

# LAND FOR SALE

**TOTAL**  
REALTY CO.  
A SUBSIDIARY OF PEOPLES COMPANY

**60 SURVEYED ACRES**  
**VAN WYK, MONROE COUNTY, IOWA**

**LISTING #424**



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**DOUGLAS R. YEGGE**

C: 563-320-9900

O: 563-659-8185

[total@totalrealtyco.com](mailto:total@totalrealtyco.com)

# LAND FOR SALE

**TOTAL**  
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VanWyk, 60 surveyed acres, Monroe County, IA

<b>TOTAL ACRES:</b>	60
<b>PRICE:</b>	\$270,000
<b>Price Per Acre:</b>	\$4,500
<b>Owner:</b>	Van Wyk
<b>Operator:</b>	Latham
<b>County &amp; State:</b>	Monroe Co., IA
<b>Location:</b>	5 miles South of Albia, IA.
<b>Possession Date:</b>	To be agreed
<b>Drainage Info:</b>	Natural
<b>Average Productivity:</b>	40.6 CSR      45.9 CSR2
<b>Taxable Acres:</b>	60.07
<b>Net RE Taxes:</b>	\$622
<b>Taxes Payable In:</b>	2015
<b>Topography:</b>	Gently Rolling

**LEGAL DESCRIPTION:** 60 acres in the Southeast 1/4 of Section 16 and the Southwest 1/4 of Section 15, Township 71 North, Range 17 West of the 5th P.M.

**COMMENTS & BUILDING INFORMATION:**  
There is a permanent easement to the property from 645th Ave.

**TO CONTACT LISTING AGENT:**

Call: Douglas R. Yegge  
Cell: 563-320-9900  
Office: 563-659-8185  
Email: [total@totalrealtyco.com](mailto:total@totalrealtyco.com)  
[www.totalrealtyco.com](http://www.totalrealtyco.com)

**LEASE/FSA INFORMATION:**

Open for 2016 crop year.  
FSA information not available at this time.

**F.S.A. INFO: NOT AVAILABLE**

<b>Farmland:</b>	
<b>Crop Acres:</b>	
<b>CRP Acres:</b>	
<b>Wheat Base:</b>	
<b>Wheat Yield:</b>	
<b>Corn Base:</b>	
<b>Corn Yield:</b>	
<b>Soybean Base:</b>	
<b>Soybean Yield:</b>	

**APPROXIMATE BREAKDOWN OF ACRES:**

<b>Total Acres:</b>	60
<b>Tillable Acres:</b>	58 estimated
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	
<b>Waterways:</b>	
<b>Timber:</b>	
<b>Pasture:</b>	





# PEOPLES STATE BANK

People you know. People you trust.

102 South Main, Albia, Iowa

Ph. 641-932-7887

www.peoplesbankalbia.com



Member

FDIC

T-71-N

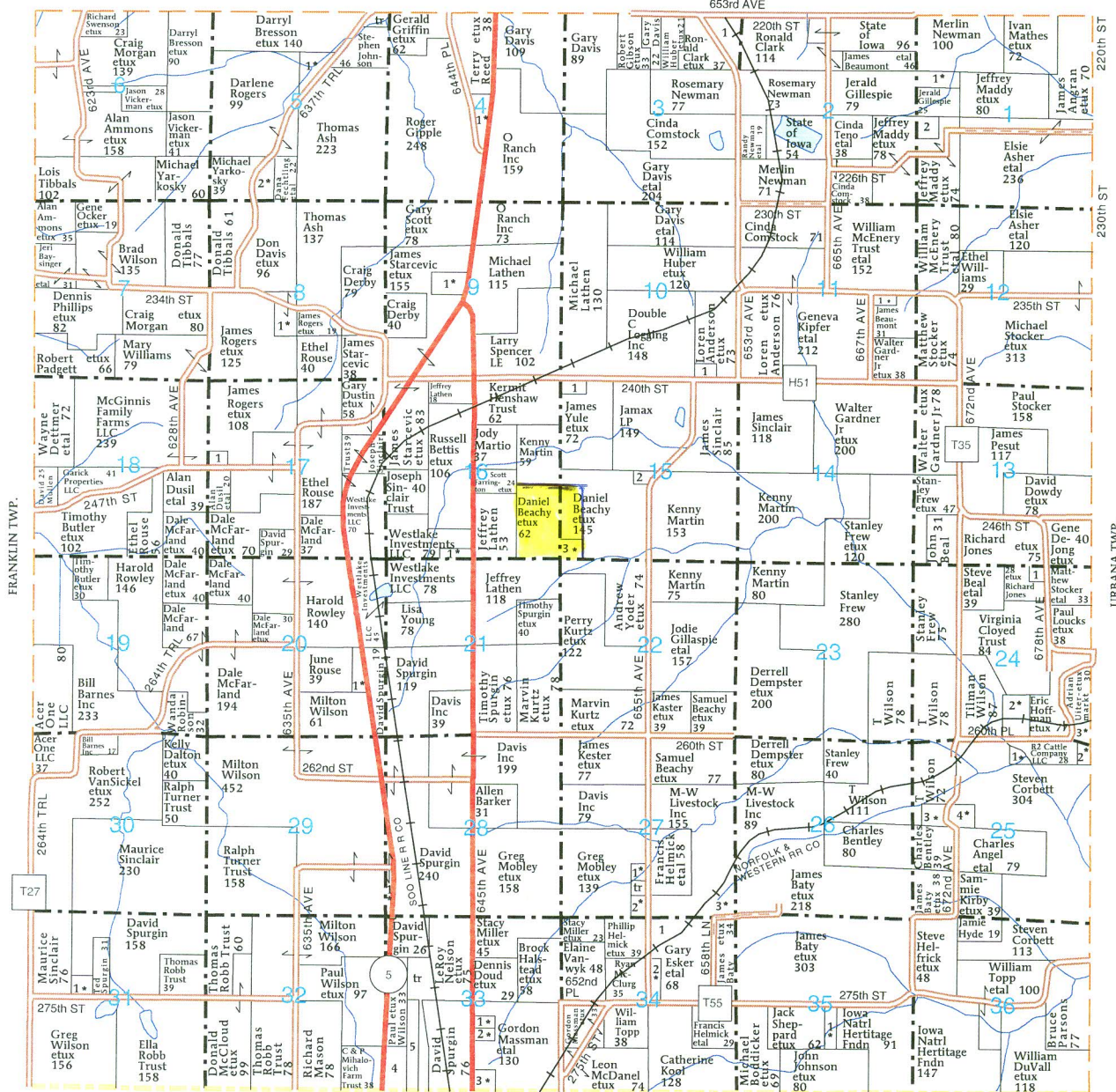
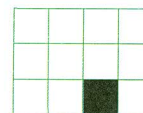
MONROE PLAT

(Landowners)

TROY TWP.

653rd AVE

R-17-W



APPANOOSE CO.

## MONROE TOWNSHIP

### SECTION 1

1. Huber, James 15
2. County of Monroe 15

### SECTION 3

1. Clark, Ronald 14

### SECTION 4

1. Bronson, Randy 5

### SECTION 5

1. Meinsma, Darron 11
2. Davis, Don 14

### SECTION 8

1. Griffin, Jerry 11

### SECTION 9

1. Griffin, David 17

### SECTION 10

1. Yoder, Betty 10

### SECTION 11

1. Kipper Jr, Donald 5

### SECTION 15

1. Koffman, Dorothy 5
2. New Foster Farms Inc 10

### SECTION 16

1. Spencer, John 8

### SECTION 17

1. Rogers, Steven 10

### SECTION 20

1. Miller, Elmer 10

### SECTION 24

1. Cloyd Trust, Virginia 6

### SECTION 28

1. Winterthieme, Michael 16
3. Robinson, Edward 7

### SECTION 25

1. Winterthieme, Michael 12
2. Robinson, Edward 12
3. Johnson, Timothy 7
4. Stodola, Joseph 9

### SECTION 27

1. Helmick, Francis 9
2. Casey Jr, James 9

### SECTION 31

1. Baty, James 14

### SECTION 35

1. Miller, James 6

### SECTION 34

1. Bray, Eugene 9

### SECTION 33

1. Mullins, Rose 6
2. Cosgrove, Curt 5
3. Flattery, Michael 11
4. C & P Mihalovich Farm Trust 17
5. Golden Furrow Fritzer Inc 20

### SECTION 38

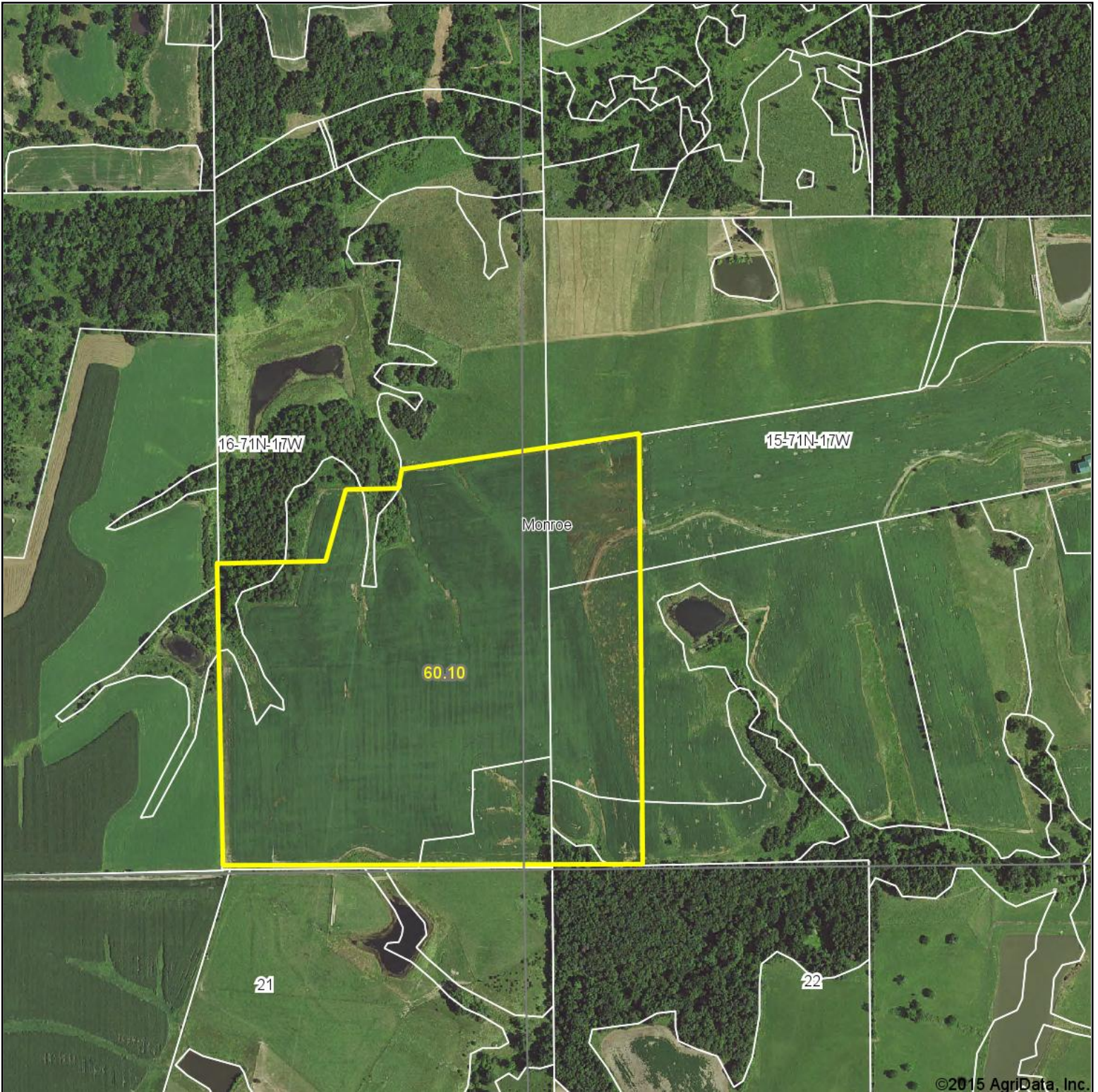
1. M-W Livestock Inc 22
2. Brown, Martin 11

### SECTION 35

1. Snow, Jason 10



# Aerial Map



**TOTAL**  
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A SUBSIDIARY OF PEOPLES COMPANY

Maps Provided By:



**15-71N-17W**  
**Monroe County**  
**Iowa**

map center: 40° 56' 45.4, 92° 48' 42.86

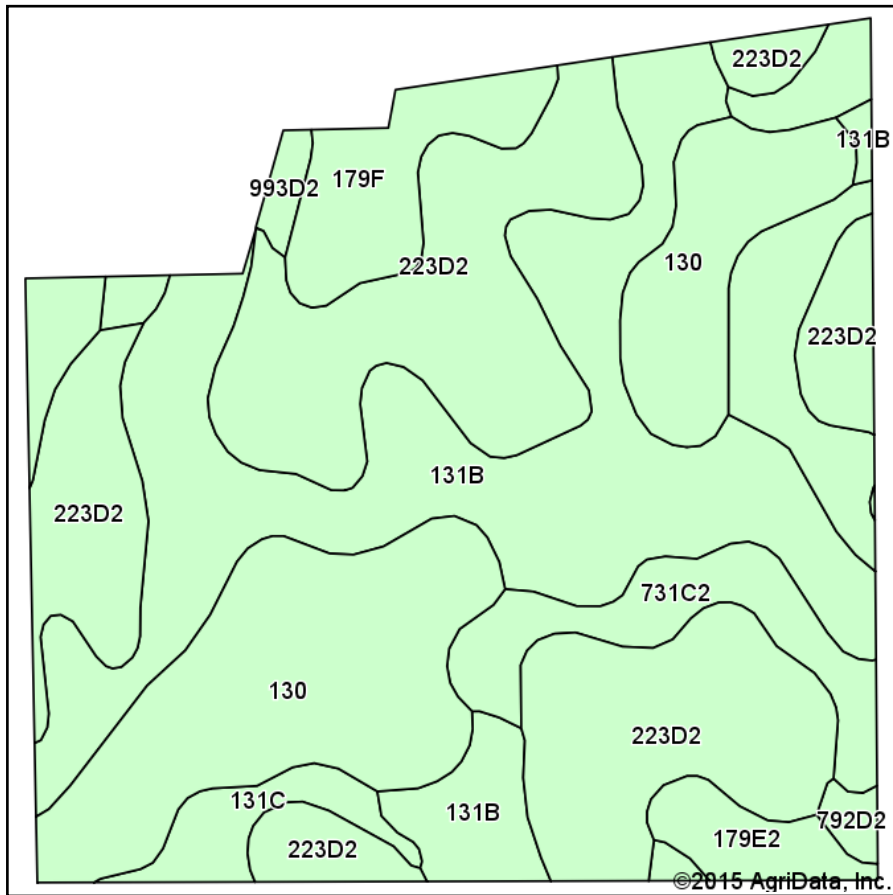
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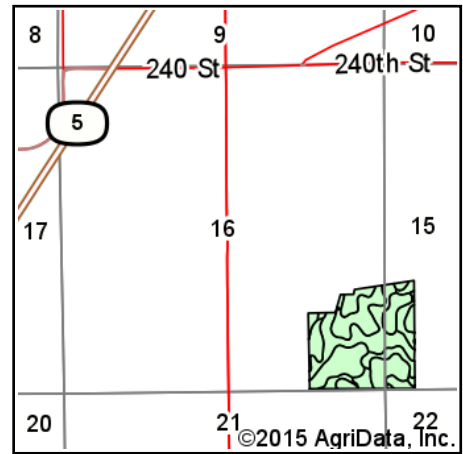
9/4/2015



# Soils Map-CSR2



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Monroe**  
 Location: **15-71N-17W**  
 Township: **Monroe**  
 Acres: **60.1**  
 Date: **9/4/2015**

**TOTAL**  
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Maps Provided By:



## Area Symbol: IA135, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	NCCPI Overall
223D2	Rinda silty clay loam, 9 to 14 percent slopes, moderately eroded	18.96	31.5%	IVe	8	9	46
131B	Pershing silt loam, 2 to 5 percent slopes	15.99	26.6%	IIIe	70	67	70
130	Belinda silt loam, 0 to 2 percent slopes	11.65	19.4%	IIIw	76	63	72
731C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	6.25	10.4%	IIIe	60	45	56
179F	Gara loam, 18 to 25 percent slopes	3.50	5.8%	VIe	19	15	56
131C	Pershing silt loam, 5 to 9 percent slopes	1.34	2.2%	IIIe	65	49	69
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	1.30	2.2%	VIe	35	33	58
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	0.64	1.1%	IVe	35	20	52
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	0.33	0.5%	IVe	5	13	48
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	0.14	0.2%	IVe	10	13	40
<b>Weighted Average</b>					<b>45.9</b>	<b>40.6</b>	<b>59.9</b>

Area Symbol: IA135, Soil Area Version: 22

\*\*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.

Daniel Beachy  
To  
All Concerned

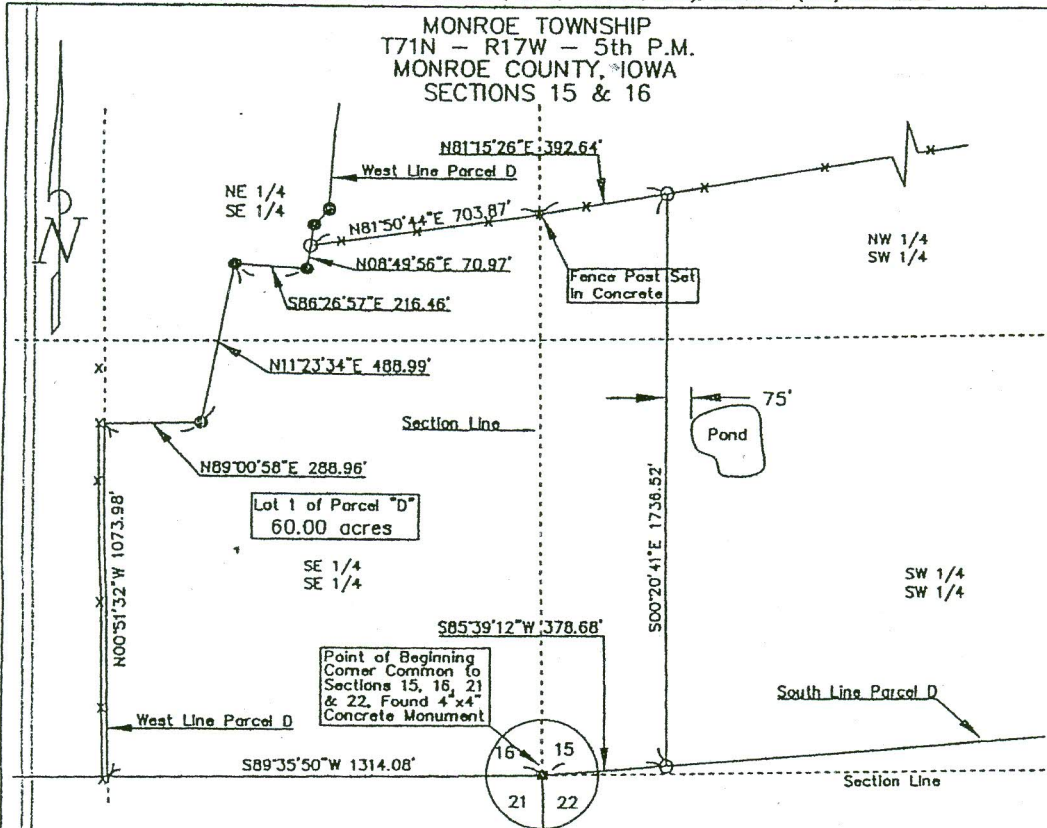
PLAT OF SURVEY  
Book: 2014 Page: 107  
Dated: January 21, 2014  
Filed: January 24, 2014

Document 107

Book 2014 Page 107 Type SUR Pages 1  
Date 1/24/2014 Time 11:58:35AM  
Rec Amt \$7.00

TRACY CASADY, RECORDER  
MONROE COUNTY IOWA

Prepared by and Return to Robert L. St. Clair, RR 1, Box 59A, Luray, Missouri. (860) 866-2282



**DESCRIPTION (Lot 1 of Parcel D):**

A 60.00 acre parcel located in the southeast quarter of Section 16 and in the southwest quarter of Section 15, Township 71 North, Range 17 West of the 5th Principal Meridian, Monroe County, Iowa and is more particularly described as follows: Beginning at the Southeast corner said Section 16 thence S89°35'50\"W, 1314.08 feet along the south line said Section 16; thence N00°31'32\"W, 1073.98 feet along the west line of the southeast quarter of the southeast quarter said Section 16 and the west line said Parcel D; thence N89°00'58\"E, 288.98 feet; thence N11°23'34\"E, 488.99 feet; thence S86°26'57\"E, 216.46 feet; thence N08°49'56\"E, 70.97 feet; thence N81°50'44\"E, 703.87 feet along an existing fence to the east line said Section 16; thence continuing along said fence N81°15'26\"E, 392.64 feet; thence S00°20'41\"E, 1736.52 feet to the south line said Parcel D; thence S85°39'12\"W, 378.68 feet along said south line to the point of beginning, containing 60.00 acres, subject to any and all easements of record.

NE 1/4 SE 1/4 Sec. 16	6.75 acres
SE 1/4 SE 1/4 Sec. 16	38.10 acres
NW 1/4 SW 1/4 Sec. 15	3.68 acres
SW 1/4 SW 1/4 Sec. 15	11.47 acres
Total = 60.00 acres	

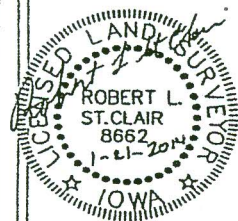
**NOTES & REFERENCES:**

Plat of Survey of Parcel D by Cornerstone Surveying, Inc. DOC 1179, Recorded in Book 2009, Page 1179.  
Bearings based on State Plane grid. Grid Factor 0.9999340.

**LEGEND:**

⊙ = Existing 5/8\" Rebar, Orange Cap  
○ = Set 5/8\"x30\" Rebar, Cap No. 8662  
- - - Existing fences

SCALE 1\" = 400 FEET



**CERTIFICATION:**

I hereby certify that this plat of survey and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Robert L. St. Clair License Number 8662 Date 1-21-2014

Proprietor: Daniel Beachy, 2469 655 AVE., Albia, Iowa 52531

St. Clair Land Surveying  
RR 1, Box 59A  
Luray, Missouri 63453 (860)866-2282  
PLAT OF SURVEY  
Parcel in the SE 1/4 Sec 16 & SW 1/4 Sec. 18, T 71 N  
R17 W, 5th Principal Meridian, Monroe County, Iowa