

LAND FOR SALE

LISTING #14100

70 ACRES M/L
SCOTT COUNTY, IOWA



DOUG 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:

Part of the Northeast 1/4 of Section 8 and Part of the Northwest 1/4 of Section 9 all located in Township 80 North, Range 3 East. Exact legal to come from survey.

COMMENTS & BUILDING INFORMATION:

Presenting 70 acres of Scott County Iowa farmland. This combination farm contains 66.46 Acres of cropland of which 32 acres are enrolled in CRP with an annual payment of \$5,833 expiring in September of 2020. Of the remaining cropland acres 33.90 are currently being farmed. This farm boasts quality soils such as Rowley and Richwood Silt loams. This farm would make a perfect investment for pheasant hunters looking for a farm with income.

TO CONTACT LISTING AGENT:

Call: **Douglas R. Yegge**
 Cell: 563.320.9900
 Office: 563.659.8185
 Doug@PeoplesCompany.com

Call: **Alan McNeil**
 Cell: 563.321.1125
 Office: 563.659.8185
 Alan@peoplescompany.com

LEASE/FSA INFORMATION:

Leased for the 2018 crop year.

Engler, 70 Acres M/L, Scott County, IA

TOTAL ACRES:	70
PRICE:	\$420,000
Price Per Acre:	\$6,000
Owner:	Engler
Operator:	
County & State:	Scott Co., IA
Location:	North of Long Grove, IA
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	73.6 CSR 67 CSR2
Taxable Acres:	
Net RE Taxes:	\$1,610 est.
Taxes Payable In:	2017
Topography:	Level

F.S.A. INFORMATION:

Farmland:	70 est.
Crop Acres:	65.9 est.
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	33.9
Corn Yield:	113
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	70
Tillable Acres:	34
CRP Acres:	32
Farmstead:	
Roads:	2
Waterways:	
Timber:	2
Pasture:	

PeoplesCompany.com
563.659.8185

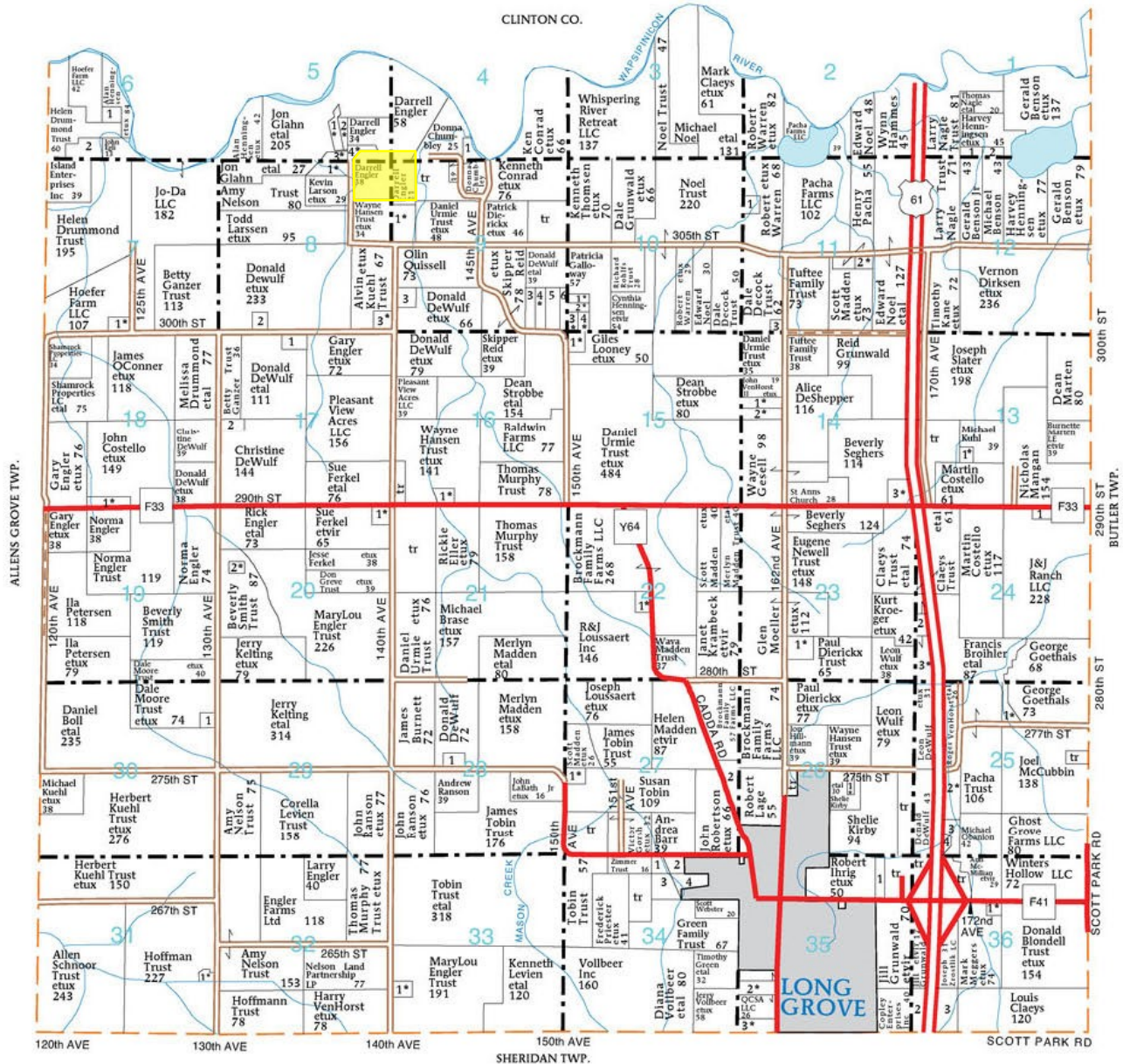
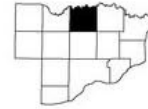
700 6th Ave
 DeWitt, Iowa 52742

T-80-N

WINFIELD PLAT

(Landowners)

R-3-E

**WINFIELD TOWNSHIP****SECTION 1**

1. Benson Jr, Gerald 5
2. Benson, Michael 5

SECTION 4

1. Mohn, Gary 5

SECTION 5

1. Rathje, Terry etux 6
2. Larssen, Todd etux 5
3. Harrison, Delmar etux 11

SECTION 6

1. Island Enterprises Inc 10
2. Island Enterprises Inc 15

SECTION 7

1. Carter Trust, Geri etal 8

SECTION 8

1. Harrison, Delmar etux 5
2. Quinn, Kathleen 5
3. Regan, Patrick etux 10

SECTION 9

1. Hansen Trust, Wayne etux 20
2. Kraklio Trust, Raye 10
3. Jones, Dale 10
4. Goettson, Howard etux 10
5. Woodford Trust 12
6. Carstens, Tracy 7

SECTION 10

1. Pethoud, Steven etux 5
2. Fossum, Steven etux 5
3. Howes, Dan etux 5
4. Schwarz, Bruce etux 5

SECTION 11

1. Noel Trust 10

2. Geske, Lyle etux 7
3. Decock, Richard 9

SECTION 13

1. Schipper, Brady etux 5

SECTION 14

1. Strobbe, Dean etux 10
2. Lehman, Levi etux 10
3. Paulsen, Daniel etux 13

SECTION 15

1. Young, Kenneth etux 10

SECTION 16

1. Kilburg Trust, Brent etux 6

SECTION 17

1. Brohier, Leslie 7
2. Enslow Trust, Karen 9

SECTION 18

1. O'Brien, Robert etal 9

SECTION 20

1. Ferkel, Jesse etux 7

2. Marti, Layne etal 5

SECTION 22

1. Loussaert, John etux 9

SECTION 23

1. Arnold, Joel etux 11

SECTION 24

1. Toohy Trust 5
2. Kroeger, Clark 5
3. Kroeger, Kurt etux 18

SECTION 25

1. Brohier, Francis etal 5
2. Lavender, Robert etux 16
3. Prochaska, Joseph 8
4. State of Iowa 11

SECTION 26

1. Saladino, Anthony etux 6

SECTION 27

1. Nixon, Joy etux 9

2. Lage, Robert 12

SECTION 28

1. Diamond Builders of Davenport Inc 5

SECTION 30

1. Moore, Patrick 5

SECTION 31

1. Murphy, James etux 5

SECTION 33

1. Roozeboom, Joseph etux 5

SECTION 34

1. Fischer, Nancy 7
2. Burke Trust 5
3. Izaak Walton League of America 26

SECTION 35

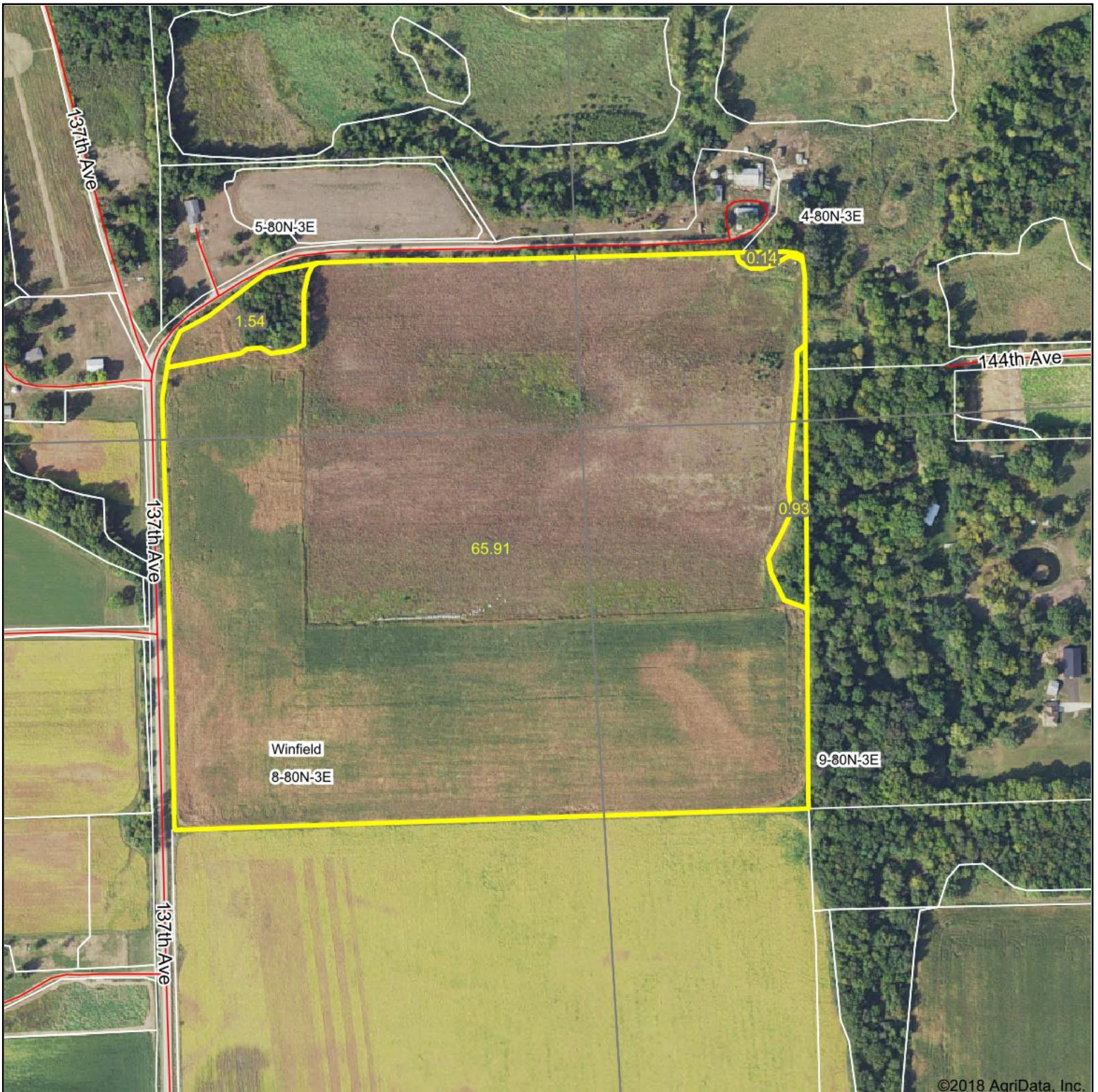
1. Sorensen Trust, Brenda 7

2. Lindle, John etux 14
3. Vollbeier, Jerry etux 14

SECTION 36

1. Schemmel, Nicholas etal 5
2. Copley Enterprises Inc 8
3. Lensch Century Farms LLC 21

Aerial Map



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map center: 41° 45' 19.24, -90° 37' 38.52

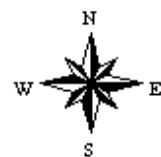
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Maps Provided By:



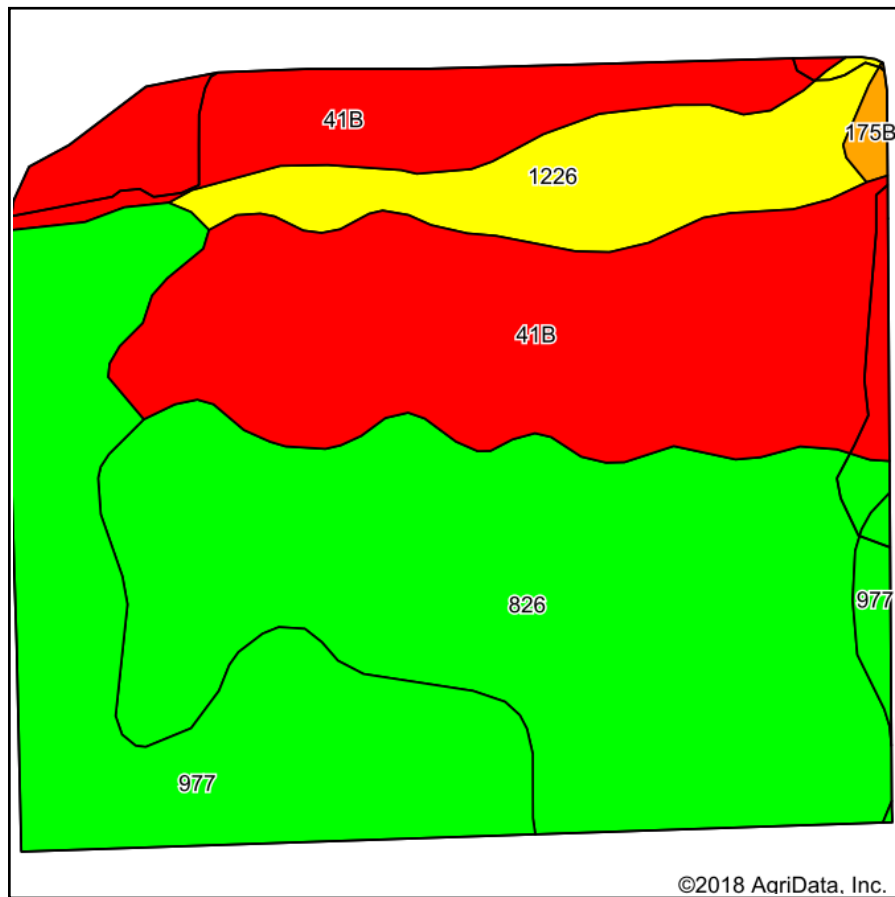
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8-80N-3E
Scott County
Iowa

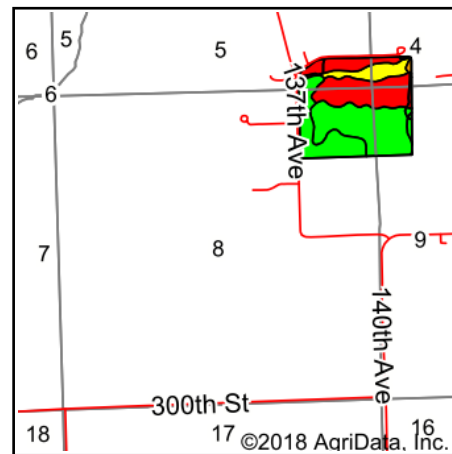


2/8/2018

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Scott**
 Location: **8-80N-3E**
 Township: **Winfield**
 Acres: **68.52**
 Date: **2/8/2018**

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Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA163. Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CS R	NCCPI Overall	NCCPI Corn and Soybeans	NCCPI Small Grains	NCCPI Cotton
826	Rowley silt loam, 0 to 2 percent slopes	24.14	35.2%		Iw		80	2.1	23.2	1.4	2.4	76	95	87	82	47	0
41B	Sparta loamy fine sand, 2 to 5 percent slopes	23.18	33.8%		IVs	Ile	140.8	3.9	40.8	2.5	4.2	39	40	51	51	37	0
977	Richwood silt loam, 0 to 2 percent slopes	14.80	21.6%		I		240	6.7	69.6	4.3	7.2	100	95	92	92	73	9
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	6.06	8.8%		IIs		80	2.1	23.2	1.4	2.4	59	66	85	85	31	1
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	0.34	0.5%		IIle		80	2.2	23.2	1.4	2.4	50	55	59	59	47	0
Weighted Average							135.1	3.7	39.2	2.4	4	67	73.6	75.6	73.8	47.8	2

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

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

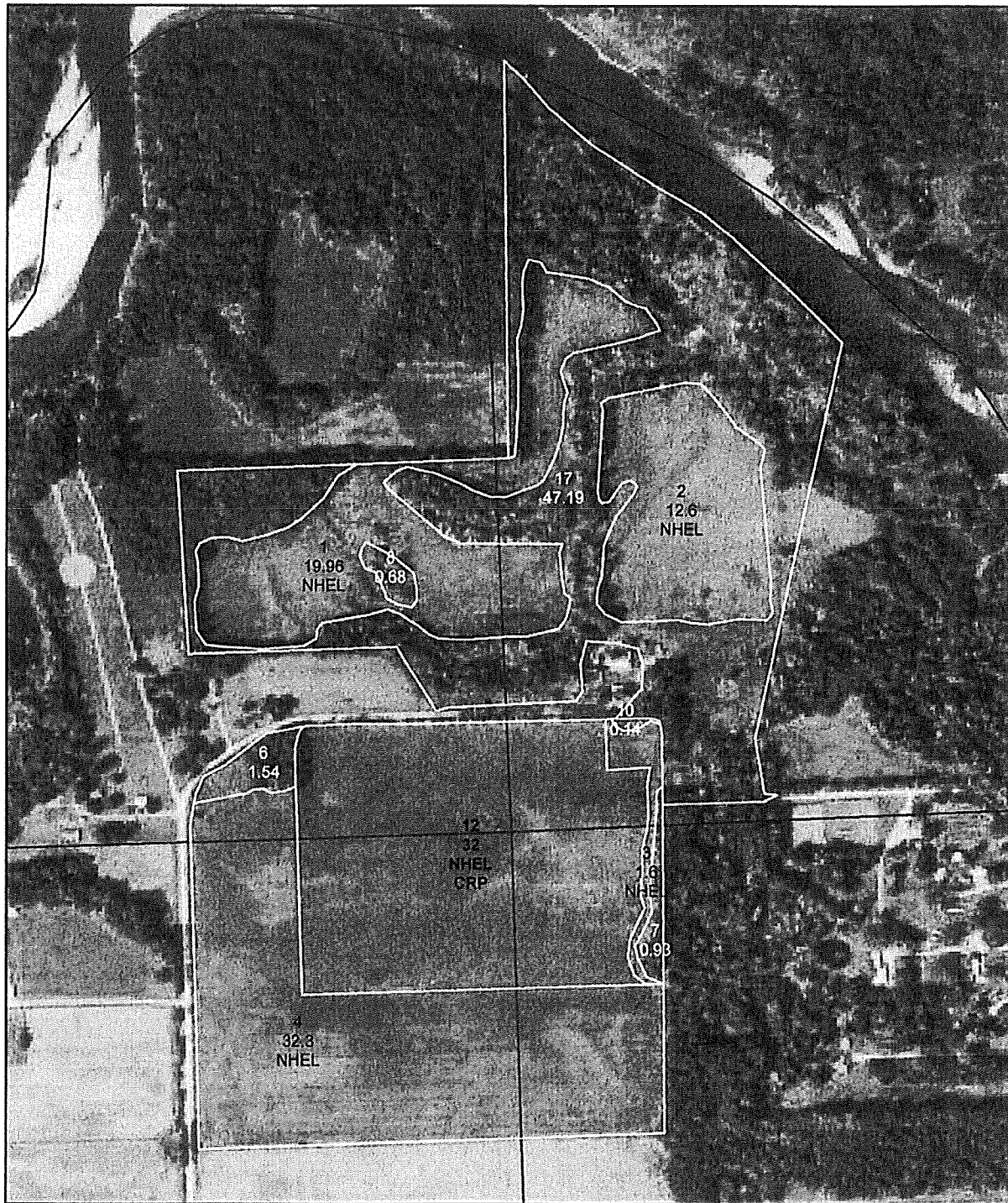
Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Section 4,5,8
WINFIELD TWP, Scott IA

Farm# 6537
Tract# 5437



Legend

Field Boundary

Wetland Determination

Wetland Determination Identifiers

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

SCOTT COUNTY FSA

2017 Ortho Imagery

0 305 610 1,220 Feet

1 inch = 582.428478 feet



Map Printed:
December 27, 2017

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IOWA
SCOTT
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 6537
Prepared : Feb 6, 2018
Crop Year : 2018

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : DARRELL A ENGLER
Farms Associated with Operator : 19-163-6537
CRP Contract Number(s) : 10006C

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
148.94	98.46	98.46	0.00	0.00	32.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	66.46	0.00		0.00		0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	0.00	4.20	0	0	
Corn	33.90	24.90	0	113	
Soybeans	0.00	32.60	0	0	
TOTAL	33.90	61.70			

NOTES

Tract Number : 5437

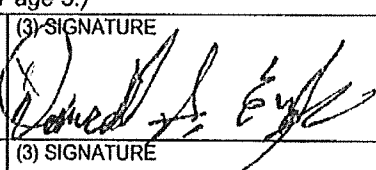
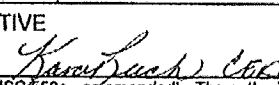
Description : SE1/4 5 SW 1/4 4 NE 1/4 8 WINFIELD T80N R3E
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : DARRELL A ENGLER
Other Producers : GARY ENGLER, GENE ENGLER

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
148.94	98.46	98.46	0.00	0.00	32.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	66.46	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	0.00	4.20	0	0
Corn	33.90	24.90	0	113
Soybeans	0.00	32.60	0	0
TOTAL	33.90	61.70		

CRP-1 (10-22-15) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO CODE & ADMIN. LOCATION 19 163		2. SIGN-UP NUMBER 38	
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 10006C		4. ACRES FOR ENROLLMENT 32.00	
		5. FARM NUMBER 6537		6. TRACT NUMBER(S) 5437	
7A. COUNTY OFFICE ADDRESS (Include Zip Code) SCOTT COUNTY FARM SERVICE AGENCY 8370 HILLDALE RD DAVENPORT, IA 52806-6449		8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>		9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 04-01-2010 TO: (MM-DD-YYYY) 09-30-2020	
7B. TELEPHONE NUMBER (Include Area Code): (563) 391-3335		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-2C; CRP-2G.			
10A. Rental Rate Per Acre \$ 182.28		11. Identification of CRP Land (See Page 2 for additional space)			
10B. Annual Contract Payment \$ 5,833		A. Tract No. 5437		B. Field No. 0012	
10C. First Year Payment \$		C. Practice No. CP38E-2		D. Acres 32.00	
(Item 10C applicable only to continuous signup when the first year payment is prorated.)		E. Total Estimated Cost-Share \$ 2,560			
12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)					
A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): DARRELL A ENGLER 31099 137TH AVE LONG GROVE, IA 52756-8705		(2) SHARE 100.00%		(3) SIGNATURE 	
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE %		(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) 12-22-2017
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.					

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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.



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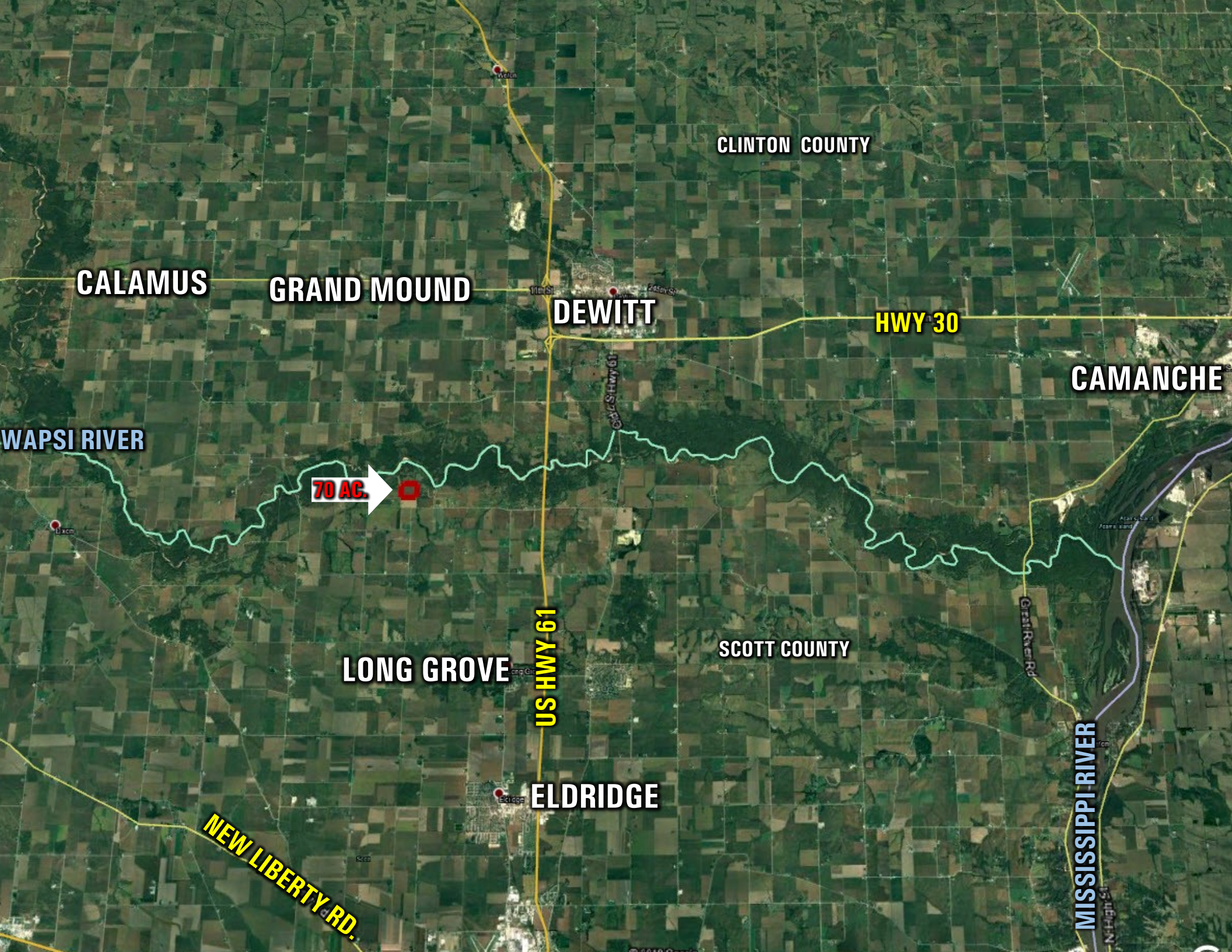
Owner's Copy



Operator's Copy



137TH AVE.



CLINTON COUNTY

CALAMUS

GRAND MOUND

DEWITT

HWY 30

CAMANCHE

WAPSI RIVER

70 AC.

LONG GROVE

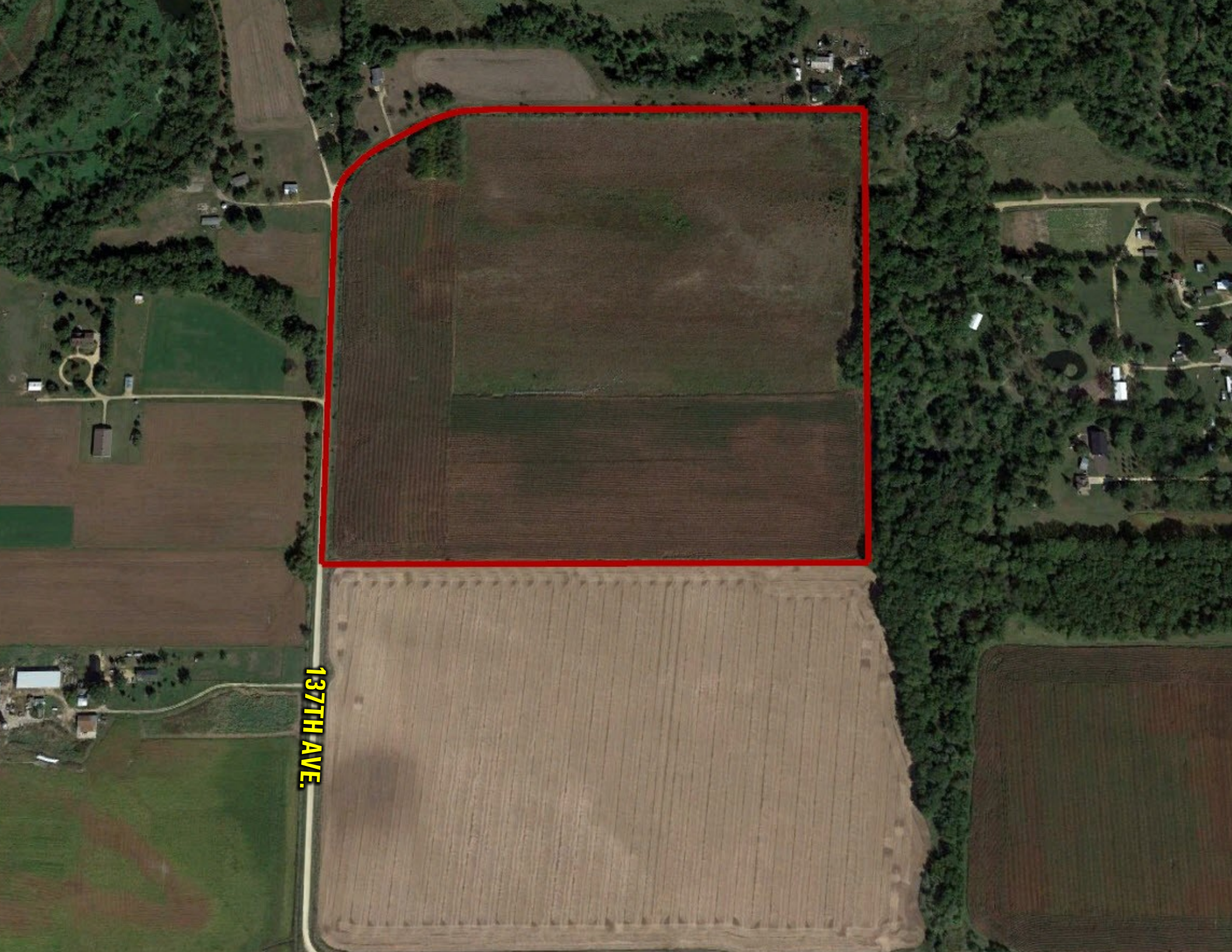
US HWY 61

SCOTT COUNTY

ELDRIDGE

NEW LIBERTY RD.

MISSISSIPPI RIVER



137TH AVE.