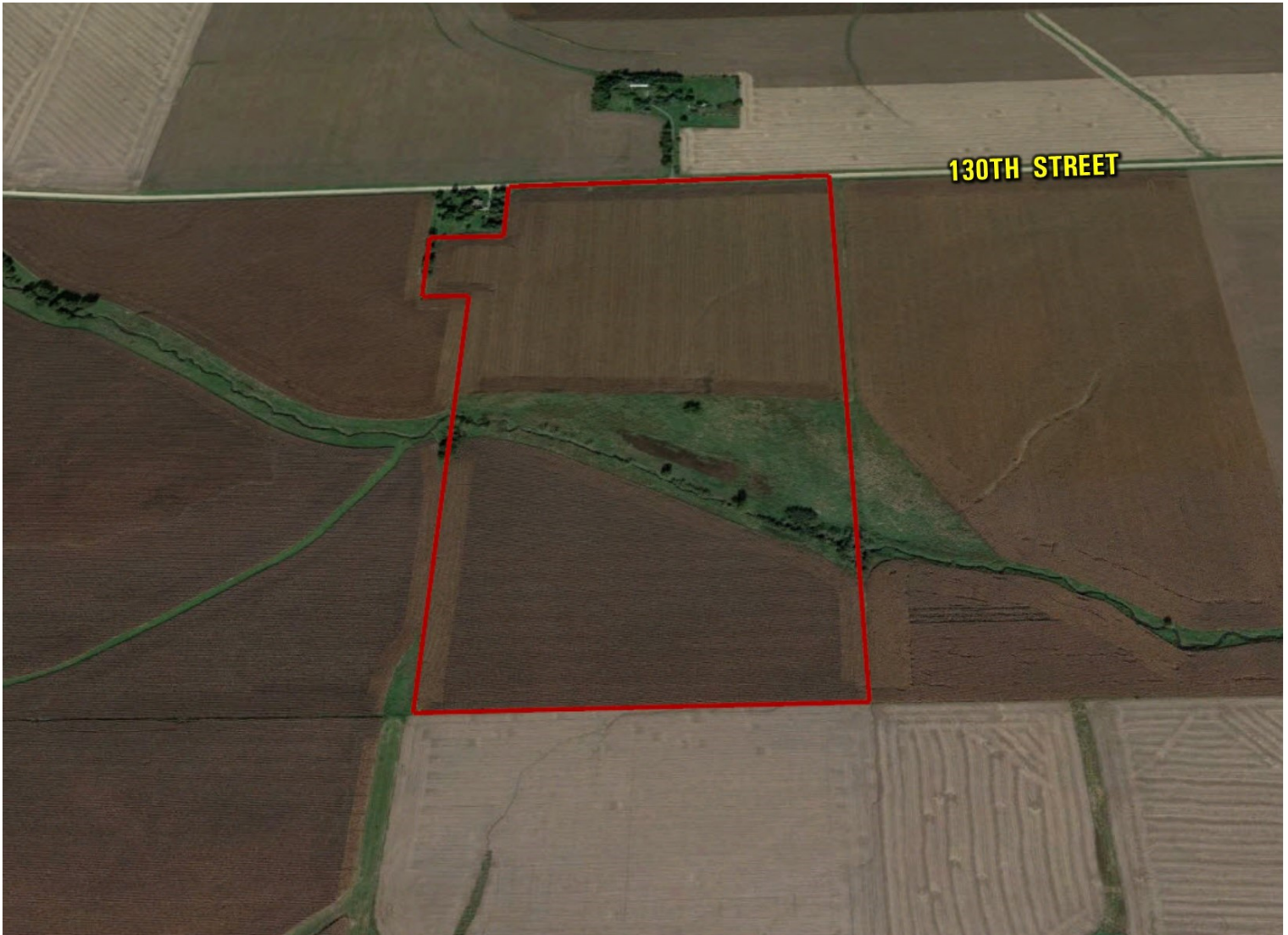


LAND FOR SALE

LISTING #13968

82 ACRES M/L
CEDAR COUNTY, IOWA



DOUGLAS R. YEGGE

C: 563-320-9900
O: 563-659-8185
Doug@PeoplesCompany.com

ALAN MCNEIL

C: 563-321-1125
O: 563-659-8185
Alan@PeoplesCompany.com

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

(81 Acres MOL) in the East 1/2 of the Northwest 1/4 and Part of the Northeast 1/4 of the West 1/2 of the Northwest 1/4, all being Section 21, Township 82 North, Range 1 West of the 5th P.M.

COMMENTS & BUILDING INFORMATION:

Offering 82 Acres m/l of productive farmland in eastern Cedar County, Iowa. Farm includes approximately 66.7 FSA tillable acres with a CSR of 85.4 (CSR2 of 85). Primary tillable soil types are Colo and Franklin Silt loam. Land also includes 10.7 acres enrolled in CRP paying \$2,426 annually. See CRP information table on listing brochure for details. Farm is located roughly 2.5 miles northwest of Lowden in section 21 of Massillon Township.

LEASE/FSA INFORMATION:

Farm is leased through the 2017 crop year.

82 Acres M/L, Cedar County, IA

TOTAL ACRES:	82
PRICE:	\$770,000
Price Per Acre:	\$9,390
Owner:	Emma Srp Trust
Operator:	Mostaert
County & State:	Cedar Co., IA
Location:	NW of Lowden, IA
Possession Date:	To be agreed
Drainage Info:	Natural
Effective Cropland Productivity:	85.4/CSR 85/CSR2
Taxable Acres:	80
Net RE Taxes:	\$2,658
Taxes Payable In:	2016-2017
Topography:	Level

F.S.A. INFORMATION:

Farmland:	81.84
Crop Acres:	77.4
CRP Acres:	10.7
Wheat Base:	
Wheat Yield:	
Corn Base:	66.7
Corn Yield:	149
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	82
Tillable Acres:	66.7
CRP Acres:	10.7
Farmstead:	
Roads:	1.3
Waterways:	2.7
Timber:	
Pasture:	

DOUGLAS R. YEGGE

C: 563-320-9900
 O: 563-659-8185
 Doug@PeoplesCompany.com

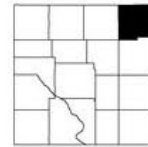
ALAN MCNEIL

C: 563-321-1125
 O: 563-659-8185
 Alan@PeoplesCompany.com

PeoplesCompany.com
563.659.8185

700 6th Ave
 DeWitt, Iowa 52742

R-1-W



1. Easterly, Joshua 5
SECTION 34
1. VanWaes, Frank 7
SECTION 35
1. Kruckenberg, Virgil 8
SECTION 36
1. Schneider, Rodney 12
2. Marshall, Mitchell 6

Aerial Map



©2017 AgriData, Inc.

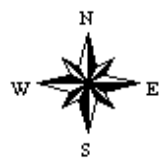


map center: 41° 53' 55.55, -90° 58' 6.47

0ft 499ft 997ft

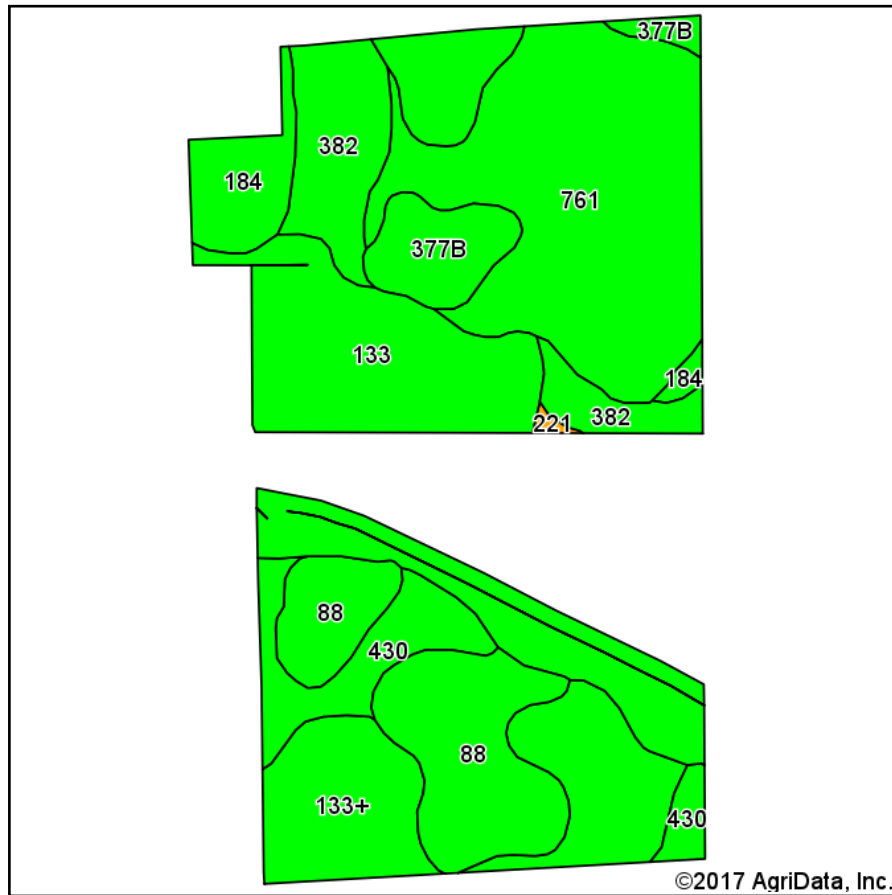
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2017 www.AgriDataInc.com

21-82N-1W
Cedar County
Iowa

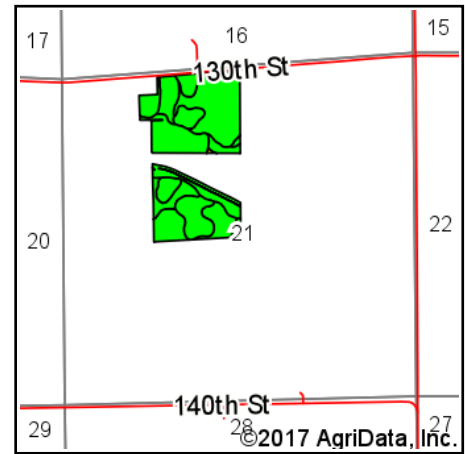


8/17/2017

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Cedar**
 Location: **21-82N-1W**
 Township: **Massillon**
 Acres: **66.71**
 Date: **8/23/2017**



Area Symbol: IA031, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	Oats	Soybeans	Corn	NCCPI Overall
761	Franklin silt loam, 1 to 3 percent slopes	16.64	24.9%		le	224	5.8	65	4	6.7	85	83	5	3	10	95
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	14.38	21.6%		llw	204.8	4.3	59.4	3.7	6.1	78	80				95
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	9.25	13.9%		llw	204.8	4.3	59.4	3.7	6.1	78	85				94
88	Nevin silty clay loam, 0 to 2 percent slopes, rarely flooded	8.60	12.9%		lw	227.2	5.9	65.9	4.1	6.8	94	92				99
382	Maxfield silty clay loam, 0 to 2 percent slopes	5.45	8.2%		llw	230.4	4.8	66.8	4.1	6.9	94	90				82
184	Klinger silty clay loam, 1 to 4 percent slopes	5.06	7.6%		lw	240	6.2	69.6	4.3	7.2	95	93				88
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	4.13	6.2%		llw	203.2	5.3	58.9	3.7	6.1	77	83				86

377B	Dinsdale silty clay loam, 2 to 5 percent slopes	3.07	4.6%		Ile	232	6.5	67.3	4.2	7	94	90				89
221	Klossner muck, 1 to 3 percent slopes	0.13	0.2%		Illw	163.2	3.4	47.3	2.9	4.9	42	45				88
Weighted Average						218.3	5.2	63.3	3.9	6.5	85	85.4	1.2	0.7	2.5	92.9

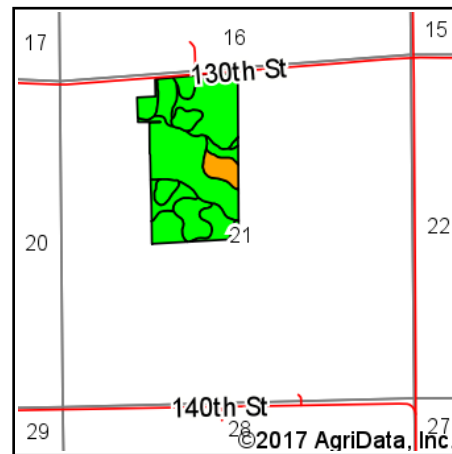
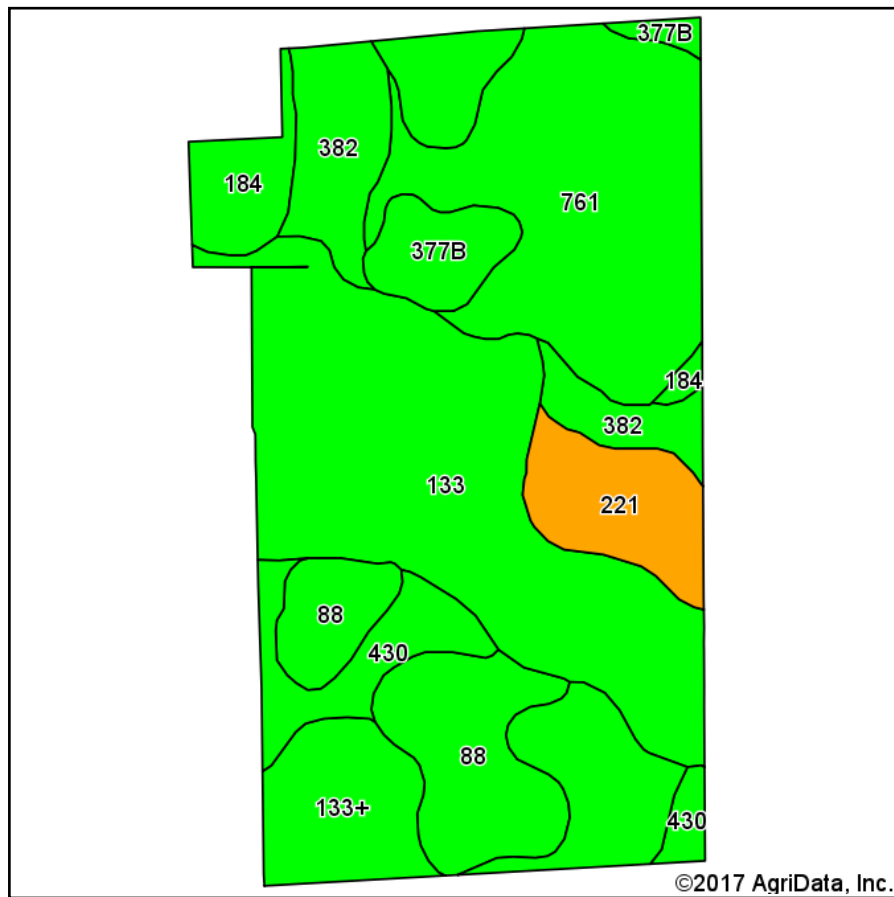
**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map



State: **Iowa**
 County: **Cedar**
 Location: **21-82N-1W**
 Township: **Massillon**
 Acres: **80.09**
 Date: **8/17/2017**



Area Symbol: IA031, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	Oats	Soybeans	Corn	NCCPI Overall
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	22.97	28.7%		llw	204.8	4.3	59.4	3.7	6.1	78	80				95
761	Franklin silt loam, 1 to 3 percent slopes	16.65	20.8%		le	224	5.8	65	4	6.7	85	83	5	3	10	95
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	9.25	11.5%		llw	204.8	4.3	59.4	3.7	6.1	78	85				94
88	Nevin silty clay loam, 0 to 2 percent slopes, rarely flooded	8.60	10.7%		lw	227.2	5.9	65.9	4.1	6.8	94	92				99
382	Maxfield silty clay loam, 0 to 2 percent slopes	5.88	7.3%		llw	230.4	4.8	66.8	4.1	6.9	94	90				82
184	Klinger silty clay loam, 1 to 4 percent slopes	5.06	6.3%		lw	240	6.2	69.6	4.3	7.2	95	93				88
221	Klossner muck, 1 to 3 percent slopes	4.48	5.6%		lllw	163.2	3.4	47.3	2.9	4.9	42	45				88

430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	4.13	5.2%		Ilw	203.2	5.3	58.9	3.7	6.1	77	83			86	
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	3.07	3.8%		Ile	232	6.5	67.3	4.2	7	94	90			89	
Weighted Average						213.9	5	62.1	3.8	6.4	82	82.6	1	0.6	2.1	92.8

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

*i Yield data provided by the ISPAID Database version 8.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Iowa

Cedar

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 2598

Prepared: 8/17/17 12:04 PM

Crop Year: 2017

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: 2372 Description: N-3 NW1/4 SEC 21 T82N R1W

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
5.37	3.6	3.6	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	3.6	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	3.6		149	0.0
Total Base Acres:	3.6			

Owners: EMMA SRP TRUST

Other Producers: ~~COLETTE J MOSTAERT~~

Tract Number: 6043 Description: N-3 NW1/4 SEC 21 T82N R1W

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
76.47	73.8	73.8	0.0	0.0	10.7	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	63.1	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	63.1		149	8.1
Total Base Acres:	63.1			

Owners: EMMA SRP TRUST

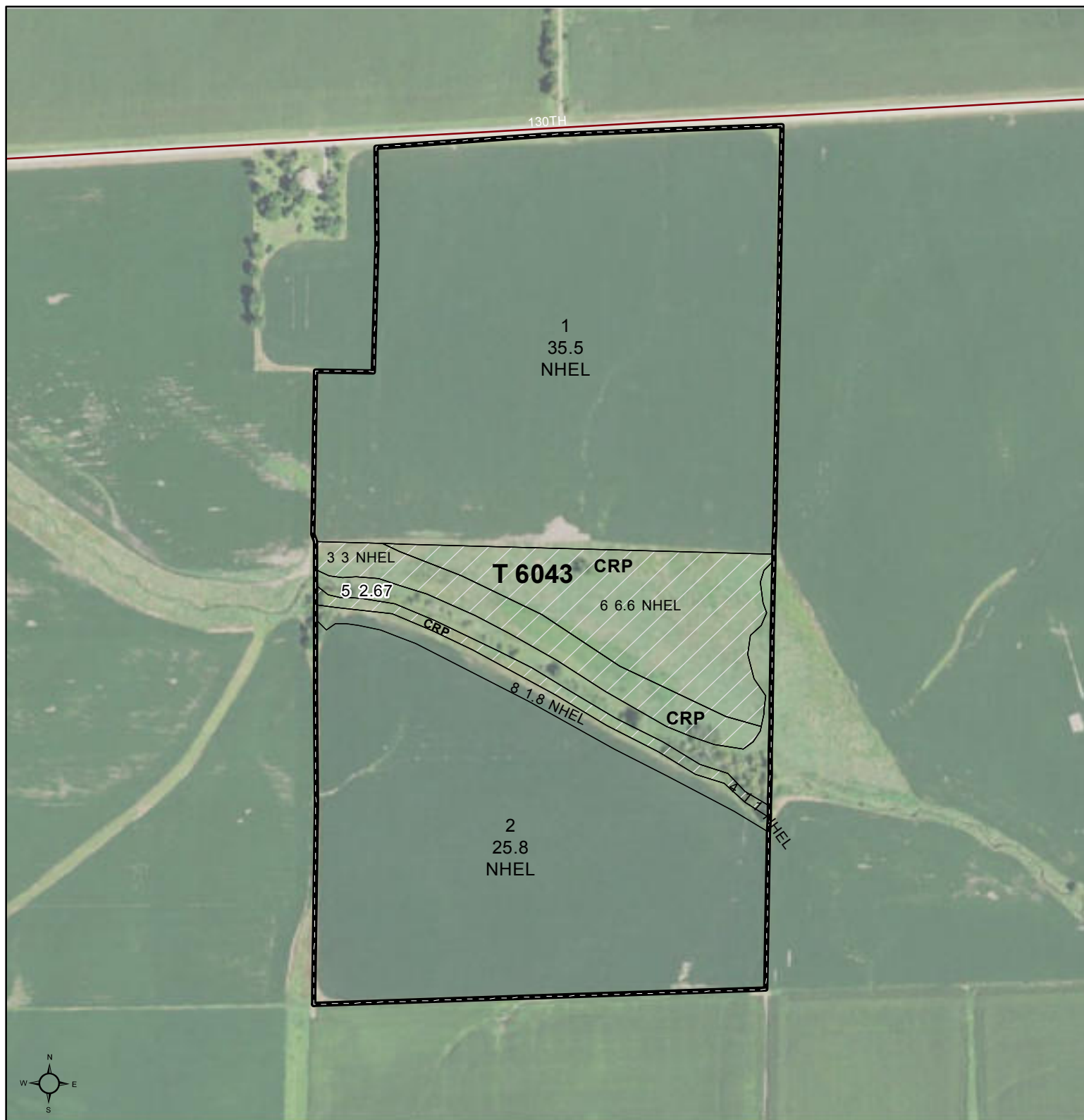
Other Producers: ~~COLETTE J MOSTAERT~~

COLETTE J MOSTAERT



United States
Department of
Agriculture

Cedar County, Iowa



Common Land Unit

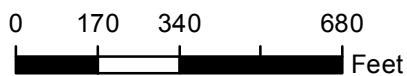
- Non-Cropland
- Cropland



Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions



2015 Ortho Imagery

2017 Program Year

Map Created October 25, 2016

Farm **2598**
Tract **6043**

Tract Cropland Total: 73.80 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).





United States
Department of
Agriculture




Cedar County, Iowa

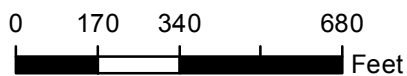


Common Land Unit Tract Boundary

-  Non-Cropland
-  Cropland

Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions



2015 Ortho Imagery

2017 Program Year

Map Created October 25, 2016

Farm **2598**
Tract **2372**

Tract Cropland Total: 3.60 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

CRP-1 (10-22-15) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO CODE & ADMIN. LOCATION 19 031	2. SIGN-UP NUMBER 40
7A. COUNTY OFFICE ADDRESS (Include Zip Code) CEDAR COUNTY FARM SERVICE AGENCY 205 W SOUTH ST STE 3 TIPTON, IA 52772-1658	3. CONTRACT NUMBER 2820A	4. ACRES FOR ENROLLMENT 10.70
7B. TELEPHONE NUMBER (Include Area Code): (563) 886-6061	5. FARM NUMBER 2598	6. TRACT NUMBER(S) 6043
	8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2011 TO: (MM-DD-YYYY) 09-30-2021

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. **The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.**

10A. Rental Rate Per Acre \$ 226.70	11. Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment \$ 2,426	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
10C. First Year Payment \$	6043	3	CP21	3.00	\$ 0
(Item 10C applicable only to continuous signup when the first year payment is prorated.)	6043	4	CP21	1.10	\$ 0
	6043	6	CP23	6.60	\$ 0

12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): EMMA SRP TRUST [REDACTED] [REDACTED]	(2) SHARE 0.00%	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): [REDACTED] [REDACTED] [REDACTED]	(2) SHARE 100.00%	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)

13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
------------------	------------------------------------	----------------------

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.



Original - County Office Copy



Owner's Copy



Operator's Copy