

# LAND FOR SALE

LISTING #14675

**62 ACRES M/L**  
APPANOOSE COUNTY, IA



**DOUG YEGGE**

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Doug@PeoplesCompany.com

**ALAN MCNEIL**

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O: 563.659.8185  
Alan@PeoplesCompany.com

[www.Yeggemcneilland.co](http://www.Yeggemcneilland.co)

**PeoplesCompany.com**  
**563.659.8185**

700 6th Ave  
DeWitt, Iowa 52742

# LAND FOR SALE

## LEGAL DESCRIPTION:

The North 1/2 of the Southeast 1/4 of Section 15, Township 68 North, Range 19 West of the 5th P.M.

## COMMENTS & BUILDING INFORMATION:

Presenting 62 acres m/l of Appanoose County, Iowa, farmland for sale located just 4 miles east of Seymour, in Section 15 of Lincoln Township. Per the Appanoose County FSA, the farm consists of 59.59 tillable acres (which does not include 2.19 acres recently cleared), carrying a CSR2 of 54.3. and has been tilled and terraced. Farm is conveniently located 1/4 mile from J46 pavement.

## LEASE/FSA INFORMATION:

Open for 2020 crop year.

## 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

**62 Acres M/L, Appanoose County, IA**

<b>TOTAL ACRES:</b>	<b>62</b>
<b>PRICE:</b>	<b>\$359,600</b>
<b>Price Per Acre:</b>	\$5,800
<b>Owner:</b>	Griswold
<b>Operator:</b>	Westphal
<b>County &amp; State:</b>	Appanoose Co., IA
<b>Location:</b>	4 miles east of Seymour, IA
<b>Possession Date:</b>	To be determined
<b>Drainage Info:</b>	Tile & Terraces
<b>Average Productivity:</b>	54.3 CSR2
<b>Taxable Acres:</b>	62
<b>Net RE Taxes:</b>	\$790
<b>Taxes Payable In:</b>	2019-2020
<b>Topography:</b>	Level to gently rolling

## F.S.A. INFORMATION:

**\*DOES NOT REFLECT 2.19 ACRES RECENTLY CLEARED**

<b>Farmland:</b>	61.78
<b>Crop Acres:</b>	*59.59
<b>Wheat Base:</b>	
<b>Wheat Yield:</b>	
<b>Corn Base:</b>	48.7
<b>Corn Yield:</b>	126
<b>Soybean Base:</b>	3.8
<b>Soybean Yield:</b>	34

## APPROXIMATE BREAKDOWN OF ACRES:

<b>Total Acres:</b>	62
<b>Tillable Acres:</b>	59.59
<b>Recently Cleared Acres:</b>	2.19
<b>Farmstead:</b>	
<b>Roads:</b>	.22
<b>Waterways:</b>	
<b>Timber:</b>	
<b>Pasture:</b>	

[www.Yeggemcneilland.com](http://www.Yeggemcneilland.com)

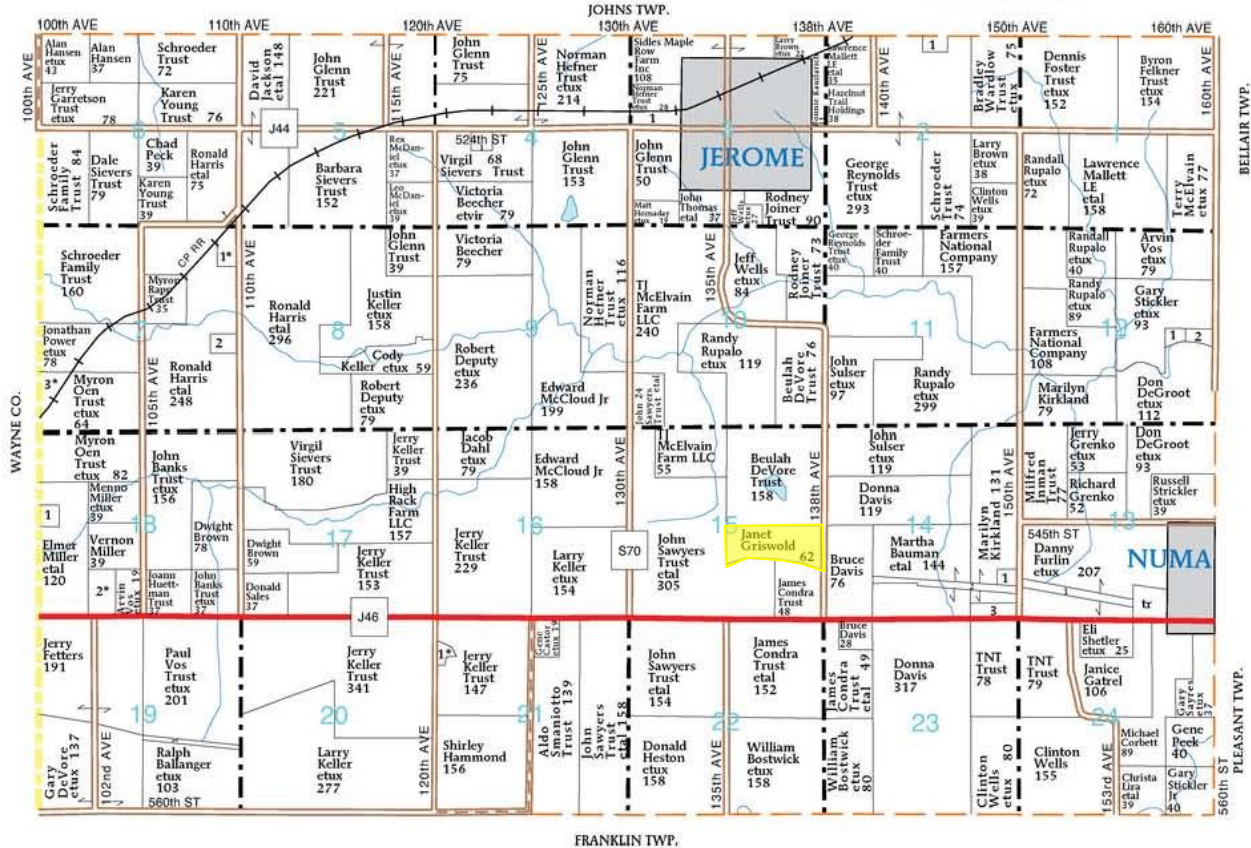
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**563.659.8185**

700 6th Ave  
 DeWitt, Iowa 52742

T-68-N

## LINCOLN PLAT

R-19-W

**LINCOLN TOWNSHIP****SECTION 2**

1. Sidles Maple Row Farm Inc 11

**SECTION 3**

1. VanZante, Kyle 7

**SECTION 4**

1. King, Juanita 8

**SECTION 7**

1. Zeiss, Ronald etux 8
2. American Natural Resources Pipeline 11
3. McGavran, Julia etal 14

**SECTION 12**

1. Clark III, Teddy 6
2. Logsdon, Steven 9

**SECTION 13**

1. Hawkeye Land Company 18

**SECTION 14**

1. Kirkland, Ronny 6

2. Hawkeye Land Company 19

3. TNT Trust 8

**SECTION 18**

1. City of Seymour 13

2. Miller, Elmer etux 19

**SECTION 19**

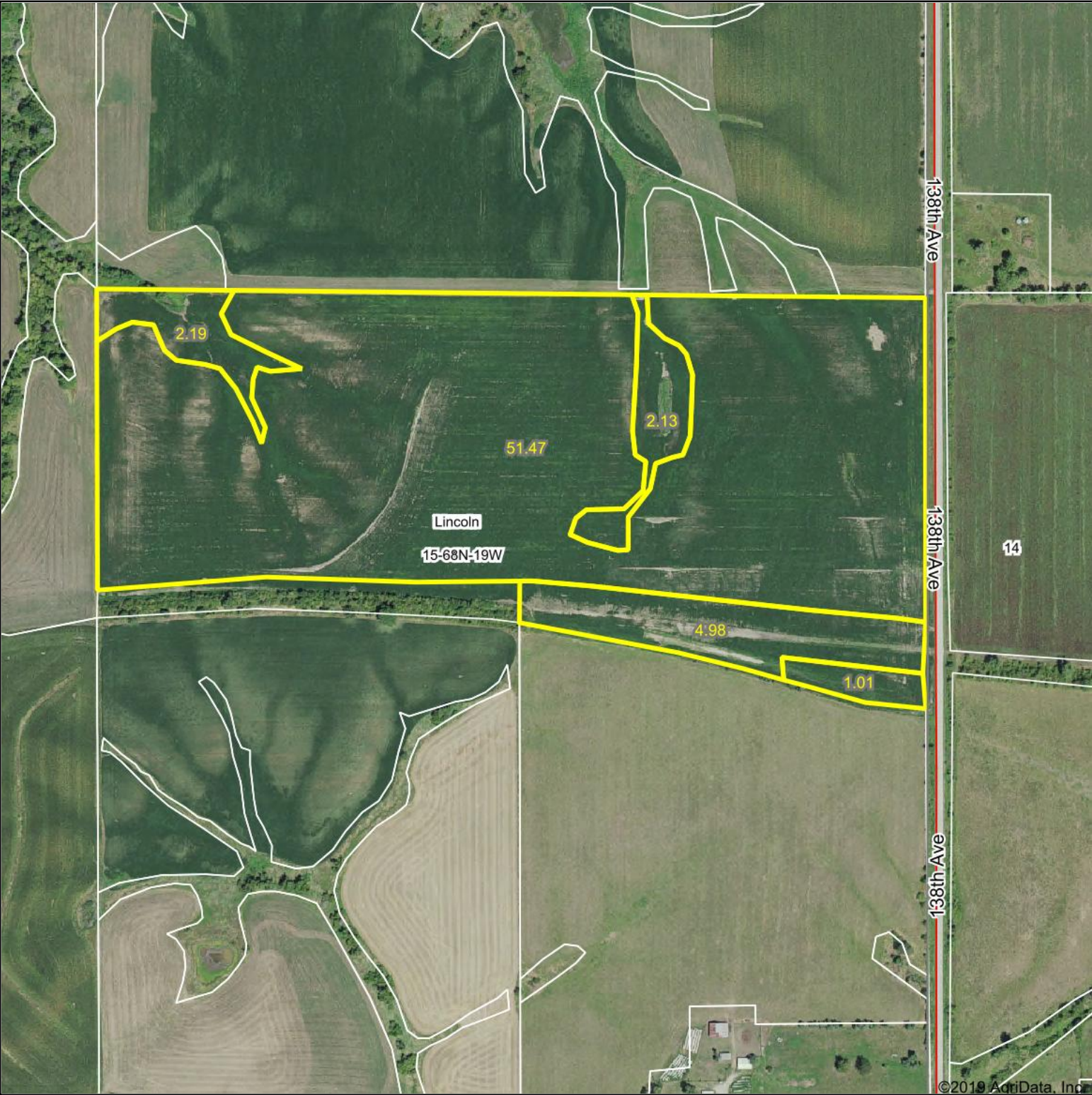
1. Hawkeye Land Company 6

**SECTION 21**

1. Keller, Jade etal 6



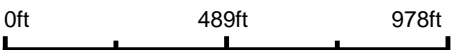
Aerial Map - Total Acres



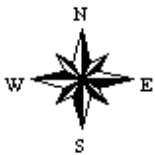
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Map Center: 40° 41' 11.54, -93° 1' 30.06



**15-68N-19W**  
**Appanoose County**  
**Iowa**

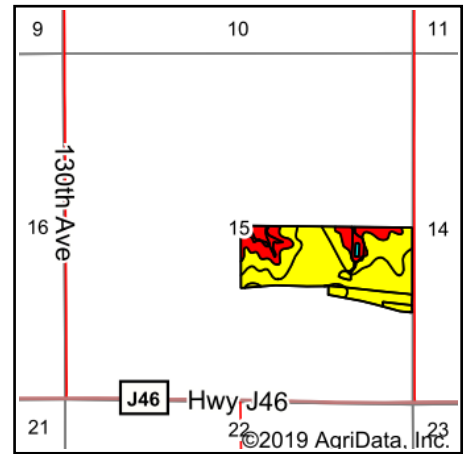
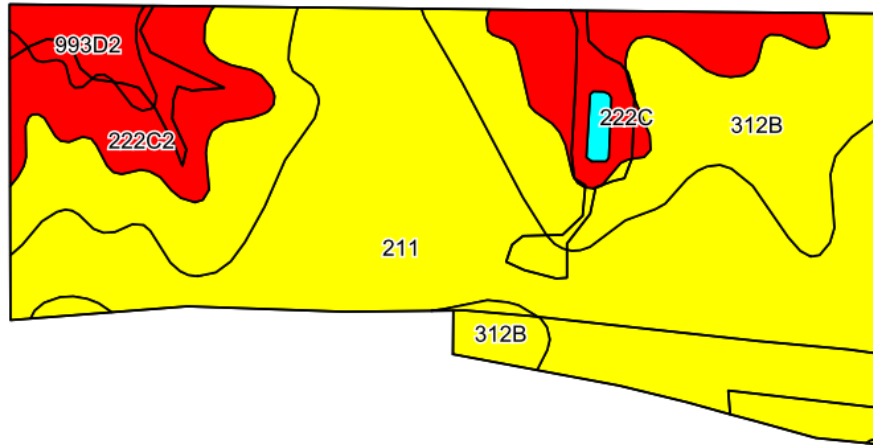


9/18/2019

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 - Total Acres



State: **Iowa**  
 County: **Appanoose**  
 Location: **15-68N-19W**  
 Township: **Lincoln**  
 Acres: **61.78**  
 Date: **9/18/2019**

**PC PEOPLES**  
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Soils data provided by USDA and NRCS.

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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
211	Edina silt loam, 0 to 1 percent slopes	30.88	50.0%		IIIw	177.6	3.7	51.5	3.2	5.3	59	60	72	72	45	65
312B	Seymour silt loam, 2 to 5 percent slopes	18.66	30.2%		IIle	80	2.1	23.2	1.4	2.4	64	60	71	71	47	66
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	5.20	8.4%		IVw	140.8	3	40.8	2.5	4.2	28	25	45	45	14	38
222C	Clarinda silty clay loam, 5 to 9 percent slopes	4.84	7.8%		IVw	145.6	3.1	42.2	2.6	4.4	31	30	53	53	16	45
993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded complex	1.89	3.1%		IVe	131.2	3.4	38	2.4	3.9	22	20	58	58	40	44
W	Water	0.31	0.5%			0	0	0	0	0	0	0	0	0	0	0
Weighted Average						140.2	3.1	40.7	2.5	4.2	54.3	53.2	*n 67.1	*n 67.1	*n 40.3	*n 60.5

\*\*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.

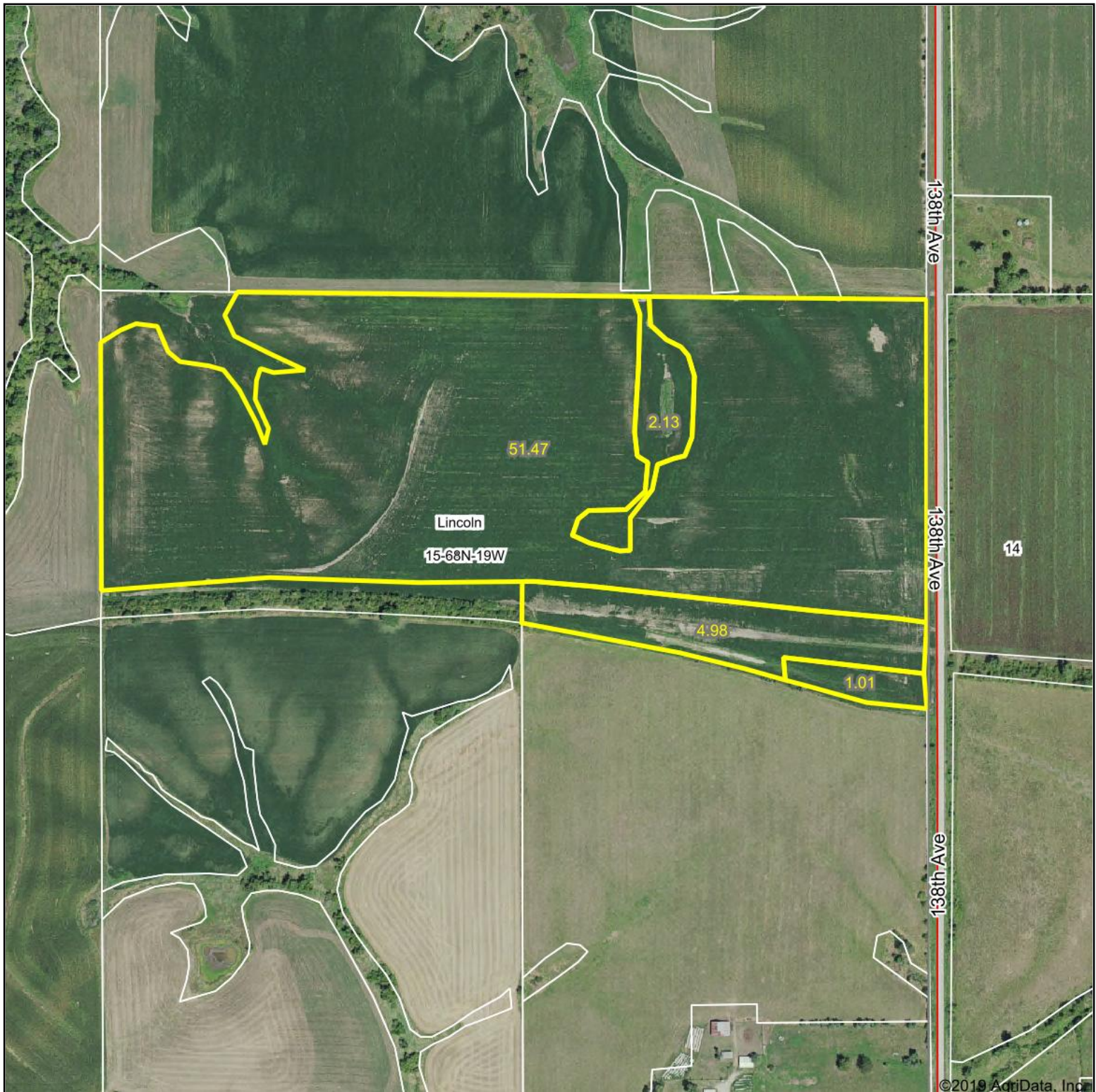
\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# Aerial Map - Tillable Acres

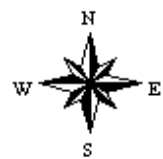


Map Center: 40° 41' 11.54, -93° 1' 30.06

0ft 489ft 978ft

Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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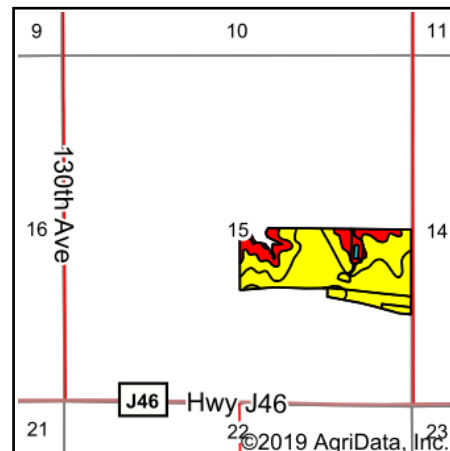
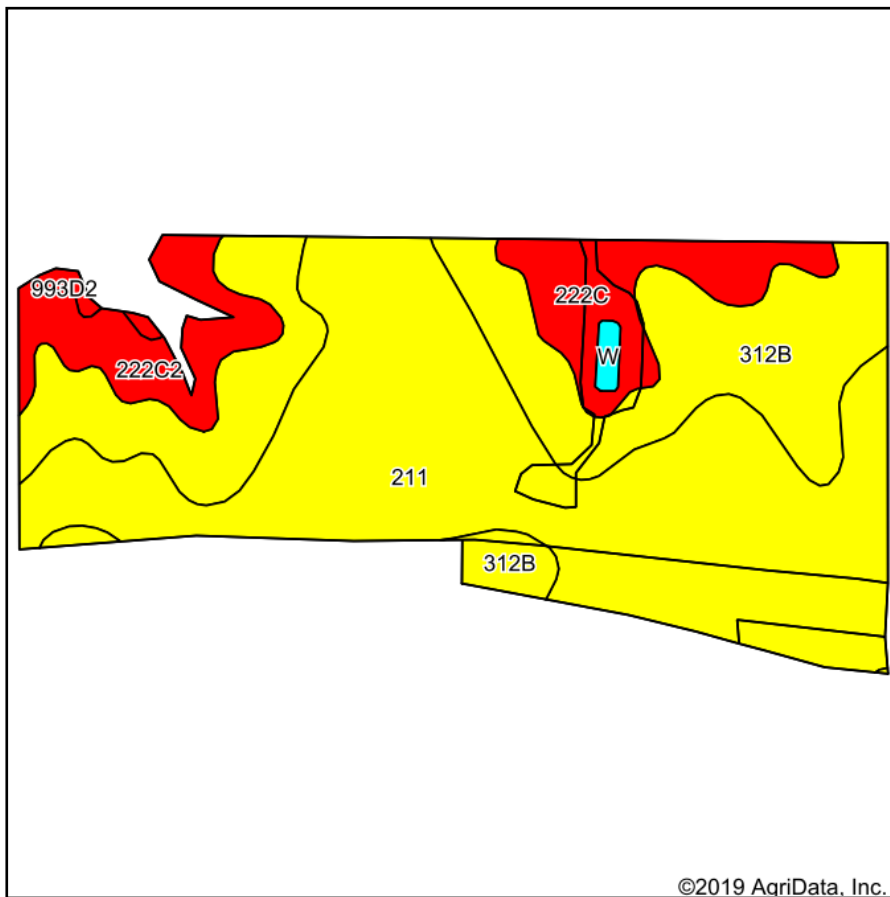
**15-68N-19W**  
**Appanoose County**  
**Iowa**



9/18/2019

Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map - Tillable Acres



State: **Iowa**  
 County: **Appanoose**  
 Location: **15-68N-19W**  
 Township: **Lincoln**  
 Acres: **59.59**  
 Date: **9/18/2019**



Maps Provided By:



Soils data provided by USDA and NRCS.

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
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993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded complex	0.37	0.6%		IVe	131.2	3.4	38	2.4	3.9	22	20	58	58	40	44
W	Water	0.31	0.5%			0	0	0	0	0	0	0		0	0	0
Weighted Average						140.4	3.1	40.7	2.5	4.2	55.4	54.3	*n 67.6	*n 67.6	*n 40.6	*n 61.2

\*\*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.

\*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.





United States  
Department of  
Agriculture

## Appanoose County, Iowa



ALL FIELDS NON-IRRIGATED

### Wetland Determination

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

Tract Cropland Total: 59.59 acres

2019 Program Year  
Map Created September 06, 2019

Farm **662**  
Tract **283**

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IOWA  
APPANOOSE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 662

Prepared : Sep 18, 2019

Crop Year : 2019

Operator Name : DANIEL NATHAN WESTPHAL  
Farms Associated with Operator : 19-007-662, 19-185-3807, 19-185-4439, 19-185-4982, 19-185-5187, 19-185-5188, 19-185-5712  
CRP Contract Number(s) : None  
Recon ID : None  
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
61.78	59.59	59.59	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.Rel. Activity	Broken From Native Sod
0.00	0.00	59.59	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	48.70	0.00	126	
Soybeans	3.80	0.00	34	
<b>TOTAL</b>	<b>52.50</b>	<b>0.00</b>		

NOTES

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Tract Number : 283  
Description : SE 1/4 SEC 15 - LINCOLN  
FSA Physical Location : IOWA/APPANOOSE  
ANSI Physical Location : IOWA/APPANOOSE  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : MRS JANET M GRISWOLD  
Other Producers : None  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
61.78	59.59	59.59	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	59.59	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	48.70	0.00	126

IOWA  
APPANOOSE  
Form: FSA-156EZ



FARM : 662  
Prepared : Sep 18, 2019  
Crop Year : 2019

Abbreviated 156 Farm Record

Tract 283 Continued ...

Soybeans	3.80	0.00	34
<b>TOTAL</b>	<b>52.50</b>	<b>0.00</b>	

NOTES

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J46