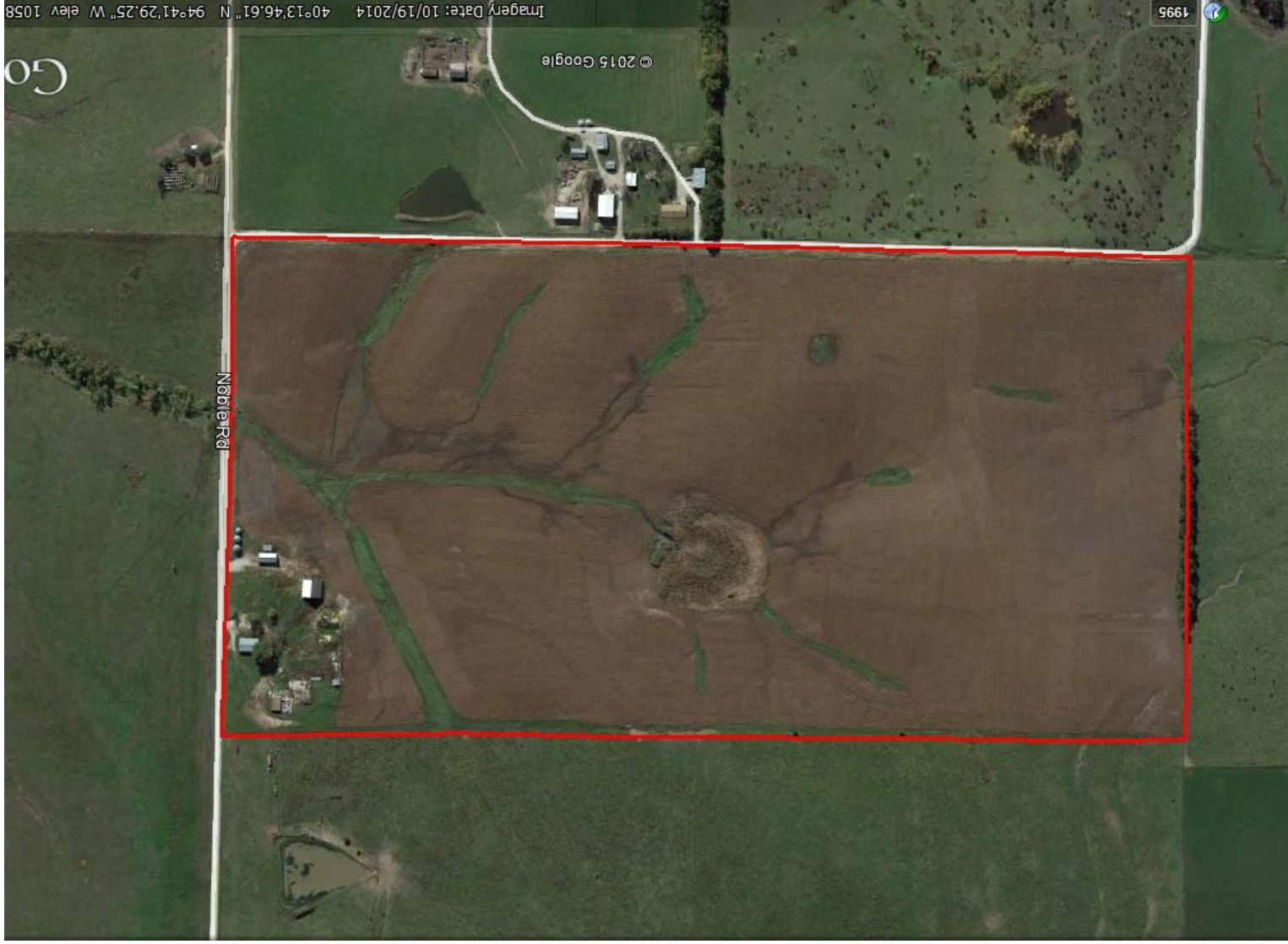


LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

80 ACRES M/L
NODOWAY COUNTY, MISSOURI

LISTING #426



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

www.TotalRealtyCo.com

563.659.8185

700 6th Avenue
DeWitt, Iowa 52742

LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

Yegge/ Berg, 80 Acres M/L, Nodoway County, Missouri

LEGAL DESCRIPTION:
The South 1/2 of the Southeast 1/4 of Section 26, Township 63 North, Range 34 West of the 5th P.M.

COMMENTS & BUILDING INFORMATION:
One machine shed and 3 grain bins exist on the farm.
Conservation and dozing work has been done on the farm.

* Owner Douglas R. Yegge is a licensed real estate agent in the state of Missouri.

TO CONTACT LISTING AGENT:

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

TOTAL ACRES:	80 M/L
PRICE:	\$300,000
Price Per Acre:	\$3750
Owner:	Yegge, Berg
Operator:	McQuinn
County & State:	Nodoway, Missouri
Location:	Conception Junction
Possession Date:	To Be Agreed
Drainage Info:	Natural
Average Productivity:	N/A
Taxable Acres:	76
Net RE Taxes:	\$408.23 Estimated
Taxes Payable In:	
Topography:	Gently Rolling

F.S.A. INFORMATION:

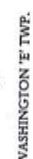
APPROXIMATE BREAKDOWN OF ACRES:

Farmland:	77.66
Crop Acres:	70.53
CRP Acres:	0
Wheat Base:	2.6
Wheat Yield:	39
Corn Base:	6.4
Corn Yield:	77
Soybean Base:	2.7
Soybean Yield:	41

Total Acres:	80
Tillable Acres:	73
CRP Acres:	N/A
Farmstead:	1
Roads:	1
Waterways:	5
Timber:	N/A
Pasture:	N/A

LEASE/FSA INFORMATION:
Farm is Leased To McQuinn Farms

R-33-34-W



WASHINGTON "W" TWP.

SECTION 1
1. Jermain, John 5

SECTION 10W
1. Mattson, Michael 7

SECTION 11
1. Mattson, Michael 15

SECTION 14
1. Henry, Stephen 5
2. Meyer Trust, Gerald 17

SECTION 15W
1. Henggeler Trust, Lucille 7

SECTION 19
1. Benedictine Convent 6

SECTION 22W
1. Kemper, Charles 9

SECTION 27E
1. McQuinn, Gregory 13

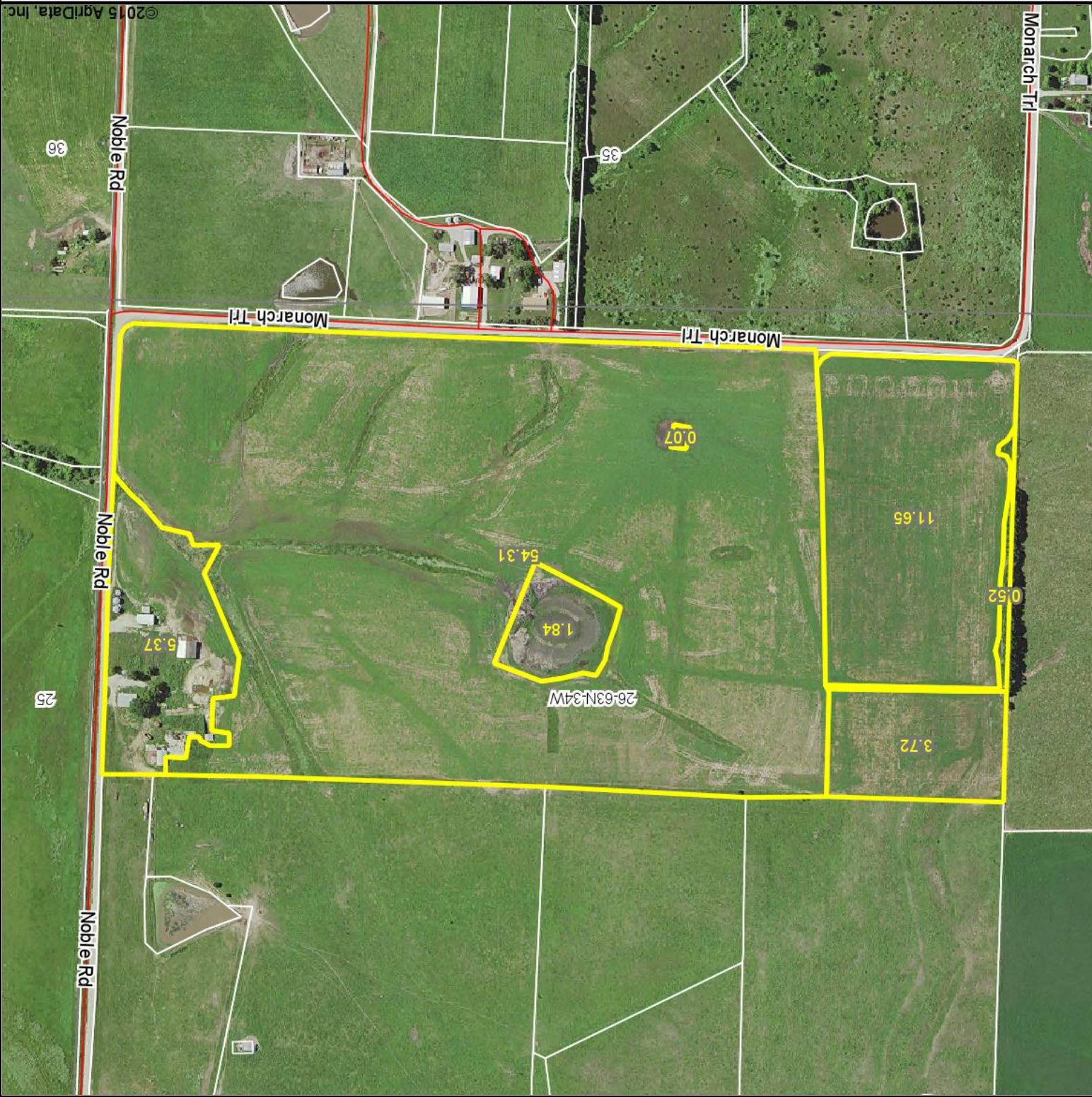
SECTION 28W
1. Archer, Dorothy 5

SECTION 32
1. Steinhäuser, James 10

SECTION 33W
1. Archer, Dorothy 5

SECTION 34W
1. Archer, Dorothy 5
2. Conception Abbey 11
3. Meyer, Victor 10

Aerial Map



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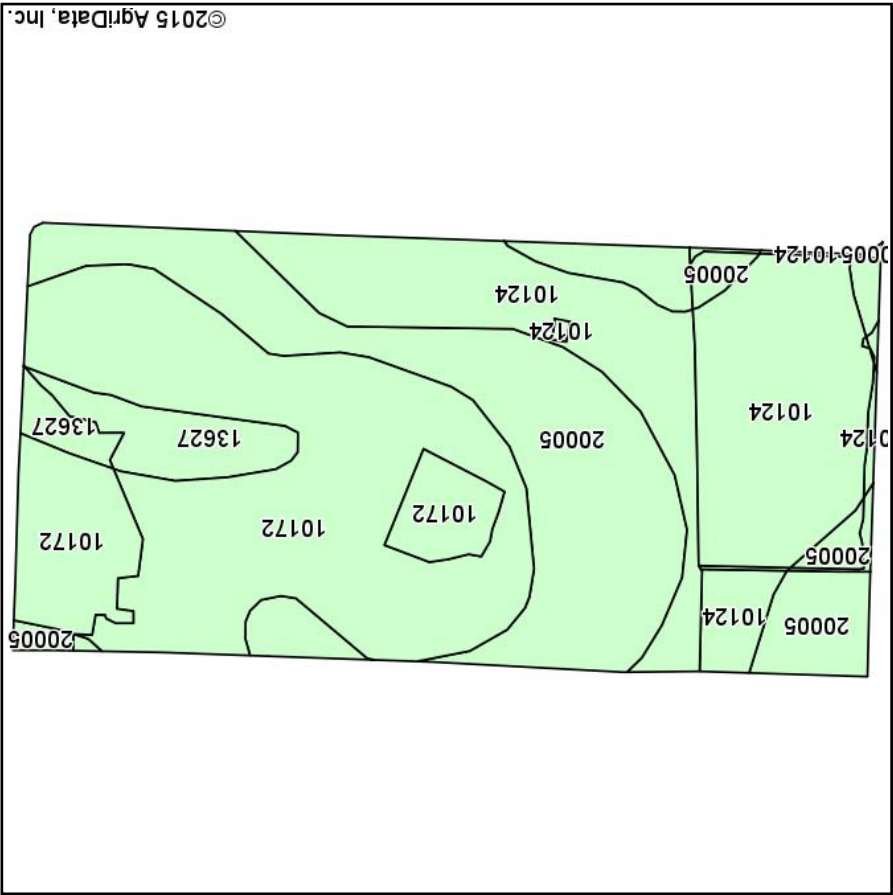
surety
CUSTOMIZED ONLINE MAPPING

Map center: 40° 13' 46.83, 94° 41' 32.63
scale: 5200
9/17/2015

Nodaway County Missouri
26-63N-34W

Field borders provided by Farm Service Agency as of 5/21/2008.

Soil Map



Soils data provided by USDA and NRCS.

Area Symbol: MO147, Soil Area Version: 14

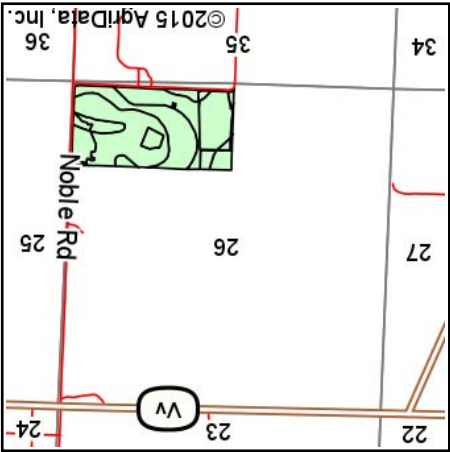
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Weighted Average
10172	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	29.42	37.9%	Non-Irr Class *c	66.3
20005	Lamoni clay loam, 5 to 9 percent slopes	22.76	29.3%		
10124	Sharpsburg silty clay loam, loess hill, 2 to 5 percent slopes	21.75	28.0%		
13627	Colo-Judson silty clay loams, 0 to 5 percent slopes	3.73	4.8%		
				Non-Irr Class *c	66.3

Area Symbol: MO147, Soil Area Version: 14

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soil Map



State: Missouri
County: Nodaway
Location: 26-63N-34W
Township: Jefferson
Acres: 77.66
Date: 9/17/2015

TOTAL
REALTY CO.
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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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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
DELANO R BERG
Farms Associated with Operator:
None
CRP Contract Number(s): None

Farm	Status	Active	FAV/WR	History	N
Number of Tracts	1				

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	DCP	CRP	GRP	Farm	Status	Active	FAV/WR	History	N
WHEAT	2.6	39	39	0.0	WBP	CRP	0.0	CRP	0.0				
CORN	6.4	77	77	0.0	WBP	CRP	0.0	CRP	0.0				
SOYBEANS	2.7	41	41	0.0	WBP	CRP	0.0	CRP	0.0				
Total Base Acres:	11.7												

Tract Number: 8804
Description: Q-12 S26-T63-R34
BIA Range Unit Number:
HEL Status: HEL: conservation system is being actively applied
Wetland Status: Wetland determinations not complete
WL Violations: None

Farmland	77.66	State Conservation	0.0
Cropland	70.53	Other Conservation	0.0
DCP Cropland	70.53	Effective DCP Cropland	70.53
WBP	0.0	Double Cropped	0.0
WRP/EWP	0.0	MP/LFWP	0.0
CRP	0.0		
GRP	0.0		

Other Producers: None
Owners: DELANO R BERG
TERESA K YEGGE
Total Base Acres: 11.7
SOYBEANS 2.7 41 41 0.0
CORN 6.4 77 77 0.0
WHEAT 2.6 39 39 0.0
CCC-505 CRP Reduction

Change of ownership

dated: 5/28/2014

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

claimant: Wetland identifiers do not represent the

shape or specific determination of the area.

to your original determination (CPA-026 and attached maps)
exact wetland boundaries and determinations, or contact NRCS.

Nodaway County FSA

1:4,320

All Measurements are
For FSA Programs Only



Farm 5776

Tract 8804



clu

