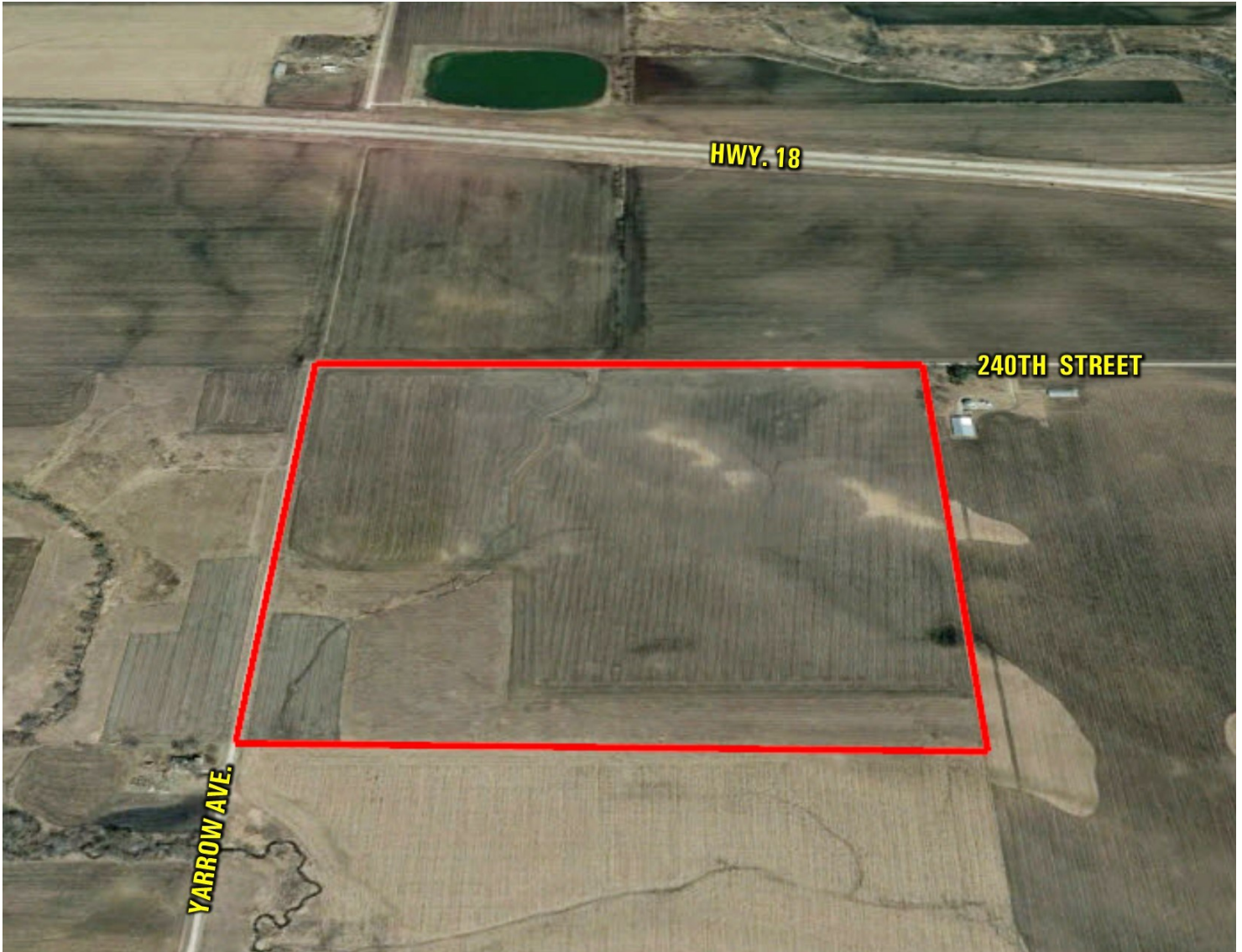


LAND FOR SALE

LISTING #14351

160 ACRES M/L
CERRO GORD COUNTY, IA



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:

The Northwest 1/4 of Section 25,
 Township 96 North, Range 19 West of
 the 5th P.M.

COMMENTS & BUILDING INFORMATION:

Offering 160 acres of nice laying farm
 land just 4 miles southeast of Mason
 City, Iowa. The farm is a square 160
 acres, 100% tillable and gently rolling.
 Attractive investment.

Owner is a licensed real estate Broker
 in the State of Iowa.

LEASE/FSA INFORMATION:

Negotiable for the 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

Yegge/Yegge Inc. 401(K), 60 Acres M/L, Cerro Gordo County, IA

TOTAL ACRES:	160
PRICE:	\$1,025,000
Price Per Acre:	\$6,406.25
Owner:	Douglas R. Yegge & Yegge Inc. 401(K)
Operator:	DeBuhr
County & State:	Cerro Gordo Co., Iowa
Location:	4 miles southeast of Mason City, IA
Possession Date:	Negotiable
Drainage Info:	Tile & Natural
Average Productivity:	61.2 CSR2
Taxable Acres:	155.06
Net RE Taxes:	\$2,666
Taxes Payable In:	2019-2020
Topography:	Level to gently rolling

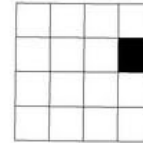
F.S.A. INFORMATION:

Farmland:	160
Crop Acres:	153.17
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	101.92
Corn Yield:	137
Soybean Base:	19.76
Soybean Yield:	39

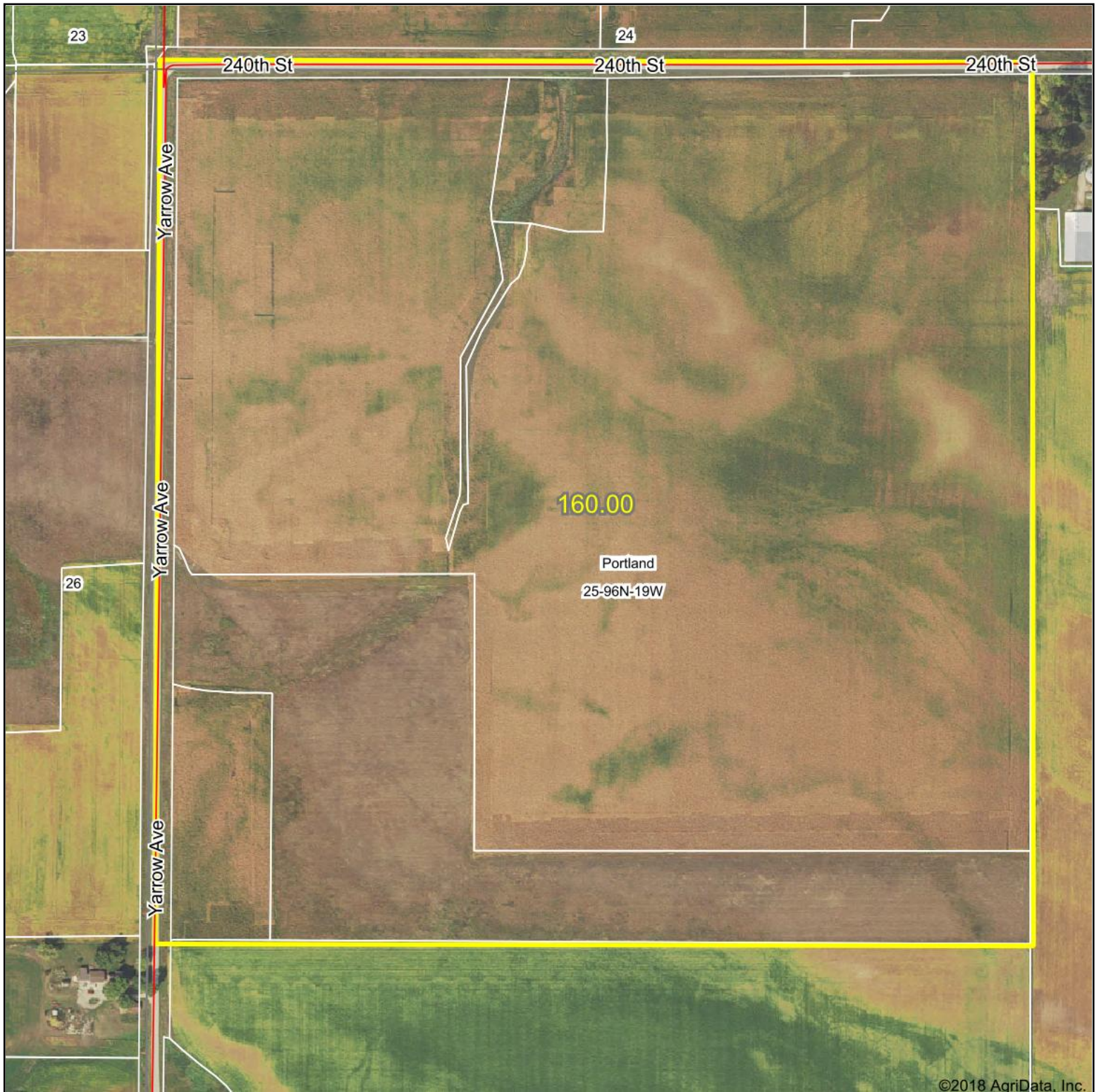
APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	160
Tillable Acres:	153.17
CRP Acres:	
Farmstead:	
Roads:	4
Waterways:	2.83
Timber:	
Pasture:	

R-19-W



Aerial Map

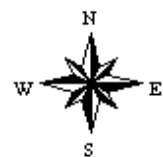


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map center: 43° 6' 28.62, -93° 2' 20.34

0ft 466ft 932ft

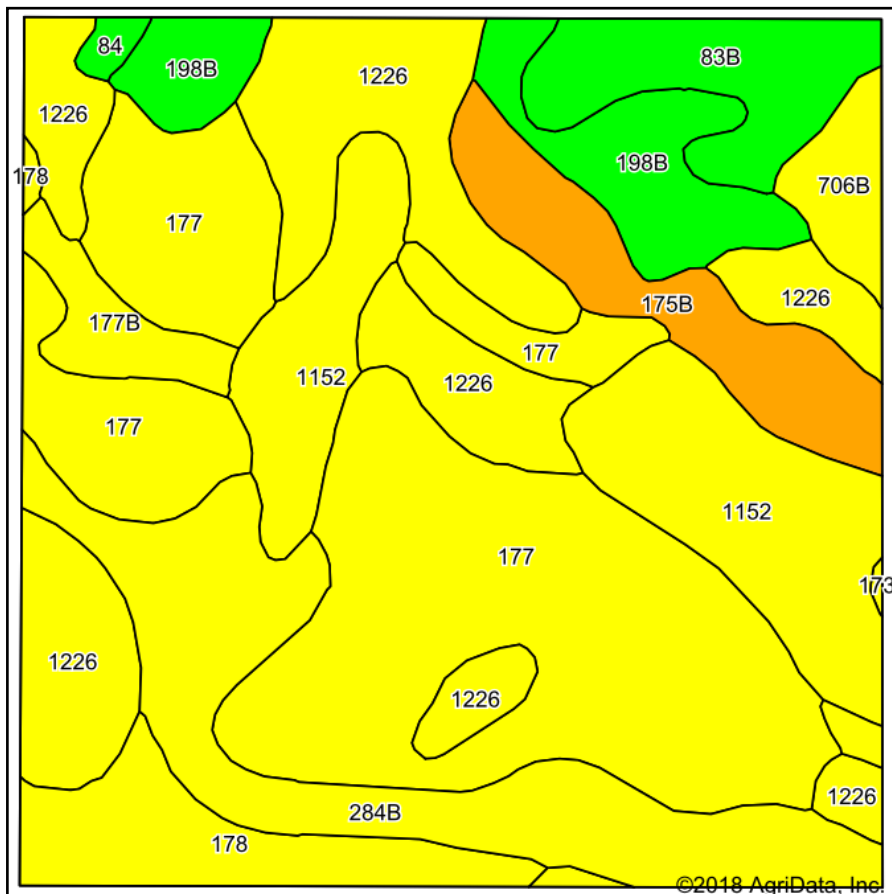
25-96N-19W
Cerro Gordo County
Iowa



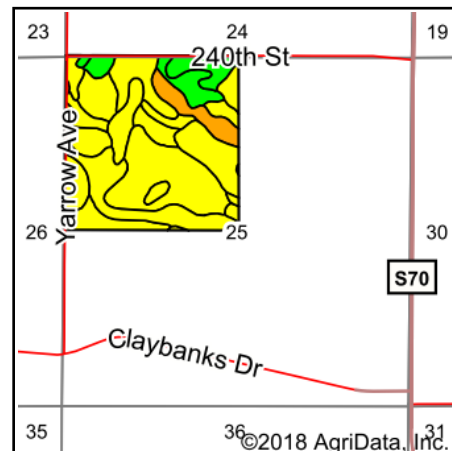
10/10/2018

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Cerro Gordo**
 Location: **25-96N-19W**
 Township: **Portland**
 Acres: **160**
 Date: **10/10/2018**

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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA033, Soil Area Version: 20

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	Corn	Oats	Soybeans	NCCPI Overall	NCCPI Corn	NCCPI Small Grains	NO
177	Saude loam, 0 to 2 percent slopes	49.37	30.9%		IIls	80	2.2	23.2	1.4	2.4	60	63				75	75	55	
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	28.76	18.0%		IIls	80	2.1	23.2	1.4	2.4	59	71				86	86	31	
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	19.99	12.5%		IIlw	80	1.7	23.2	1.4	2.4	54	67				84	84	14	
284B	Flagler sandy loam, 2 to 5 percent slopes	19.66	12.3%		IIIle	80	2.2	23.2	1.4	2.4	51	37				57	57	47	
198B	Floyd loam, 1 to 4 percent slopes	9.82	6.1%		IIlw	222.4	5.8	64.5	4	6.7	89	78				86	86	34	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	9.20	5.8%		IIIle	80	2.2	23.2	1.4	2.4	50	55				60	60	47	
178	Waukee loam, 0 to 2 percent slopes	8.19	5.1%		IIls	80	2.2	23.2	1.4	2.4	69	77				83	83	66	

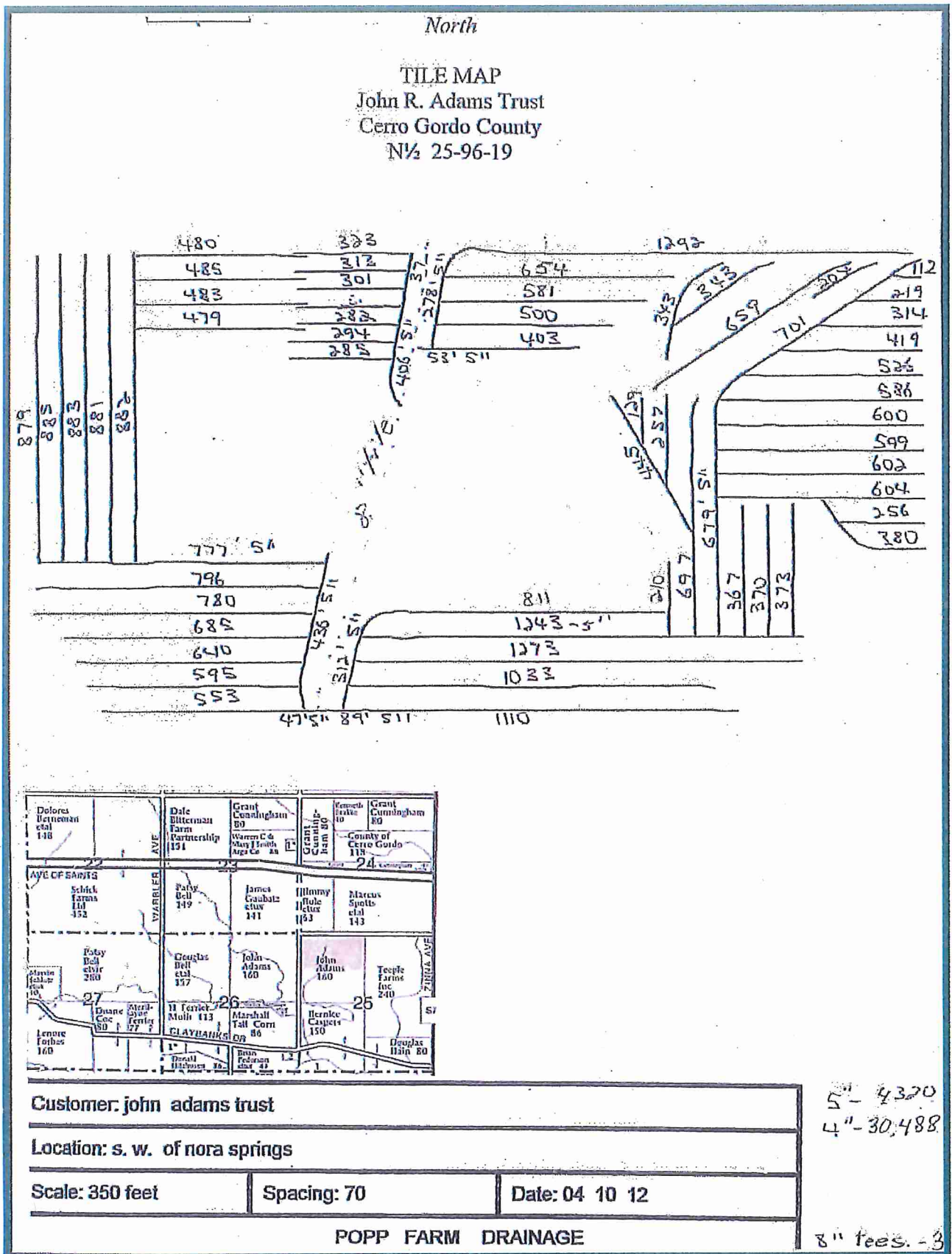
83B	Kenyon loam, 2 to 5 percent slopes	7.84	4.9%		Ile	225.6	6.3	65.4	4.1	6.8	90	83	210	91	61	84	84	51
177B	Saude loam, 2 to 5 percent slopes	3.36	2.1%		Ils	80	2.2	23.2	1.4	2.4	55	58				75	75	55
706B	Cerlin silt loam, 2 to 5 percent slopes	3.08	1.9%		Ile	80	2.1	23.2	1.4	2.4	64	58				69	69	31
84	Clyde silty clay loam, 0 to 3 percent slopes	0.63	0.4%		Ilw	224	4.7	65	4	6.7	88	78	193.5	76.5	56	86	86	4
173	Hoopeston fine sandy loam, 1 to 3 percent slopes	0.10	0.1%		Ile	80	2.1	23.2	1.4	2.4	55	62				67	67	25
Weighted Average						96.4	2.5	28	1.7	2.9	61.2	63.8	11.1	4.8	3.2	76.5	76.5	42.5

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

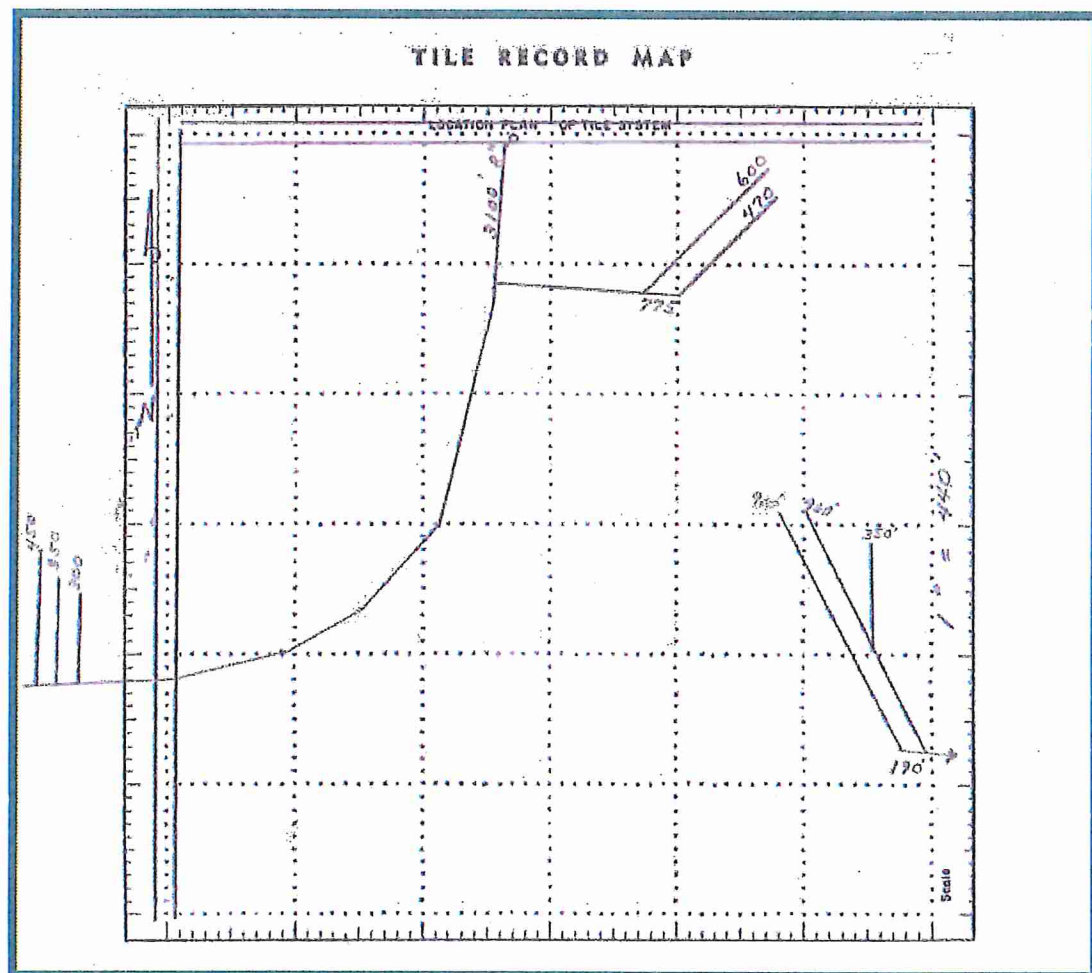
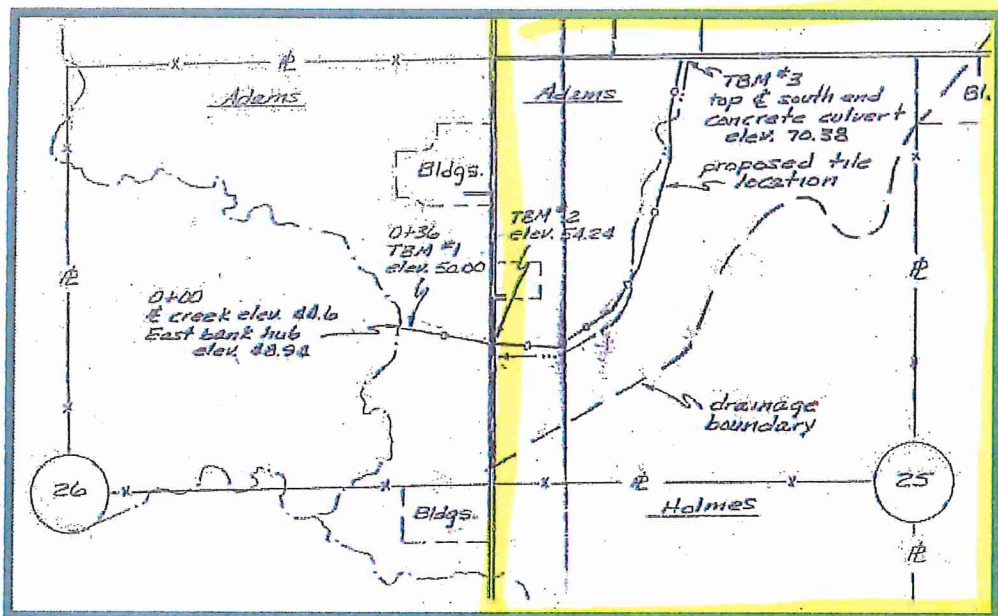
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Tile Maps



HWY. 18

240TH STREET

YARROW AVE.



MASON CITY

HWY 122

NORA SPRINGS

HWY 18



HANFORD