

LAND FOR SALE

LISTING #14465

67 ACRES M/L
APPANOOSE COUNTY, IA



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700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

All that part of the East 1/2 of the Southwest 1/4, laying south and east of the Co. Rd., Section 1; and the North 1/2 of the Northeast 1/4 of the Northwest 1/4, Section 12, all being in Township 67 North, Range 19 West of the 5th P.M.

COMMENTS & BUILDING INFORMATION:

Rolling Appanoose County farm, mostly tillable.

LEASE/FSA INFORMATION:

Leased for the 2019 crop year.

TO CONTACT LISTING AGENT:

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Esker 67 Acres M/L, Appanoose County, IA

TOTAL ACRES:	67
PRICE:	\$201,000
Price Per Acre:	\$3,000
Owner:	Esker
Operator:	
County & State:	Appanoose Co., IA
Location:	West of Cincinnati, IA
Possession Date:	To be agreed
Drainage Info:	Natural
Average Productivity:	35.7 CSR2
Taxable Acres:	65.65
Net RE Taxes:	\$542
Taxes Payable In:	2018
Topography:	Rolling

F.S.A. INFORMATION:

Farmland:	67.82
Crop Acres:	62.49
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	15.6
Corn Yield:	92
Soybean Base:	31.1
Soybean Yield:	35

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	67.82
Tillable Acres:	63
CRP Acres:	
Farmstead:	
Roads:	1.82
Waterways:	2
Timber:	
Pasture:	1

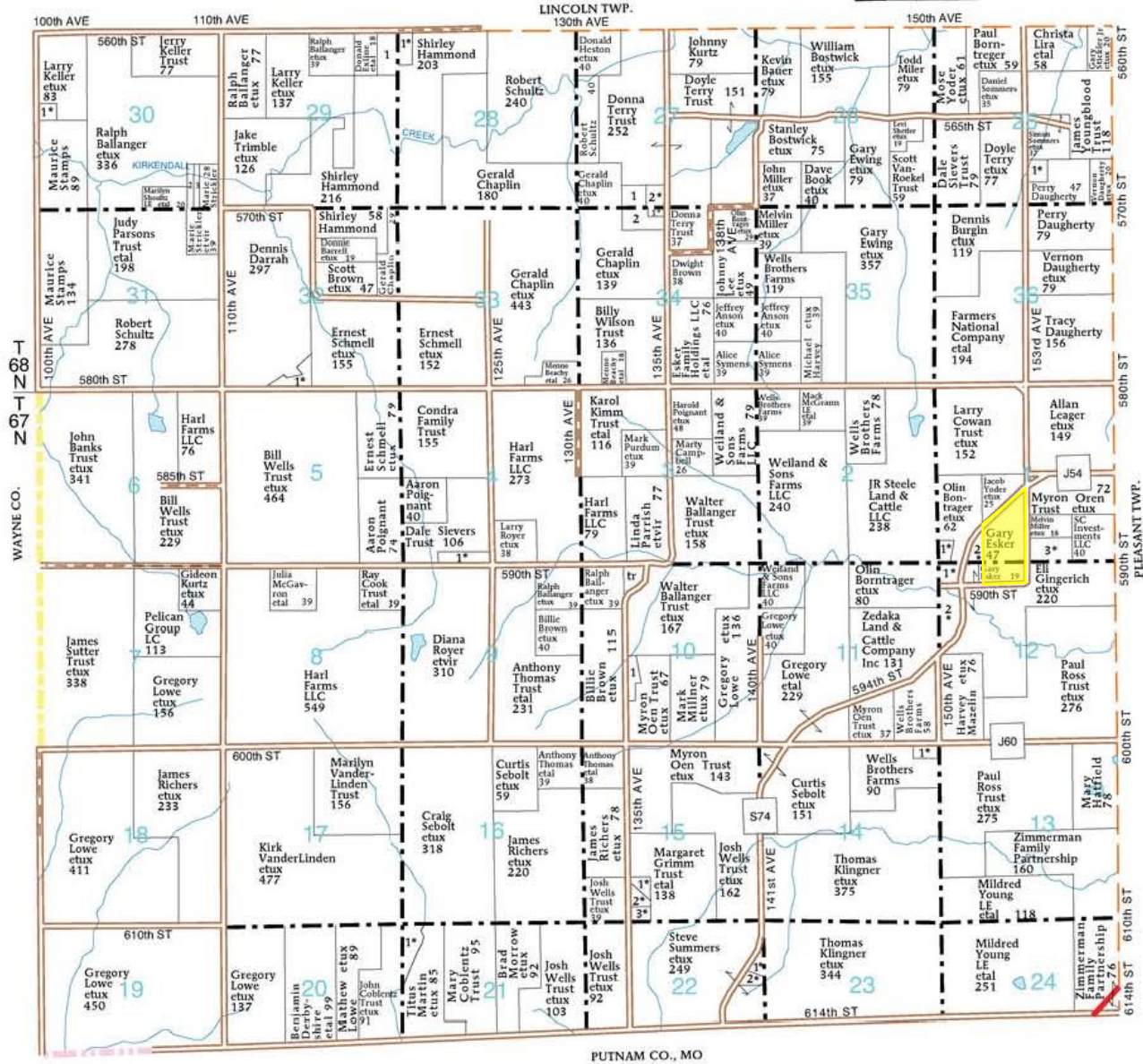
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T-67-68-N

FRANKLIN PLAT

R-19-W



FRANKLIN TOWNSHIP

SECTION 1

1. Borntrager, Abraham etux 9
2. Gingerich, Eli etux 6
3. Burkholder, Mosie etux 20

SECTION 4

1. Bontrager, Levi etux 10

SECTION 10

1. Sherrick, Joe 9

SECTION 12

1. Bontrager, Olin etux 6
2. Borntrager, Abraham etux 21

SECTION 14

1. Lee, David etux 6

SECTION 15

1. Parker, Janette etvir 7

2. Cavin, Christy etvir 6
3. Tieden, Mylinda etvir 7

SECTION 21

1. Coblenz Trust, John etux 22

SECTION 22

1. Sommers, Henry etux 7

2. Blades, Landon etux 6

SECTION 25

1. Bontrager, Gideon etux 12

SECTION 27

1. Poignant, Aaron 14
2. Borntrager, Harley etal 6

SECTION 28

1. Enright, Jerry etux 15

SECTION 29

1. Lewis, Carol 14

SECTION 30

1. Sulser, David etux 6

2. Stamps, Maurice 5

3. Stauss, Jane 5

SECTION 32

1. Hosteller, Menno etal 13

SECTION 34

1. Borntrager, Harley etal 5
2. Poignant, Aaron 14

Aerial Map - Total Acres



map center: 40° 37' 31.08, -92° 59' 38.23

0ft 489ft 978ft

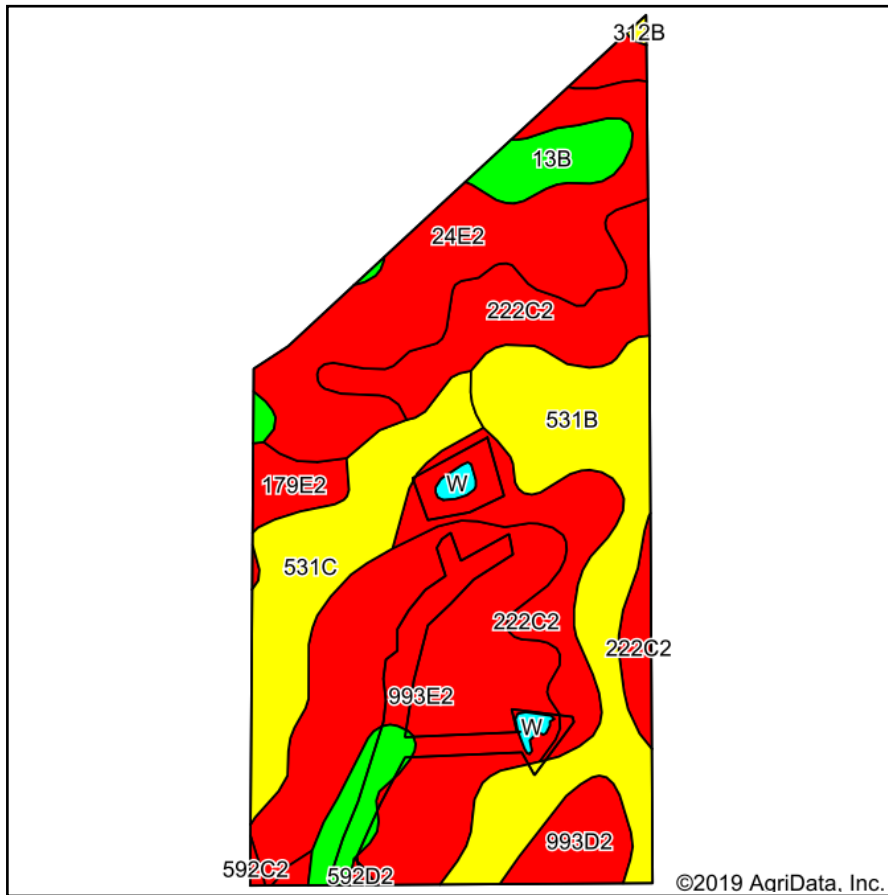
Maps Provided By:
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1-67N-19W
Appanoose County
Iowa

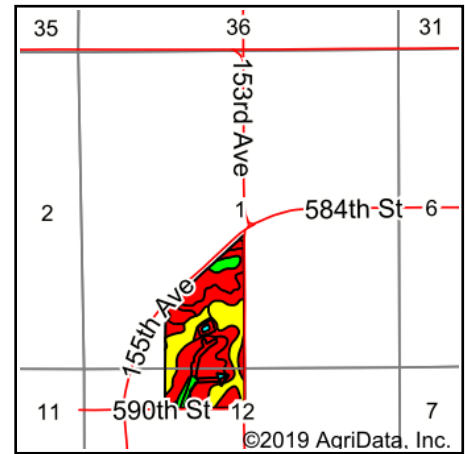


3/15/2019

Soils Map - Total Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Appanoose**
 Location: **1-67N-19W**
 Township: **Franklin**
 Acres: **67.82**
 Date: **3/15/2019**

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Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA007, Soil Area Version: 25

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	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
993E2	Armstrong-Gara loams, 14 to 18 percent slopes, moderately eroded complex	16.94	25.0%		Vle	104	2.7	30.2	1.9	3.1	17	10	53	53	33	39
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	12.54	18.5%		IVw	140.8	3	40.8	2.5	4.2	28	25	45	45	14	38
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	11.24	16.6%		IVe	144	4	41.8	2.6	4.3	33	38	61	61	42	47
531B	Kniffin silt loam, 2 to 5 percent slopes	11.20	16.5%		Ille	80	2.1	23.2	1.4	2.4	55	58	68	61	40	68
531C	Kniffin silt loam, 5 to 9 percent slopes	7.21	10.6%		Ille	80	2.1	23.2	1.4	2.4	52	36	66	61	39	66
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	4.16	6.1%		Ilw	192	4	55.7	3.5	5.8	79	68	93	93	63	81

993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded complex	2.24	3.3%		IVe	131.2	3.4	38	2.4	3.9	22	20	58	58	40	44
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	1.39	2.0%		Vle	80	2.2	23.2	1.4	2.4	24	33	56	56	40	41
W	Water	0.45	0.7%			0	0	0	0	0	0	0	0	0	0	0
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	0.27	0.4%		IVe	88	2.3	25.5	1.6	2.6	10	5	57	57	34	46
592C2	Mystic silt loam, 5 to 9 percent slopes, moderately eroded	0.10	0.1%		IIIe	115.2	3	33.4	2.1	3.5	31	21	59	59	35	49
312B	Seymour silt loam, 2 to 5 percent slopes	0.08	0.1%		IIIe	80	2.1	23.2	1.4	2.4	64	60	71	71	47	66
Weighted Average						116	2.9	33.6	2.1	3.5	35.7	32.5	*n 59.1	*n 57.4	*n 34.8	*n 50.4

**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.

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

IOWA

APPANOOSE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

FARM : 3731

Prepared : Nov 10, 2016

Crop Year : 2017

Abbreviated 156 Farm Record

Operator Name : MARVIN SWAN

Farms Associated with Operator : 19-007-662, 19-185-3423, 19-007-3731, 19-185-2095, 19-185-4996, 19-185-5240

CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
67.82	62.49	62.49	0.00	0.00	0.00	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	62.49	0.00		0.00	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	15.60	0.00	0	92	
Soybeans	31.10	0.00	0	35	
TOTAL	46.70	0.00			

NOTES

Tract Number : 3043

Description : SW1/4 SEC 1 & NW 1/4 SEC 12-FRANKLIN

BIA Unit Range Number :

HEL Status : HEL determinations not completed for all fields on the tract

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : GARY L ESKER

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
67.82	62.49	62.49	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	62.49	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	15.60	0.00	0	92
Soybeans	31.10	0.00	0	35
TOTAL	46.70	0.00		

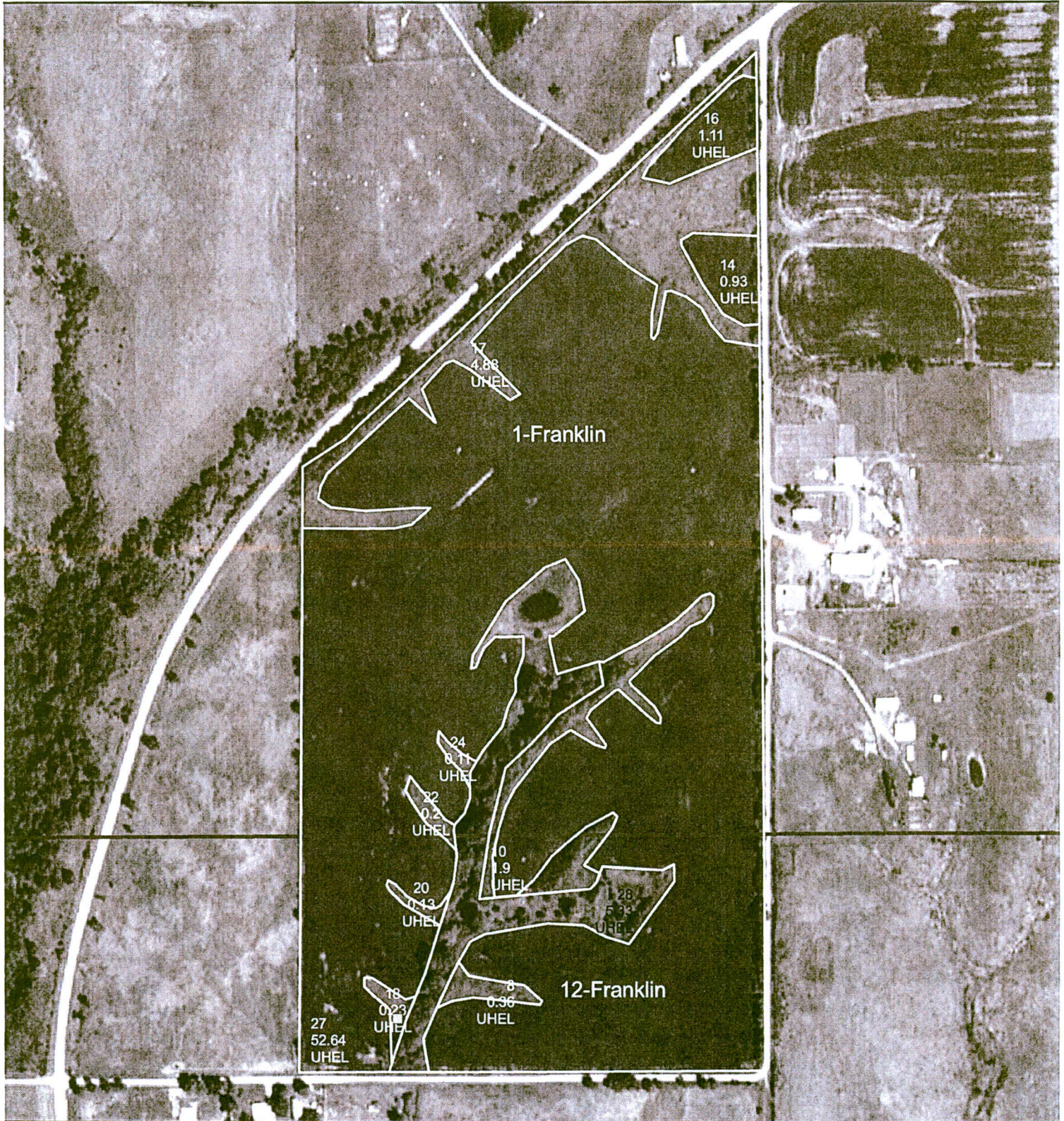
NOTES

Appanoose Co.

Sec: 1 12
Twp: Franklin



2015 Ortho Imagery



Legend

National_Wetland.SDE.wetlands
Wetland Determination Identifiers

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

Disclaimer: 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 wetland boundaries and determinations or contact NRCS "

Monroe-Appanoose County FSA

1 inch = 364.606147 feet

Farm# 3731
Tract# 3043

Map Printed:
February 01, 2016