

LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

127 ACRES M/L
RIECHERS ~ FAYETTE COUNTY, IOWA

LISTING #417



DOUGLAS R. YEGGE

C: 563-320-9900

O: 563-659-8185

total@totalrealtyco.com

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Riechers, 127 Acres M/L, Fayette Co., IA

LEGAL DESCRIPTION: Part of the Southeast
1/4, Section 31, Township 91 North, Range 7
West of the 5th P.M.

TOTAL ACRES:	127
PRICE:	\$1,100,000.00
Price Per Acre:	\$8,661.42
Owner:	Riechers
Operator:	Owner
County & State:	Fayette Co., IA
Location:	2 miles North of Aurora, IA
Possession Date:	To be agreed
Drainage Info:	Natural
Average Productivity:	77.7 CSR2
Taxable Acres:	127 est.
Net RE Taxes:	\$2,872.74 est.
Taxes Payable In:	2013
Topography:	Level to gentle slope

COMMENTS & BUILDING INFORMATION:

Highly productive farm located in
Northeast Iowa. All tillable.

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:

Open for 2015 crop year.

F.S.A. INFORMATION:

Farmland:	127.71
Crop Acres:	125.04
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	79.2
Corn Yield:	120
Soybean Base:	37.8
Soybean Yield:	32

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	127.71
Tillable Acres:	125.04
CRP Acres:	
Farmstead:	
Roads:	1.0
Waterways:	1.67
Timber:	
Pasture:	

This Plat & Directory Comes to Rural Residents

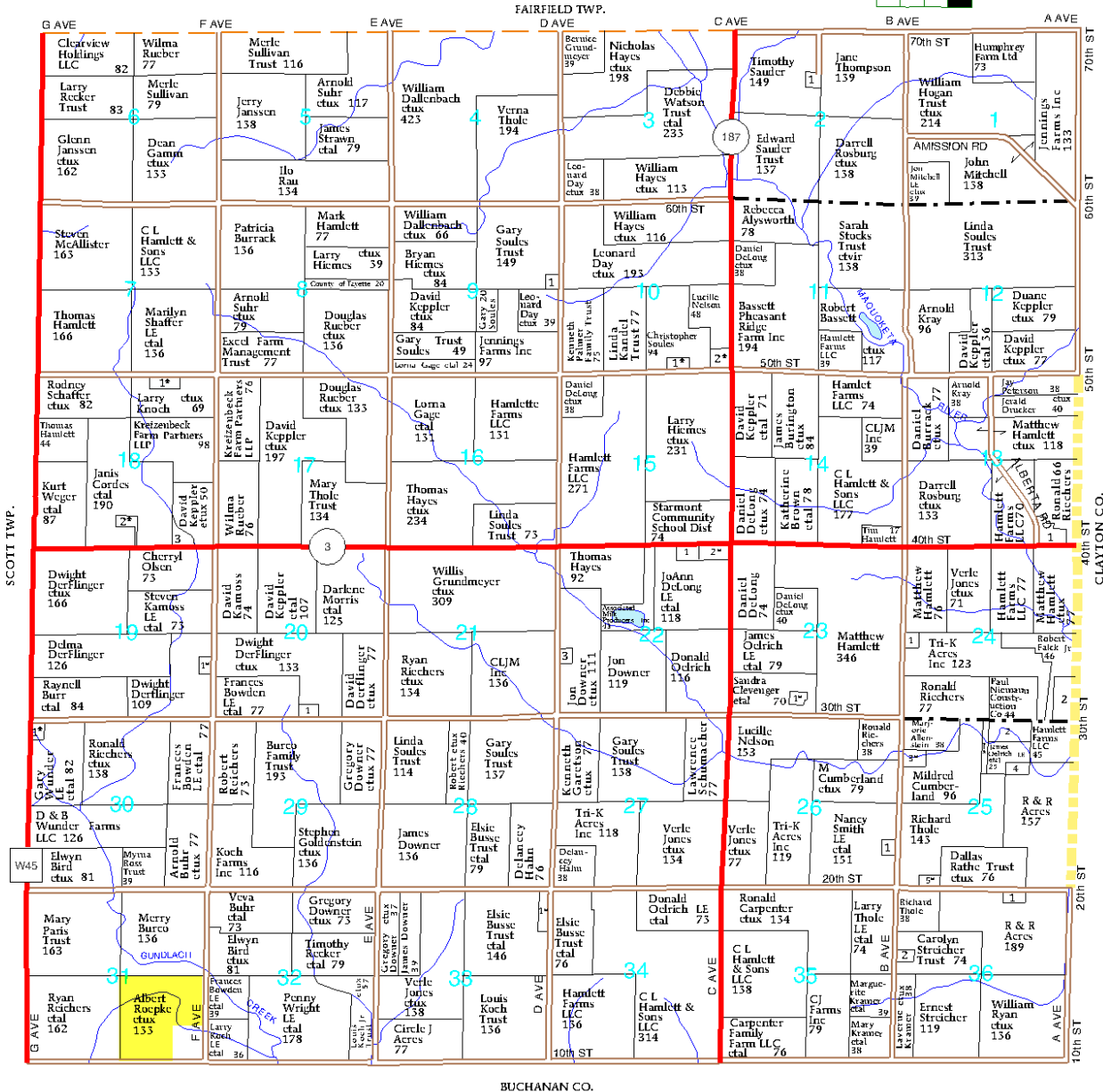
Because The Businesses In Your Area Have Purchased Advertising In The Publication. If You Like It, Patronize Your Advertisers & Let Your Advertisers Know So They Can Continue To Make It Possible.

T-91-N

PUTNAM PLAT

(Landowners)

R-7-W



BUCHANAN CO.

PUTNAM TOWNSHIP

SECTION 2

1. Behrend, John 5

SECTION 9

1. Soules, Christopher 5

SECTION 10

1. Blaker, Donald 5

2. Soppe, Ronald 9

SECTION 13

1. County of Fayette 11

SECTION 18

1. Parker, Timothy 7

2. Perringaquet, Kevin 6

3. Rodas, Melody 6

SECTION 19

1. Reed, Robert 5

SECTION 20

1. Holthaus, Russell 5

SECTION 22

1. Associated Milk

Producers Inc 7

2. Seedorf, Ronald 8

3. Downer, Gregory 5

SECTION 23

1. Adams, Leland 5

SECTION 24

1. Falck Jr, Robert 5

2. Hamlett Farms LLC 20

SECTION 25

1. Oelrich LE, Donald 7

2. Paul Niemann

Construction Co 16

3. Cumberland, Chad 10

4. Hamlett Farms LLC 5

5. Hettinger, Bryan 5

SECTION 26

1. Downer, James 5

SECTION 30

1. Wunder LE, Bryan 5

SECTION 33

1. Grine, Paul 10

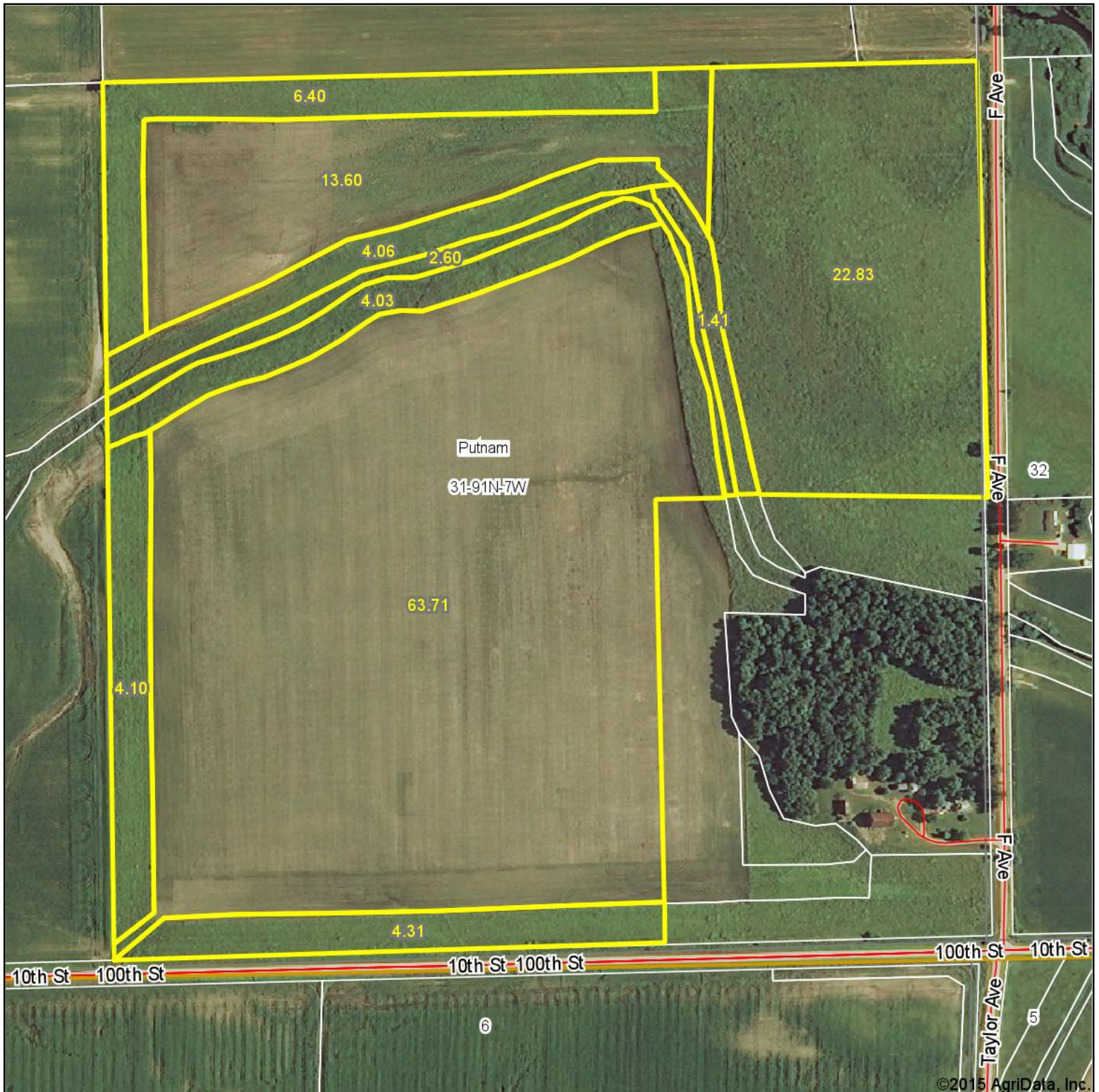
SECTION 36

1. Wells Fargo Bank 5

2. Rodas, Vicky 5

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Aerial Map



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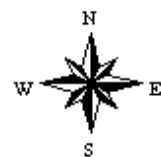
Maps Provided By:



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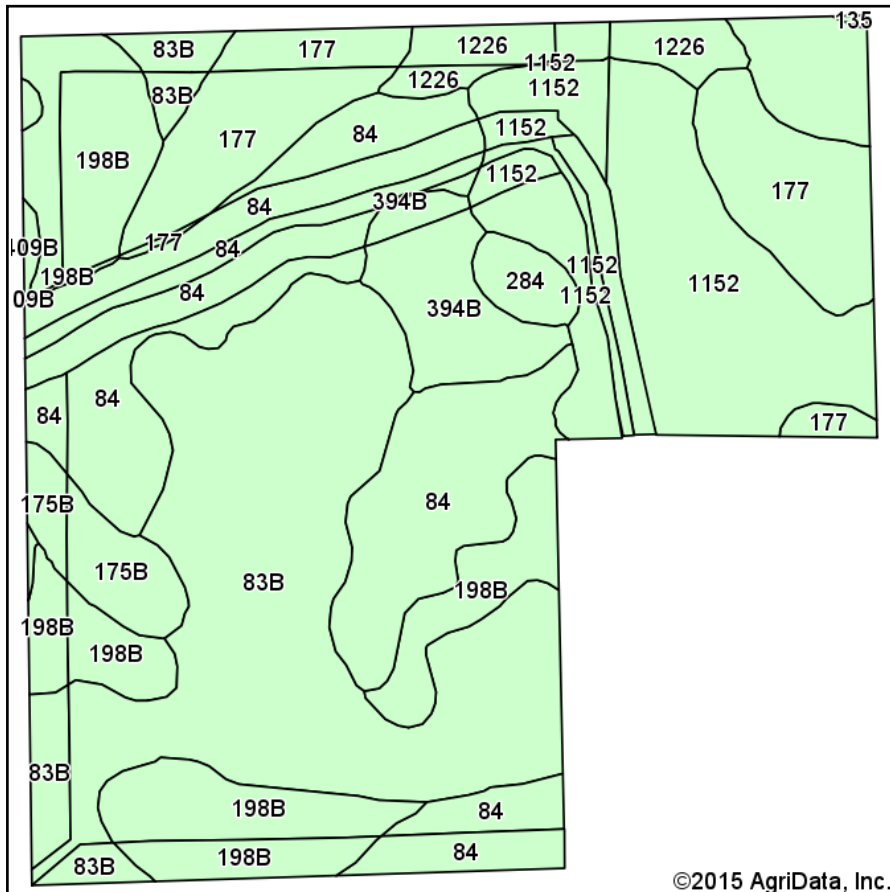
31-91N-7W
Fayette County
Iowa

map center: 42° 38' 47.68, 91° 42' 38.08
scale: 5333

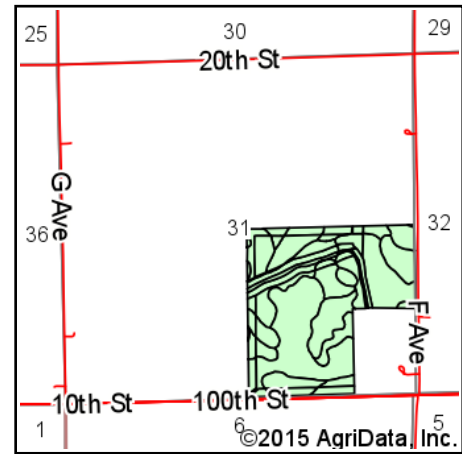


3/12/2015

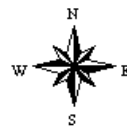
Soils Map-CSR2



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Fayette**
 Location: **31-91N-7W**
 Township: **Putnam**
 Acres: **127.05**
 Date: **3/12/2015**



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surety
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Area Symbol: IA065, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR2**	CSR	Corn	Oats	Soybeans	NCCPI Overall
83B	Kenyon loam, 2 to 5 percent slopes	33.17	26.1%	Ile	90	85	210	91	61	84
84	Clyde clay loam, 0 to 3 percent slopes	26.55	20.9%	Ilw	88	75				86
1152	Marshan clay loam, 0 to 2 percent slopes	23.10	18.2%	Ilw	55	67				84
198B	Floyd loam, 1 to 4 percent slopes	17.77	14.0%	Ilw	89	80				87
177	Saude loam, 0 to 2 percent slopes	12.59	9.9%	Ils	60	64				70
394B	Ostrander loam, 2 to 5 percent slopes	4.89	3.8%	Ile	90	85				84
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	3.73	2.9%	Ils	60	71				82
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	3.25	2.6%	Ille	51	55				52
284	Flagler sandy loam, 0 to 2 percent slopes	1.52	1.2%	Ills	56	52				60
409B	Dickinson fine sandy loam, till substratum, 2 to 5 percent slopes	0.42	0.3%	Ille	74	56				53
135	Coland clay loam, 0 to 2 percent slopes	0.06	0.0%	Ilw	71	80				84
Weighted Average					77.8	75.2	54.8	23.8	15.9	82.2

Area Symbol: IA065, Soil Area Version: 19

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

Soils data provided by USDA and NRCS.



Abbreviated 156 Farm Record

WL Violations :
 Owners : RYAN ROBERT RIECHERS , JULIE RENEE RIECHERS
 Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
127.71	125.04	125.04	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	125.04	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	79.20	0.00	0.00	120	120
Soybeans	37.80	0.00	0.00	32	32
TOTAL	117.00	0.00	0.00		

NOTES

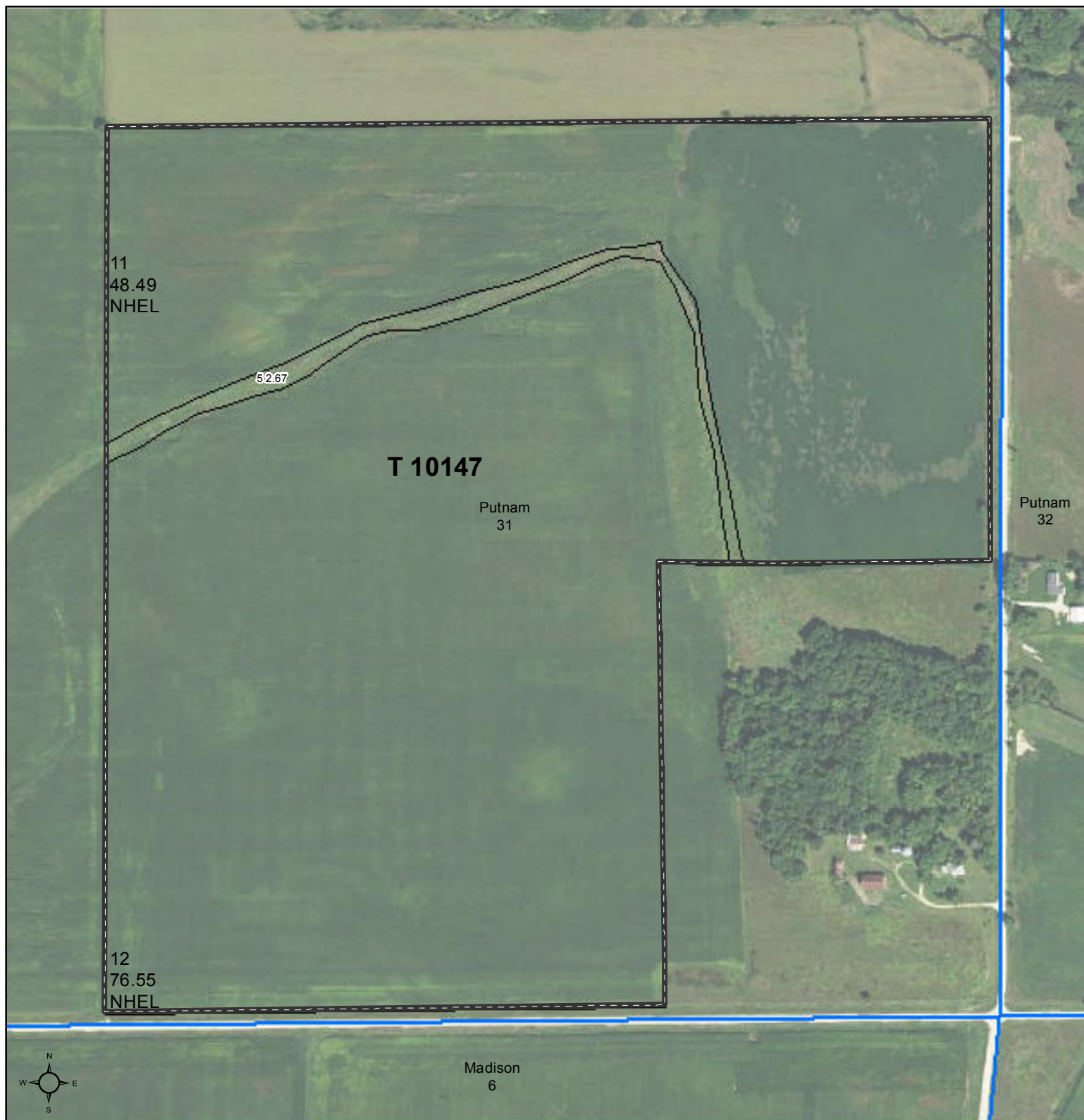
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United States
Department of
Agriculture

Fayette County, Iowa



Common Land Unit

	Tract Boundary
	Cropland
	Non-Cropland

Wetland Determination Identifiers

	Restricted Use
	Limited Restrictions
	Exempt from Conservation Compliance Provisions

0 170 340 680
Feet
2014 Ortho Imagery

2015 Program Year
Map Created January 22, 2015

Farm 8095
Tract 10147

Tract Cropland Total: 125.04 acres

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