

LAND FOR SALE

LISTING #14532

200 ACRES M/L
RINGGOLD COUNTY, IOWA



DOUG YEGGE

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563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

The Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4, Section 11, Township 70 North, Range 31 West.

COMMENTS & BUILDING INFORMATION:

Offering 200 Acres of high quality Ringgold County, Iowa, farmland located on pavement (High and Dry) just south of Creston, Iowa. Farm consists of 167 FSA tillable acres with an average CSR2 of 58.2. The balance of the farm consists of timber, ponds and creeks. The farm is currently a well established pasture but can be easily converted to tillable row crop acres. This property would be a great add-on for a current operation or also a ideal tract for an investor wishing to diversify their portfolio. The primary soil types include Zook-Ely, Nira and Sharpsburg silty clay loams. Farm also provides recreational opportunities with established trees and ponds. The farm is located in Section 11 of Lincoln Township.

LEASE/FSA INFORMATION:

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

www.Yeggemcneilland.com

200 Acres M/L, Ringgold County, IA

TOTAL ACRES:	200
PRICE:	\$875,000
Price Per Acre:	\$4,375
Owner:	Steffenhagen
Operator:	Steffenhagen
County & State:	Ringgold Co., IA
Location:	North of Creston, IA
Possession Date:	To be agreed
Drainage Info:	Natural
Average Productivity:	58.2 CSR2
Taxable Acres:	188.62
Net RE Taxes:	\$3,962
Taxes Payable In:	2017-18
Topography:	Level to Gentle Slope

F.S.A. INFORMATION:

Farmland:	194.27
Crop Acres:	167.03
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	77.8
Corn Yield:	91
Soybean Base:	47.3
Soybean Yield:	31

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	200
Tillable Acres:	167.03
CRP Acres:	
Farmstead:	
Roads:	
Waterways:	
Timber:	
Pasture:	

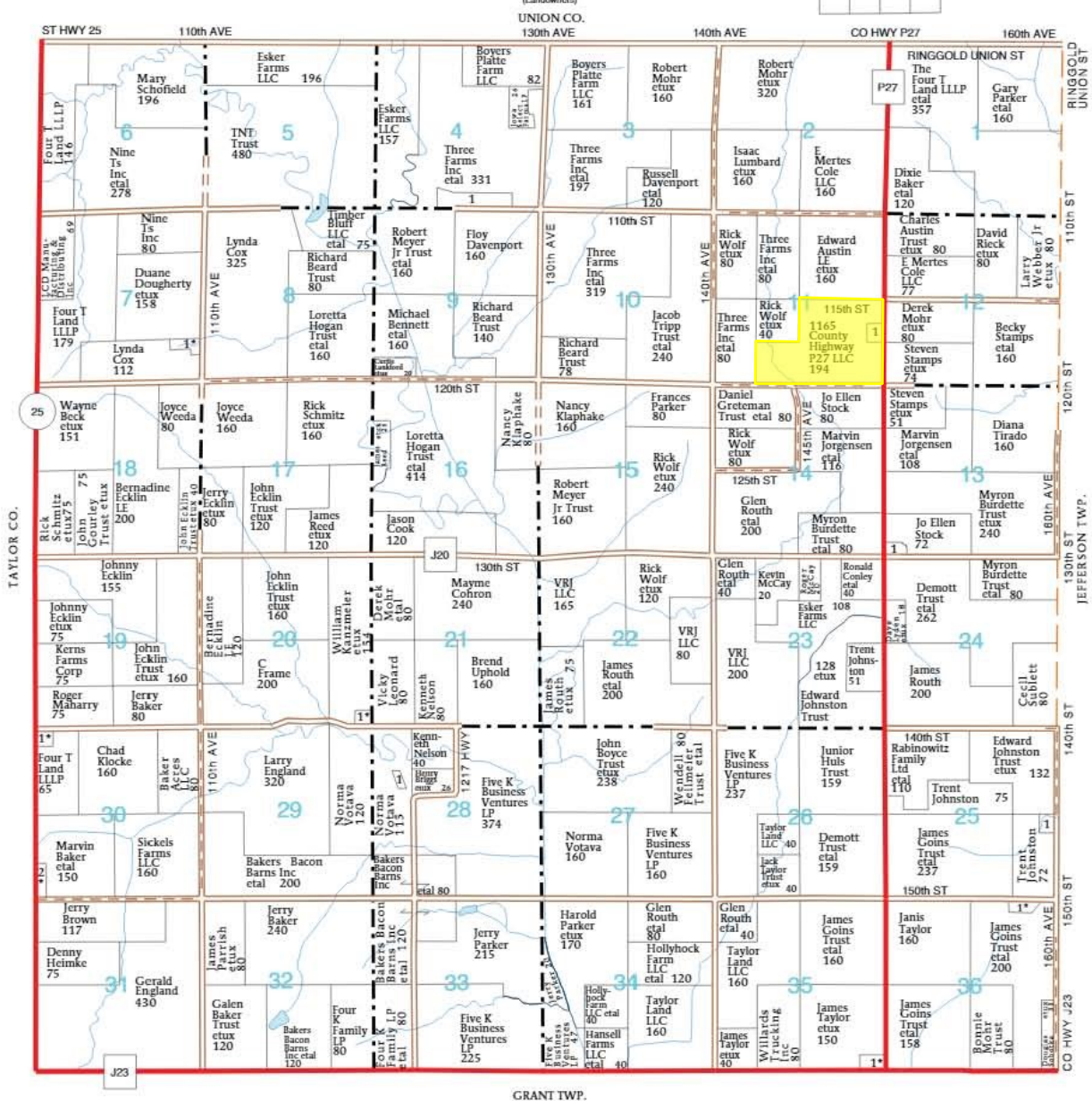
PeoplesCompany.com
563.659.8185

700 6th Ave
 DeWitt, Iowa 52742

T-70-N

LINCOLN PLAT

R-31-W



LINCOLN TOWNSHIP

SECTION 4

1. Iowa Select Farms LP

18

SECTION 7

1. Goodson, Andrew etux

8

SECTION 11

1. Steffenhagen, Mark

6

SECTION 13

1. Moffitt, Richard

8

SECTION 20

1. England, Craig etux

6

SECTION 25

1. Stephens, Matthew

8

SECTION 28

1. Swine Graphics

- Enterprise LP

SECTION 30

1. Bolinger, Virgil etux

2. Wimer, Matthew etal

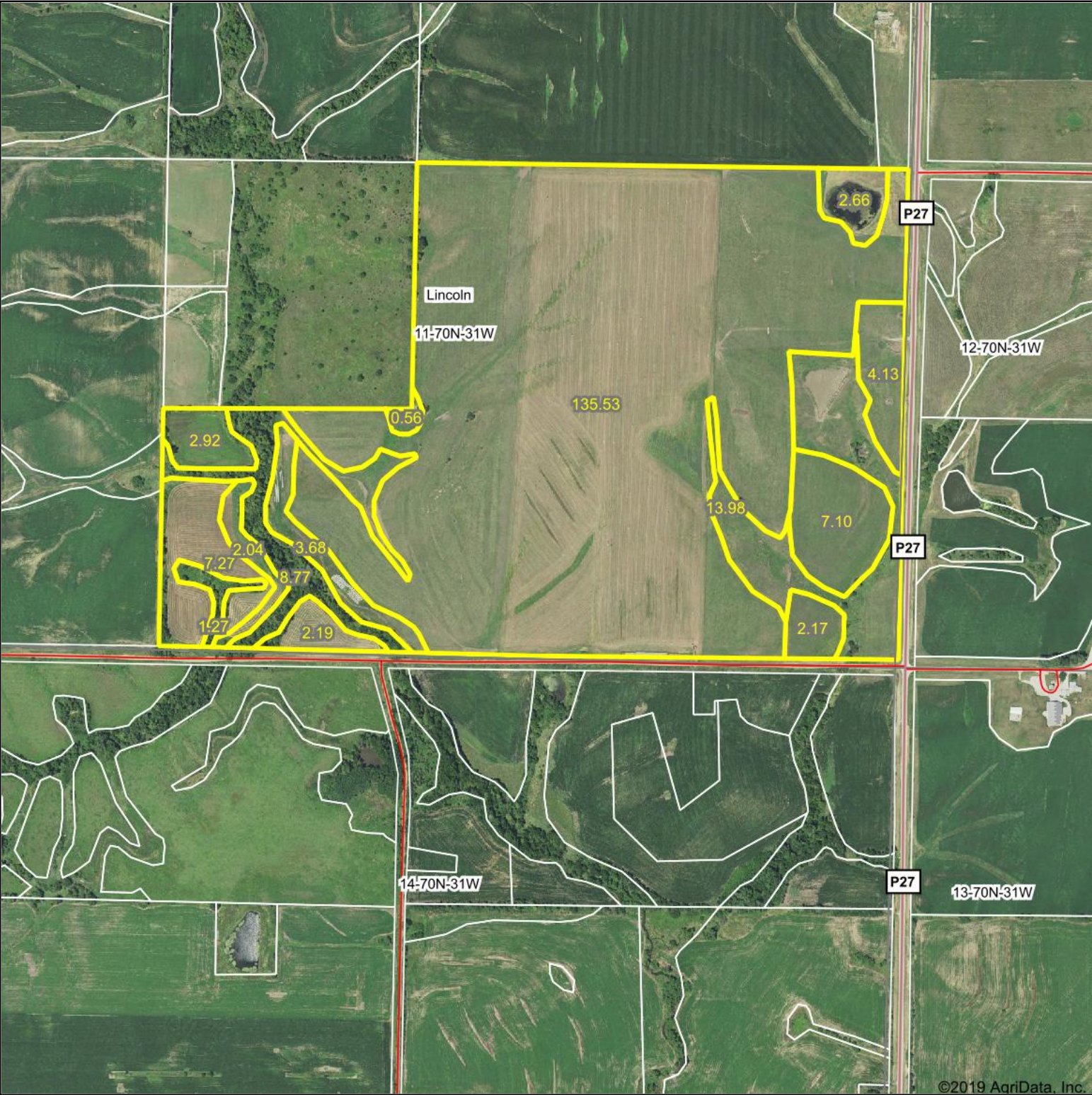
SECTION 35

1. Jensen, Diane etal

SECTION 36

1. Stamps, Curtiss etux

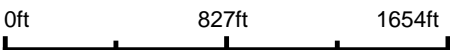
Aerial Map - Total Acres



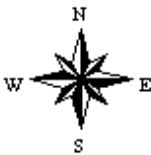
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Map Center: 40° 52' 19.27, -94° 23' 1.79



11-70N-31W
Ringgold County
Iowa

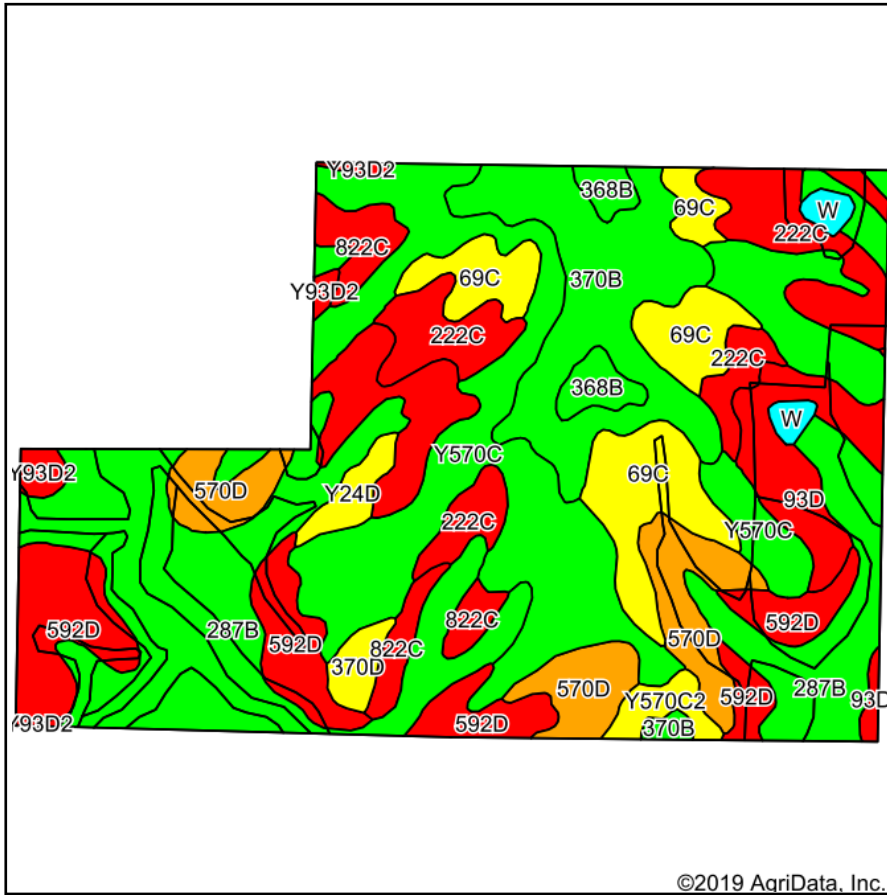


6/4/2019

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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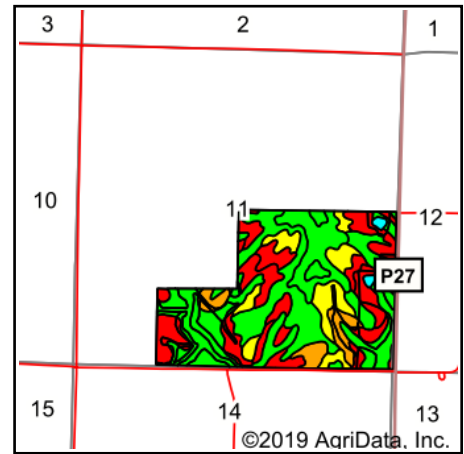
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.

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State: **Iowa**
 County: **Ringgold**
 Location: **11-70N-31W**
 Township: **Lincoln**
 Acres: **194.27**
 Date: **6/4/2019**

PC PEOPLES
 COMPANY
 INNOVATIVE. REAL ESTATE. SOLUTIONS.

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA159, 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	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
287B	Zook-Ely silty clay loams, 0 to 5 percent slopes	42.98	22.1%		Ilw	184	3.9	53.4	3.3	5.5	75	60	77	77	54	70
Y570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	39.35	20.3%		Ille						71		97	97	64	82
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	18.75	9.7%		Ile	225.6	6.3	65.4	4.1	6.8	91	87	93	93	65	77
592D	Mystic loam, 9 to 14 percent slopes	18.05	9.3%		IVe	91.2	2.4	26.4	1.6	2.7	10	10	66	66	44	56
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	15.78	8.1%		Illw	168	3.5	48.7	3	5	59	50	78	78	15	71

Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*j Corn	*j Alfalfa	*j Soybeans	*j Bluegrass	*j Tall Grasses	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
222C	Clarinda silty clay loam, 5 to 9 percent slopes	15.60	8.0%		IVw	145.6	3.1	42.2	2.6	4.4	31	30	53	53	16	45
570D	Nira silty clay loam, 9 to 14 percent slopes	12.43	6.4%		IIle	163.2	4.6	47.3	2.9	4.9	45	59	92	92	62	77
822C	Lamoni silty clay loam, 5 to 9 percent slopes	11.85	6.1%		IIle	134.4	3.5	39	2.4	4	39	35	73	73	50	56
93D	Shelby-Adair clay loams, 9 to 14 percent slopes	7.69	4.0%		IIle	144	4	41.8	2.6	4.3	36	29	73	73	53	57
368B	Macksburg silty clay loam, 2 to 5 percent slopes	2.89	1.5%		Ile	222.4	5.8	64.5	4	6.7	89	90	84	84	32	76
Y570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	1.94	1.0%		IIle						68		80	80	49	68
Y24D	Shelby loam, dissected till plain, 9 to 14 percent slopes	1.93	1.0%		IIle	0	0	0	0	0	52		84	84	58	63
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	1.81	0.9%		IIle	0	0	0	0	0	35		60	60	37	47
370D	Sharpsburg silty clay loam, 9 to 14 percent slopes	1.72	0.9%		IIle	164.8	4.6	47.8	3	4.9	59	62	86	86	58	71
W	Water	1.50	0.8%			0	0	0	0	0	0	0		0	0	0
Weighted Average						125.4	3	36.4	2.2	3.8	58	*-	*n 79.8	*n 79.8	*n 49.3	*n 68.2

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

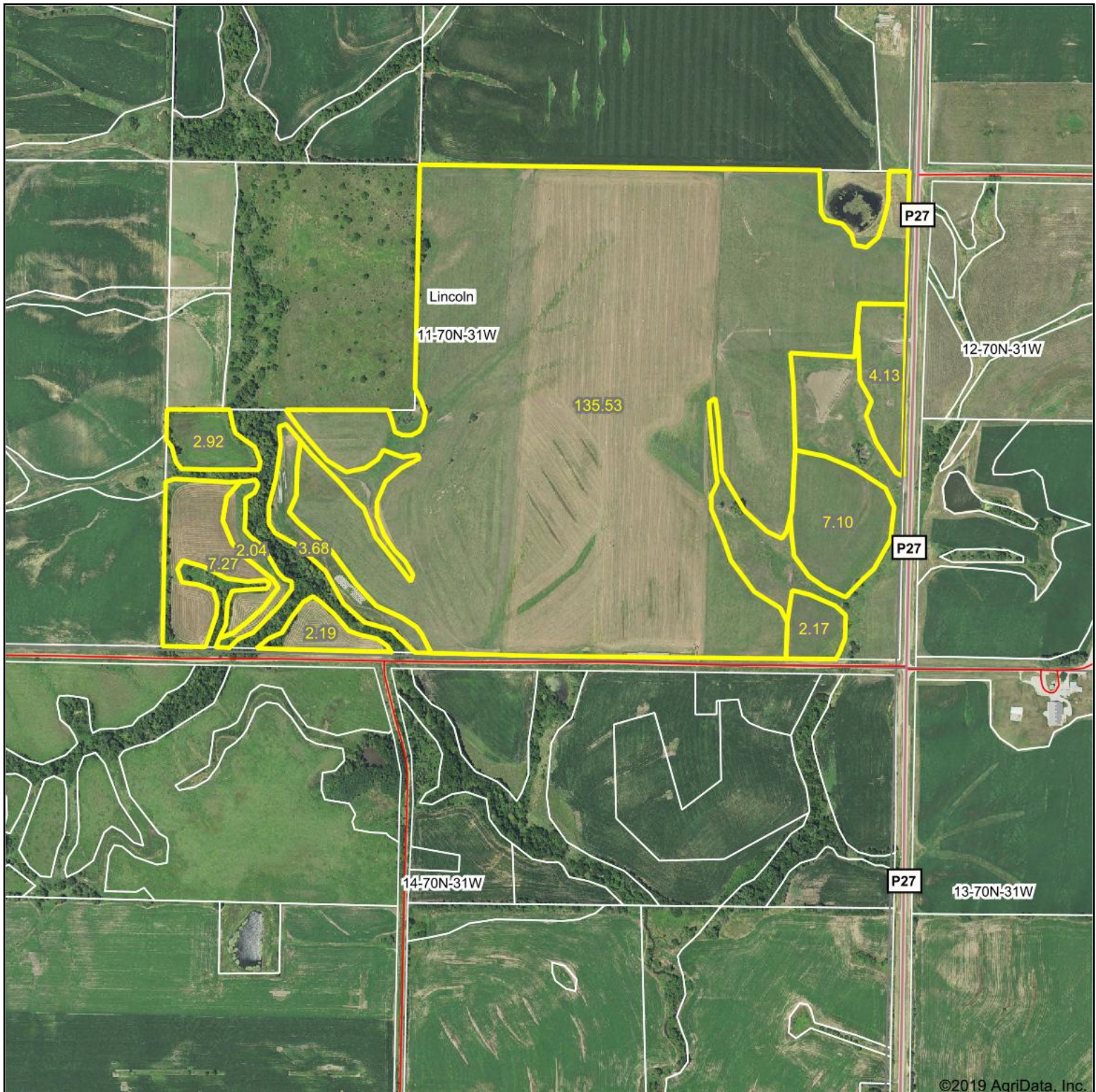
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*j 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

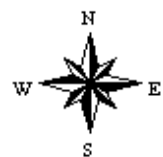
Aerial Map - Tillable Acres



Map Center: 40° 52' 19.27, -94° 23' 1.79

0ft 827ft 1654ft

11-70N-31W
Ringgold County
Iowa

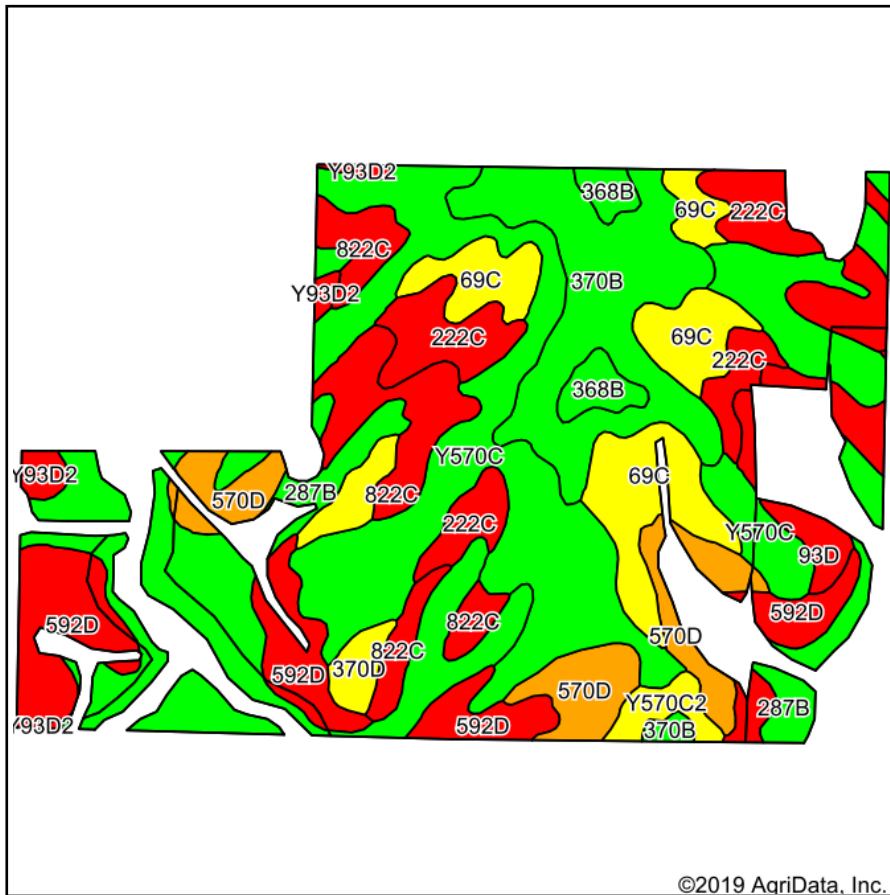


6/4/2019

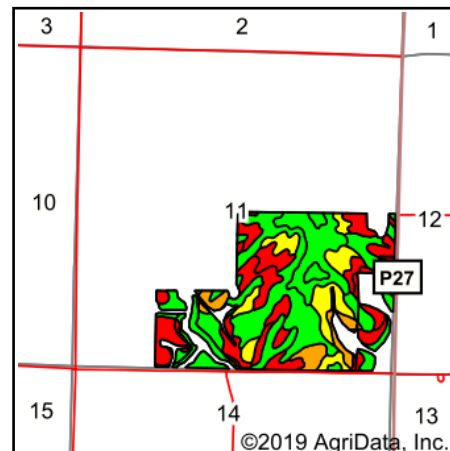
Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Ringgold**
 Location: **11-70N-31W**
 Township: **Lincoln**
 Acres: **167.03**
 Date: **6/4/2019**



Maps Provided By:



Area Symbol: IA159, 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	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
Y570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	39.25	23.5%		Ille						71		97	97	64	82
287B	Zook-Ely silty clay loams, 0 to 5 percent slopes	26.30	15.7%		Ilw	184	3.9	53.4	3.3	5.5	75	60	77	77	54	70
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	18.75	11.2%		Ille	225.6	6.3	65.4	4.1	6.8	91	87	93	93	65	77
592D	Mystic loam, 9 to 14 percent slopes	16.35	9.8%		IVe	91.2	2.4	26.4	1.6	2.7	10	10	66	66	44	56
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	15.48	9.3%		Illw	168	3.5	48.7	3	5	59	50	78	78	15	71

Soils data provided by USDA and NRCS.

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
222C	Clarinda silty clay loam, 5 to 9 percent slopes	14.46	8.7%		IVw	145.6	3.1	42.2	2.6	4.4	31	30	53	53	16	45
822C	Lamoni silty clay loam, 5 to 9 percent slopes	11.80	7.1%		IIle	134.4	3.5	39	2.4	4	39	35	73	73	50	56
570D	Nira silty clay loam, 9 to 14 percent slopes	10.23	6.1%		IIle	163.2	4.6	47.3	2.9	4.9	45	59	92	92	62	77
93D	Shelby-Adair clay loams, 9 to 14 percent slopes	4.14	2.5%		IIle	144	4	41.8	2.6	4.3	36	29	73	73	53	57
368B	Macksburg silty clay loam, 2 to 5 percent slopes	2.89	1.7%		Ile	222.4	5.8	64.5	4	6.7	89	90	84	84	32	76
Y570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	1.94	1.2%		IIle						68		80	80	49	68
Y24D	Shelby loam, dissected till plain, 9 to 14 percent slopes	1.93	1.2%		IIle	0	0	0	0	0	52		84	84	58	63
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	1.79	1.1%		IIle	0	0	0	0	0	35		60	60	37	47
370D	Sharpsburg silty clay loam, 9 to 14 percent slopes	1.72	1.0%		IIle	164.8	4.6	47.8	3	4.9	59	62	86	86	58	71
Weighted Average						120	2.9	34.8	2.2	3.6	58.2	*-	*n 81.1	*n 81.1	*n 49.4	*n 69

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*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



United States
Department of
Agriculture

Ringgold County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination Identifiers

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

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USDA is an equal opportunity provider, employer, and lender.

2019 Program Year

Map Created October 25, 2018

Farm **1528**

Tract **5318**

Tract Cropland Total: 167.03 acres

Iowa
Ringgold

U.S. Department of Agriculture
Farm Service Agency

FARM: 1528
Prepared: 5/20/19 2:35 PM
Crop Year: 2019
Page: 1 of 1

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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.

Operator Name	Farm Identifier	Recon Number
STEFFENHAGEN, MARK JOSEPH	LINCOLN 11	

Farms Associated with Operator:
None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
194.27	167.03	167.03	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	167.03	0.0	0.0	0.0			

ARC/PLC			
ARC-IC NONE	ARC-CO NONE	PLC CORN , SOYBN	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	77.8		91	0.0
SOYBEANS	47.3		31	0.0
Total Base Acres:	125.1			

Tract Number: 5318 **Description** C2 SE4 SW4/SE4 SEC11 LINCOLN

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
194.27	167.03	167.03	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	167.03	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	77.8		91	0.0
SOYBEANS	47.3		31	0.0
Total Base Acres:	125.1			

Owners: STEFFENHAGEN, WILLIAM JOHN

Other Producers: None



P27







120TH ST

P27



CRESTON

AFTON

HWY. 34



DIAGONAL

HWY 169

J23

BENTON

MT. AYR

HWY. 5

