

LAND FOR SALE

LISTING #14313

40 ACRES M/L
APPANOOSE COUNTY, IOWA



DOUGLAS R. YEGGE

C: 563-320-9900

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ALAN MCNEIL

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Alan@PeoplesCompany.com

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

80 acres MOL

The Northwest 1/4 of the Northeast 1/4, Section 19, Township 69 North, Range 19 West of the 5th P.M.

COMMENTS & BUILDING INFORMATION:

One of the better high quality farms in Appanoose County. Farm is in excellent shape and has been both terraced and tiled.

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

Yeggemcneilland.com

LEASE/FSA INFORMATION:

Leased for the 2018 crop year

Swan, 40 Acres M/L, Appanoose County, IA

TOTAL ACRES:	40
PRICE:	\$272,000
Price Per Acre:	\$6,800
Owner:	Swan
Operator:	Smaniotto
County & State:	Appanoose Co., IA
Location:	1-2 miles west of Plano, IA
Possession Date:	As agreed
Drainage Info:	Natural & Tile
Average Productivity:	56.6
Taxable Acres:	36.41
Net RE Taxes:	\$406
Taxes Payable In:	2017-2018
Topography:	Level to Gentle Slope

F.S.A. INFORMATION: ESTIMATED

Farmland:	38.19
Crop Acres:	33.64
Effective DCP Cropland	33.64
CRP Acres:	
Corn Base:	16.82
Corn Yield:	106
Soybean Base:	16.82
Soybean Yield:	34

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	40
Tillable Acres:	37.5 approx.
CRP Acres:	
Farmstead:	
Roads:	1
Waterways:	1.5
Timber:	
Pasture:	

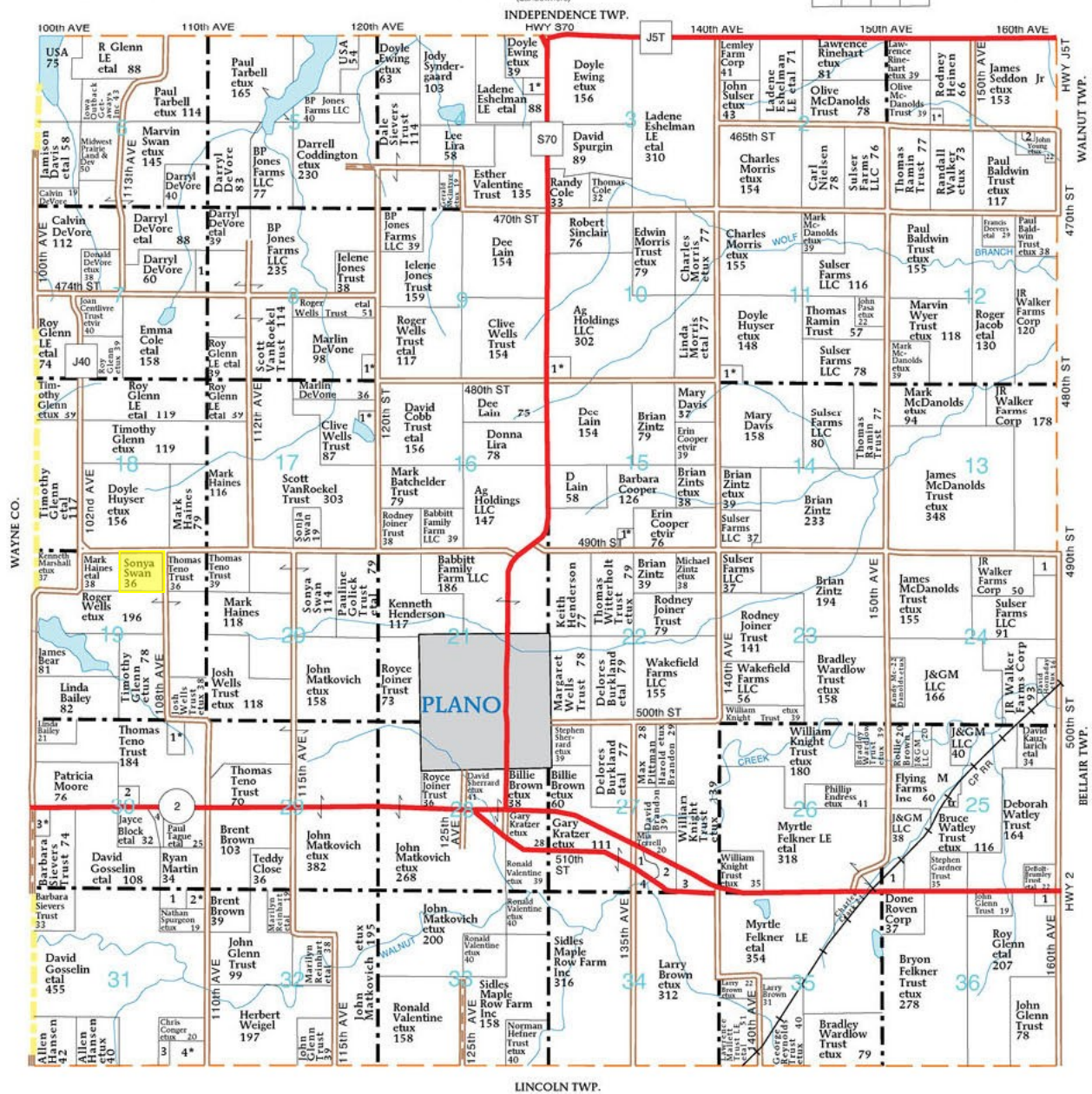
PeoplesCompany.com
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700 6th Ave
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T-69-N

JOHNS PLAT

R-19-W

**JOHNS TOWNSHIP****SECTION 1**

1. Martin, Jerry 6
2. Young Trust, Ryan 5

SECTION 4

1. Hougland, Rick 13

SECTION 7

1. BP Jones Farms LLC 7

SECTION 8

1. Brinkley LE, Herbert 8

SECTION 10

1. Camden, John 9

SECTION 11

1. Carroll, David 9

SECTION 15

1. Cooper, David 10

SECTION 17

1. Schoo, Bernice 11

SECTION 24

1. Sulser Properties LLC 10

SECTION 25

1. Done Roven Corp 12

SECTION 27

1. Bostwick, William 8

2. Lenz, Michael 11

3. Fenton, Amanda 11

4. Watters, DeWayne 8

SECTION 30

1. Swan, Marvin 15

2. McClain, Wayde 10

3. Belloma, Jeremy 10

4. Tague, Paul 10

SECTION 31

1. Martin, Ryan 11

2. Rogers, Thomas 9

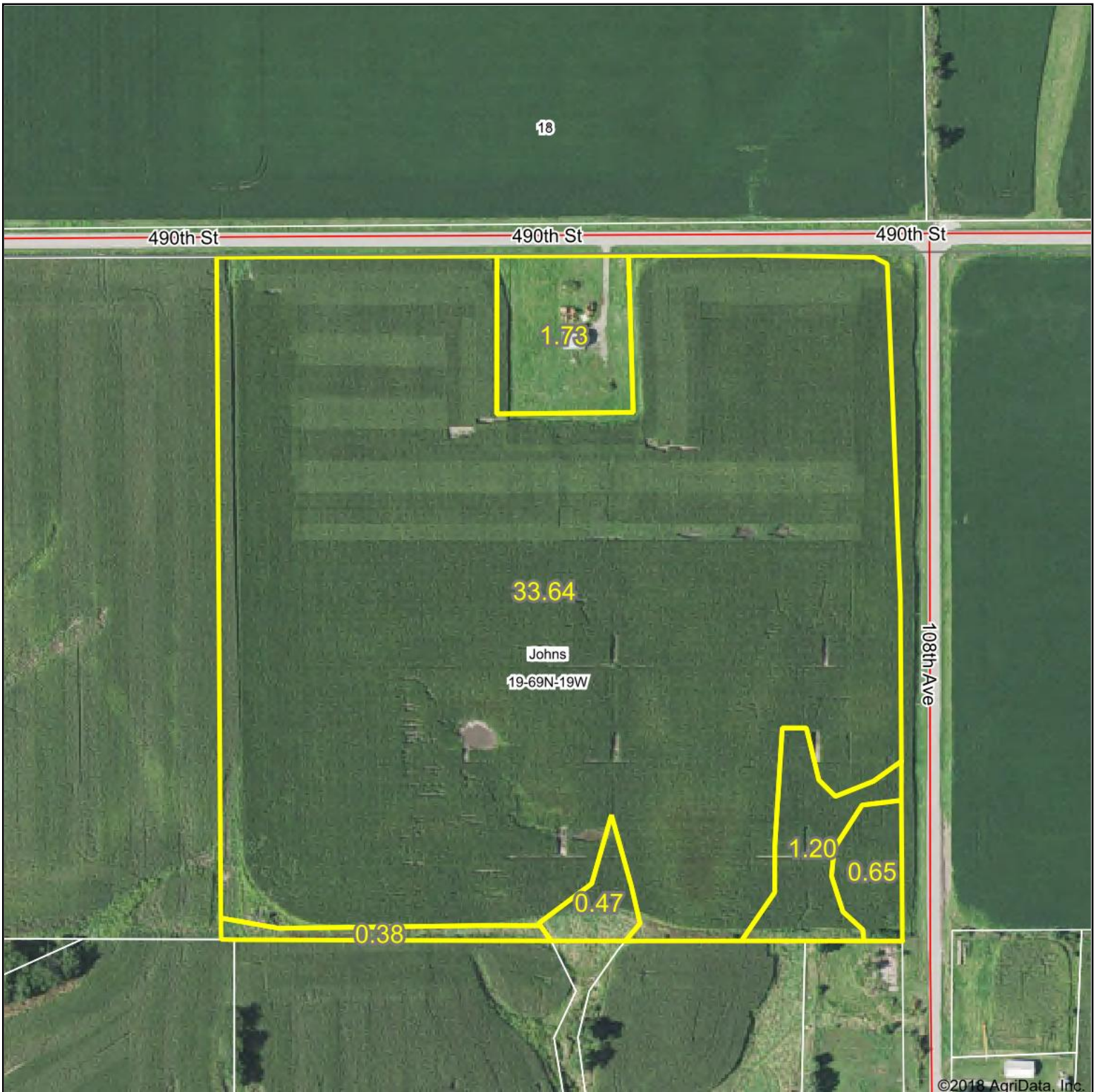
3. Schroeder Family Trust 5

4. Conger, John 15

SECTION 36

1. Hindley, Kimberly 8

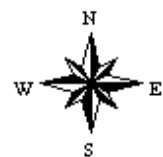
Aerial Map



map center: 40° 45' 59.93, -93° 5' 7.83

0ft 295ft 591ft

19-69N-19W
Appanoose County
Iowa

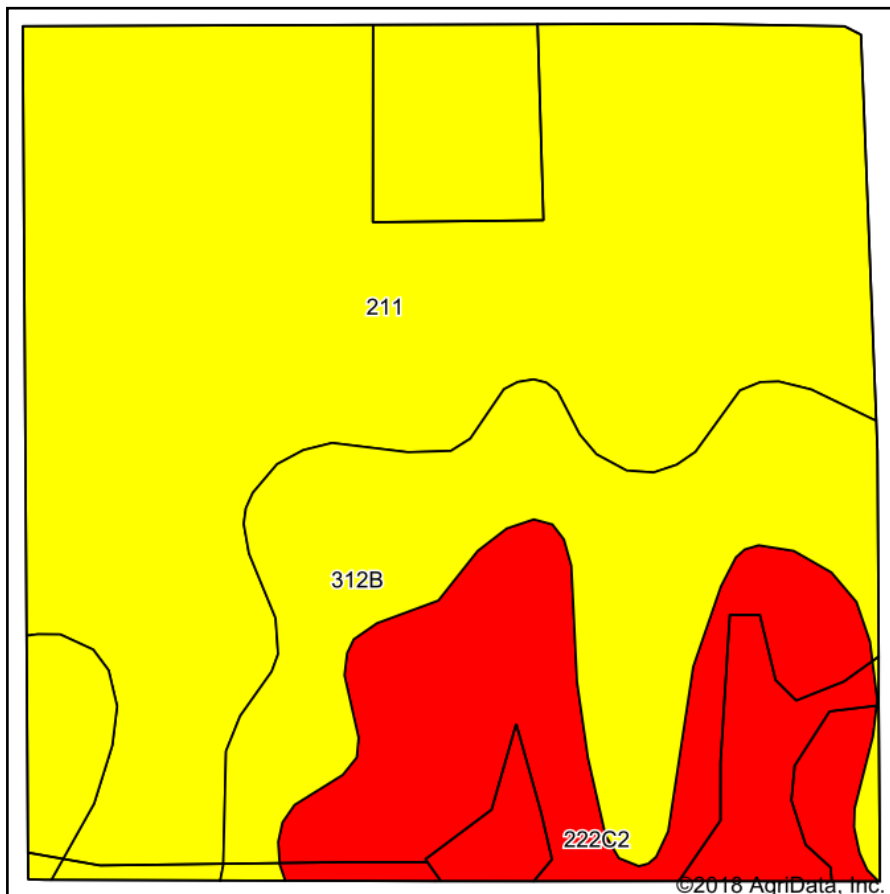


7/27/2018

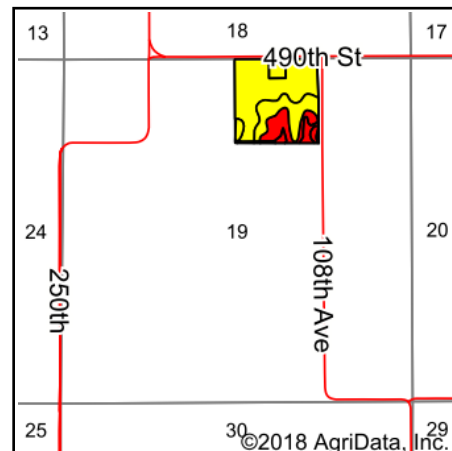
Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Appanoose**
 Location: **19-69N-19W**
 Township: **Johns**
 Acres: **38.07**
 Date: **7/27/2018**

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Area Symbol: IA007, Soil Area Version: 24

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	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
211	Edina silt loam, 0 to 1 percent slopes	22.25	58.4%		IIIw	177.6	3.7	51.5	3.2	5.3	59	60	72	72	45
312B	Seymour silt loam, 2 to 5 percent slopes	8.65	22.7%		IIIe	80	2.1	23.2	1.4	2.4	64	60	71	71	47
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	7.17	18.8%		IVw	140.8	3	40.8	2.5	4.2	34	25	45	45	14
Weighted Average						148.5	3.2	43.1	2.7	4.4	55.4	53.4	66.7	66.7	39.6

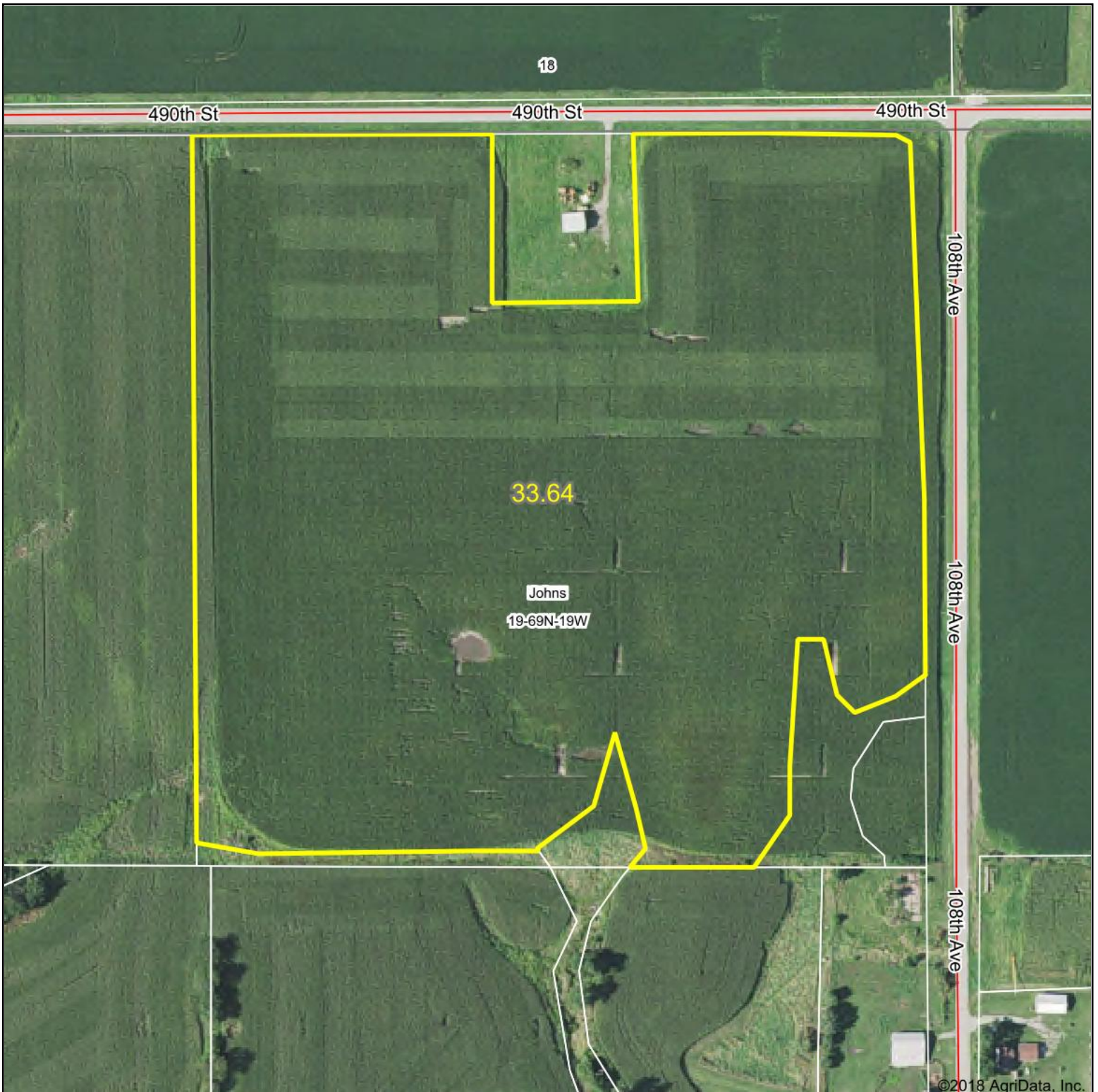
**IA has updated the CSR values for each county to CSR2.

*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.

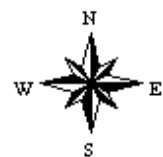
Aerial Map - Tillable Acres



map center: 40° 45' 58.16, -93° 5' 7.81

0ft 272ft 545ft

19-69N-19W
Appanoose County
Iowa

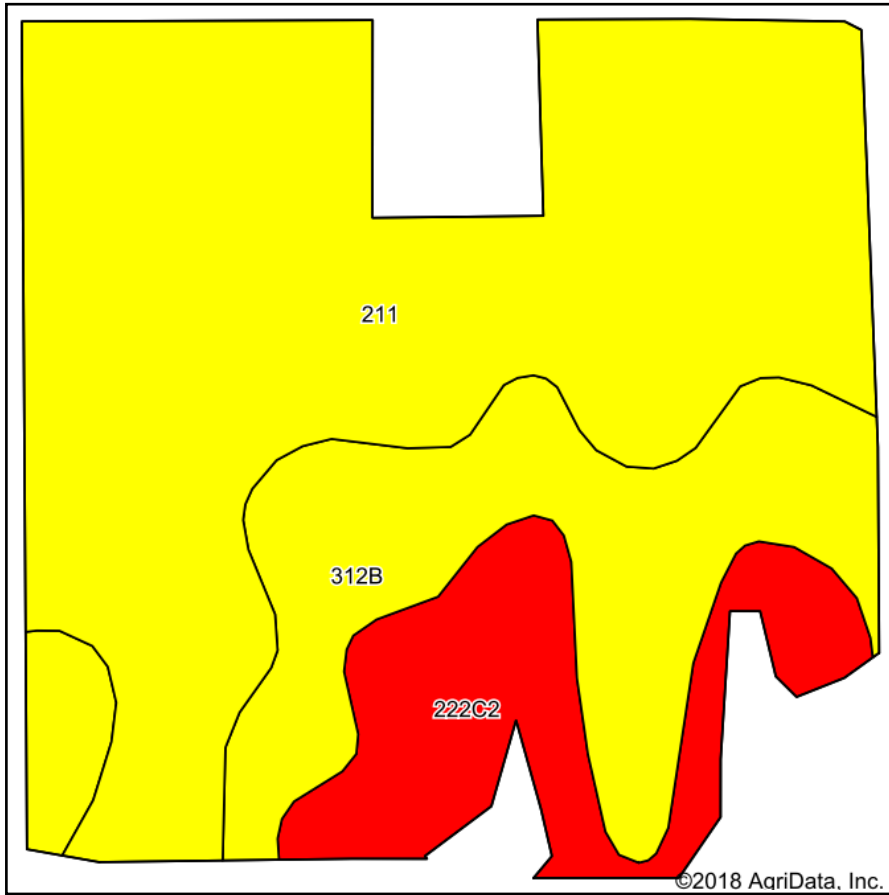


8/22/2018

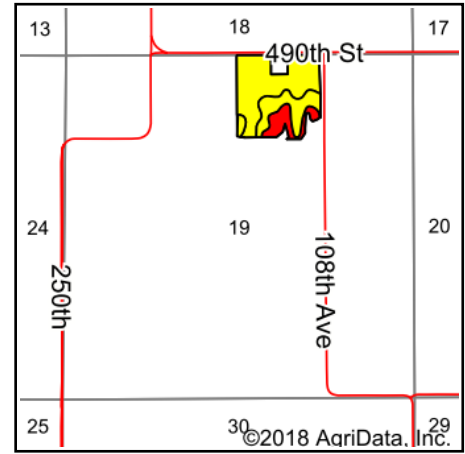
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Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Appanoose**
 Location: **19-69N-19W**
 Township: **Johns**
 Acres: **33.64**
 Date: **8/22/2018**

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Area Symbol: IA007, Soil Area Version: 24

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222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	4.85	14.4%		IVw	140.8	3	40.8	2.5	4.2	34	25	45	45	14	38
Weighted Average						147.9	3.2	42.9	2.6	4.4	56.6	55	67.9	67.9	41	60.5

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

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Soils data provided by USDA and NRCS.

Iowa
Appanoose

U.S. Department of Agriculture
Farm Service Agency

FARM: 1960

Prepared: 7/16/18 8:45 AM

Crop Year: 2018

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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: 65 Description: NE 1/4 SEC 19 - JOHNS

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
38.07	33.64	33.64	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	33.64	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	16.82		106	0.0
SOYBEANS	16.82		34	0.0
Total Base Acres:	33.64			

Owners: SONYA SUE SWAN

Other Producers: None



United States
Department of
Agriculture

Appanoose County, Iowa



ALL FIELDS NON-IRRIGATED

2018 Program Year

Map Created June 18, 2018

Farm 1960

Tract 65

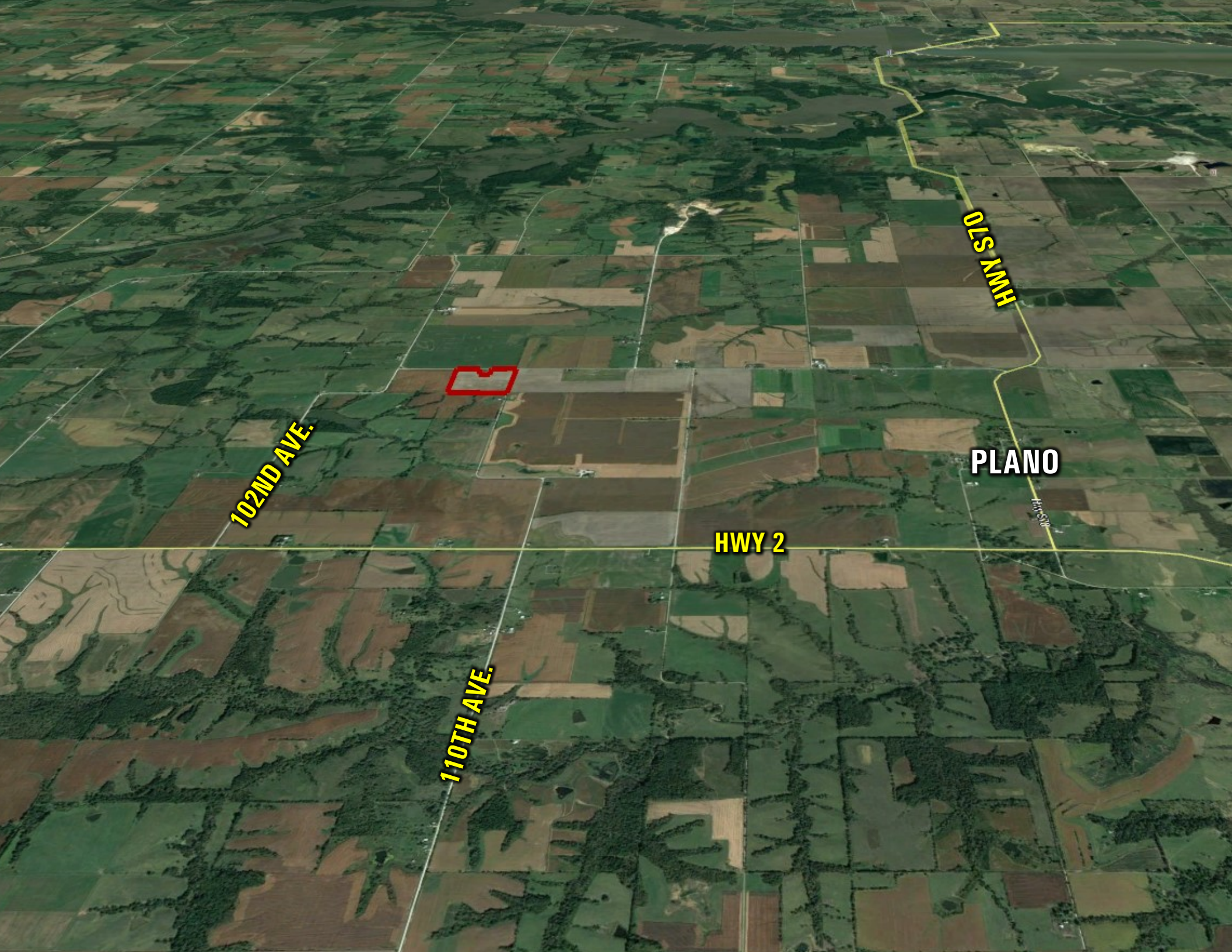
Tract Cropland Total: 33.64 acres

Wetland Determination

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

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102ND AVE.

110TH AVE.

HWY 2

015 KMH

PLANO

102ND AVE.

490TH ST.



108TH AVE.