1711
Tract# 60

Sec 3
Township: Sharon



0 285 570 1,140 Feet
1 inch equals 660 feet

Legend

Wetland Determination

Wetland Determination Identifiers

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

Clinton County FSA

April 01, 2008

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.