

LAND FOR SALE

LISTING #15055

150 ACRES M/L
BUTLER COUNTY, IOWA



DOUGLAS R. YEGGE

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ALAN MCNEIL

C: 563-321-1125
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YEGGEMCNEILLAND.COM

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563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION: The South 1/2 of the South 1/2, excluding acreage in the Northwest corner, Section 8, Township 90 North, Range 18 West, Butler Co., IA.

COMMENTS & BUILDING INFORMATION:
Offering 150 acres of nice laying farm land just 7 miles northwest of Aplington, Iowa. The farm consists of 150.13 crop acres carrying a CSR2 of 85. Included is 6,000 bu. and 6,500 bu. grain storage and a 45'x 60' machine shed. Attractive investment.

LEASE/FSA INFORMATION:
Leased 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**
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Alan@PeoplesCompany.com

Yeggemcneilland.com

Darlene Ulfers Estate, 150 Acres M/L, Butler County, IA

TOTAL ACRES:	150
PRICE:	\$1,305,000
Price Per Acre:	\$8,700
Owner:	Darlene Ulfers Estate
Operator:	
County & State:	Butler Co., IA
Location:	7 miles NW of Aplington
Possession Date:	To be agreed
Drainage Info:	Tile
Average Productivity:	85 CSR2
Taxable Acres:	149.25
Net RE Taxes:	\$4,184
Taxes Payable In:	2019/2020
Topography:	Level to Gently Rolling

F.S.A. INFORMATION:

Farmland:	150.82
Crop Acres:	150.13
Effective DCP Cropland	
CRP Acres:	
Corn Base:	75
Corn Yield:	183
Soybean Base:	75
Soybean Yield:	50

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	150
Tillable Acres:	150.13
CRP Acres:	
Farmstead:	
Roads:	
Waterways:	
Timber:	
Pasture:	

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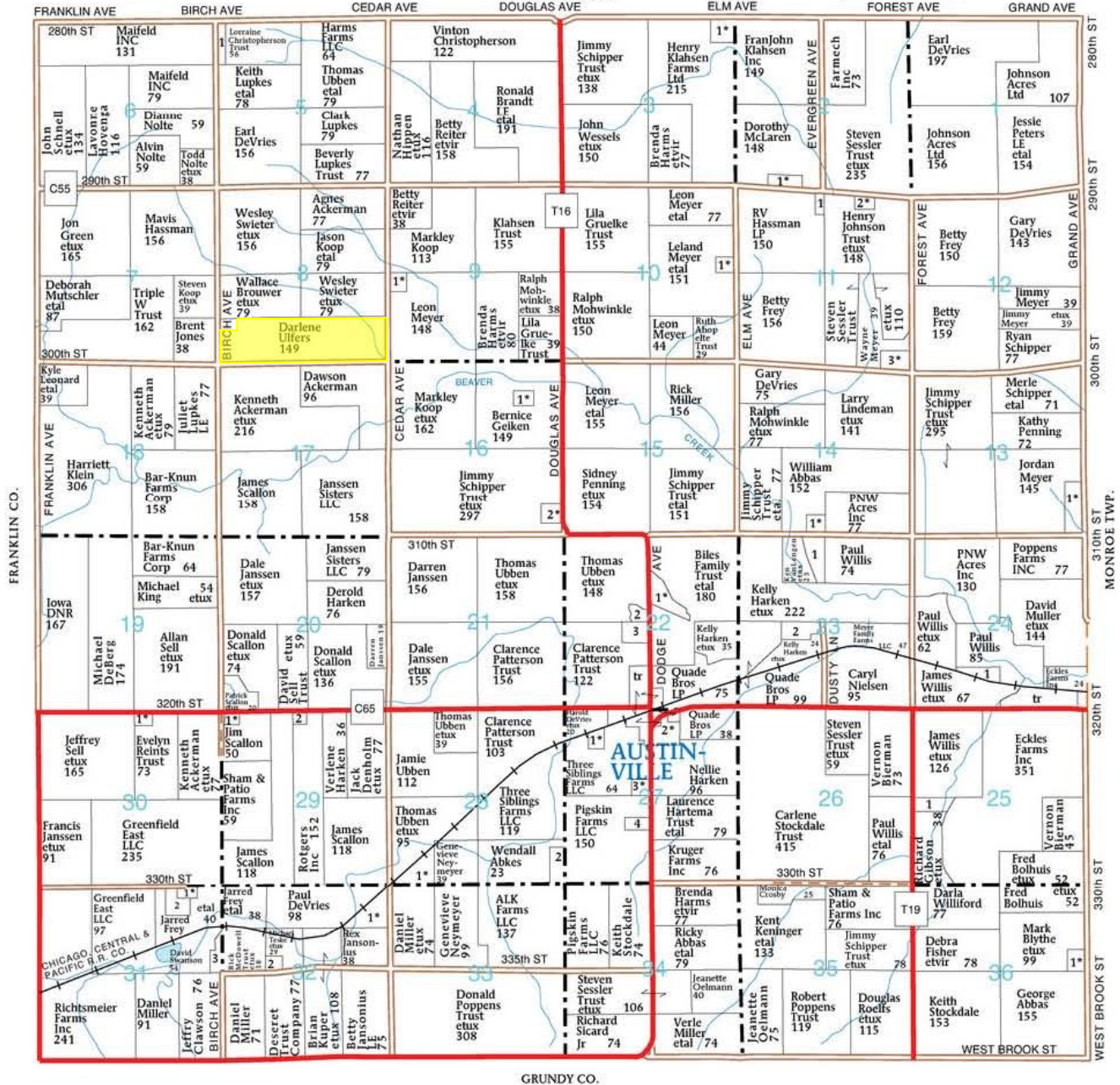
T-90-N

WASHINGTON PLAT

R-18-W

(Landowners)

MADISON TWP.



GRUNDY CO.

WASHINGTON TOWNSHIP**SECTION 2**

1. Leisinger, Lee et al 8

SECTION 3

1. Kampman, Grant et ux 10

SECTION 5

1. Washington Reformed Church 6

SECTION 9

1. Koop, James et ux 5

SECTION 10

1. Meyer, Andrew et ux 7

SECTION 111. Morehouse, Dennis 6
2. Skinner, Michael et ux 6
3. Paulding, Alan et ux 7**SECTION 13**

1. Best LE, Ronald et al 11

SECTION 14

1. Borwig, Joel et ux 5

SECTION 16

1. Geiken, Dennis et ux 8

2. Quandt, Alvin et ux 7

SECTION 22

1. Mohwinkle, Ralph et ux 14

2. Butler County 6

3. Schwabke, Terrill 12

SECTION 23

1. Willis, Paul 14

2. Harken Trust, Sandra 15

SECTION 24

1. PNW Acres Inc 10

SECTION 25

1. DeGroot, Karen 10

SECTION 27

1. Ubben, Kent et ux 19

2. Harken, Larry et ux 14

3. Tjabring, Billy 5

4. Abkes, Wendall 7

SECTION 28

1. Miller, Daniel et ux 13

2. Pigskin Farms LLC 17

SECTION 29

1. Johnson, Joey et ux 7

2. Ubben, Jamie 6

SECTION 30

1. Weikert, Dean et ux 5

SECTION 31

1. Frey, Jarred et ux 6

2. Scallon, James 16

3. Scallon, James 11

SECTION 32

1. Miller, Daniel et ux 14

2. Ibeling, Scott 6

SECTION 36

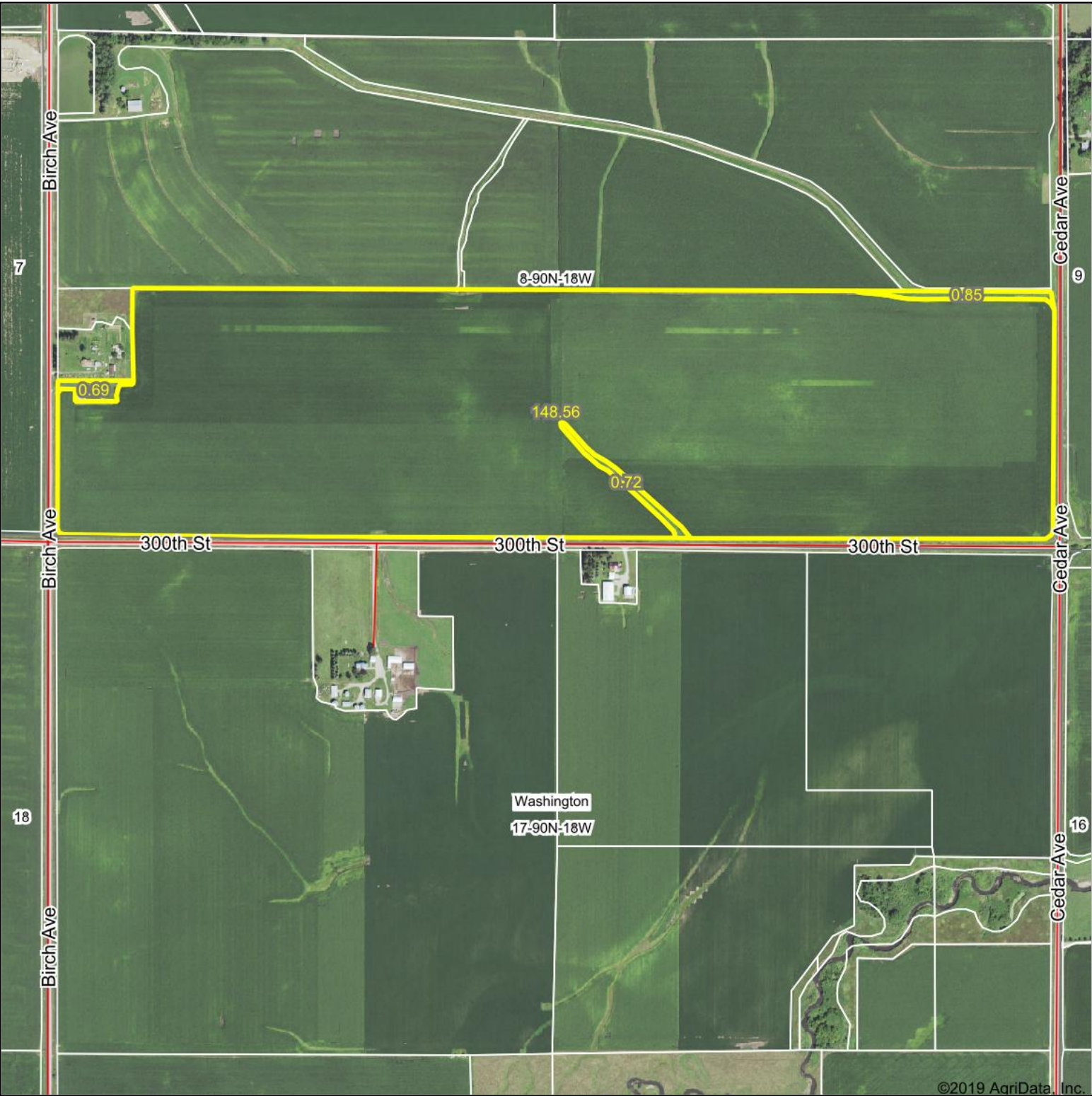
1. Rogers, John et ux 5


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BUTLER CO., IA

Aerial Map - Total Acres



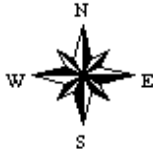


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INNOVATIVE. REAL ESTATE. SOLUTIONS.

Map Center: 42° 36' 52.73, -92° 59' 47.33


17-90N-18W
Butler County
Iowa

0ft 817ft 1634ft



6/19/2020

Maps Provided By:

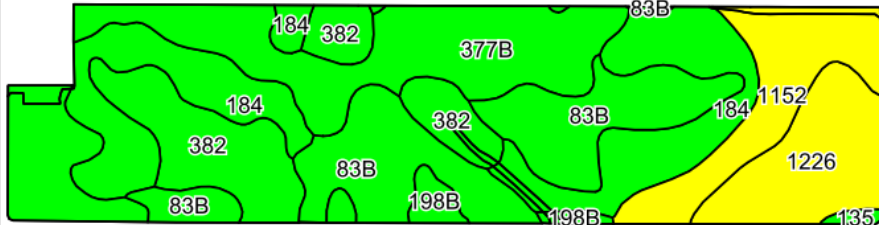


surety[®]
CUSTOMIZED ONLINE MAPPING

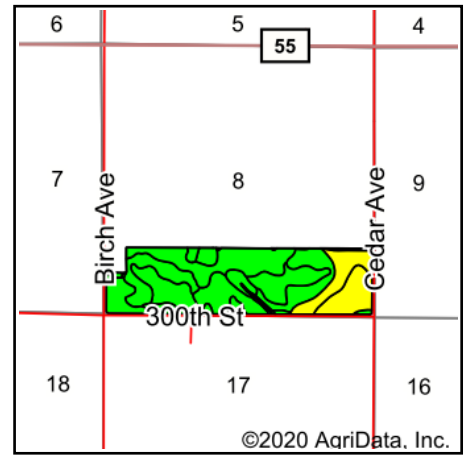
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Acres



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State: **Iowa**
 County: **Butler**
 Location: **8-90N-18W**
 Township: **Washington**
 Acres: **150.82**
 Date: **7/7/2020**



Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: IA023. Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	CSR	Corn	Oats	Soybeans	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	35.98	23.9%		Ile	232	6.5	67.3	94	90				88	88	57	75
184	Klinger silty clay loam, 1 to 4 percent slopes	32.13	21.3%		Iw	240	6.2	69.6	95	95				88	88	31	81
83B	Kenyon loam, 2 to 5 percent slopes	29.77	19.7%		Ile	225.6	6.3	65.4	90	85	210	91	61	84	84	51	75
382	Maxfield silty clay loam, 0 to 2 percent slopes	19.98	13.2%		Ilw	230.4	4.8	66.8	87	90				74	74	11	63
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	14.80	9.8%		Ilw	166.4	3.5	48.3	54	68				84	84	14	58
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	14.44	9.6%		Ils	80	2.1	23.2	59	72				86	86	31	61
198B	Floyd loam, 1 to 4 percent slopes	3.11	2.1%		Ilw	222.4	5.8	64.5	89	75				84	84	34	83

135	Coland clay loam, 0 to 2 percent slopes	0.61	0.4%		Ilw	198.4	4.2	57.5	74	80				94	94	57	89
Weighted Average						210.9	5.4	61.2	85	85.8	41.5	18	12	*n 84.7	*n 84.7	*n 37	*n 71.9

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

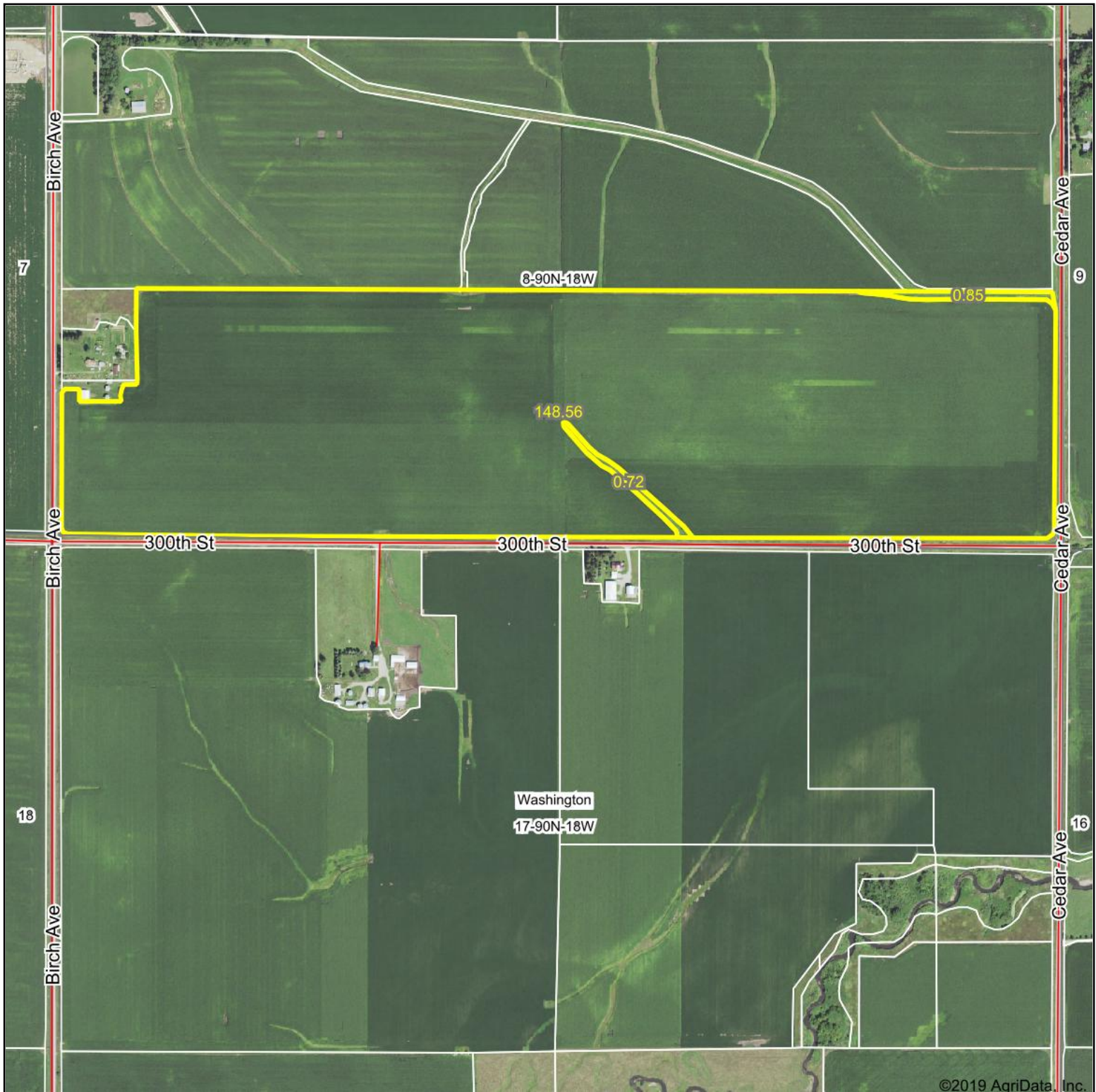
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*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



©2019 AgriData, Inc.



Map Center: 42° 36' 52.73, -92° 59' 47.33

0ft 817ft 1634ft

17-90N-18W
Butler County
Iowa

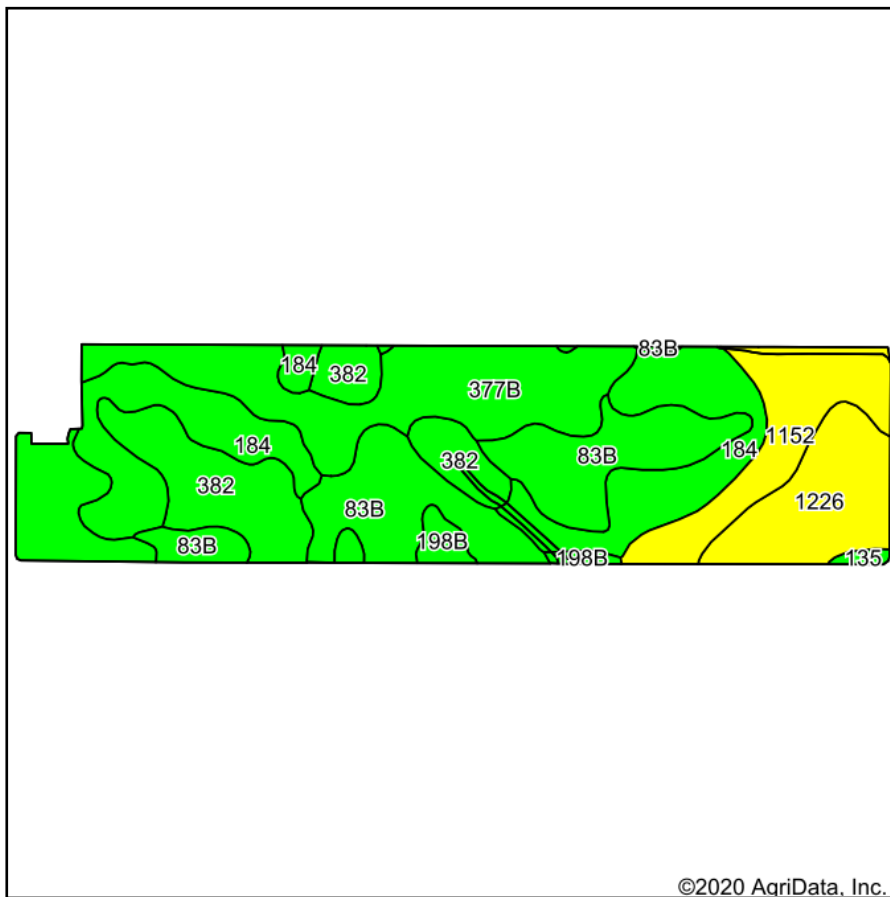


6/19/2020

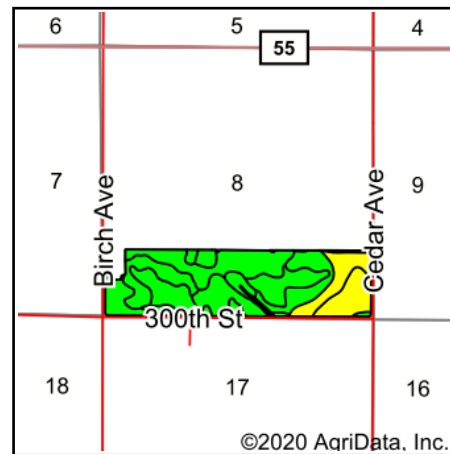
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tillable Acres



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

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Soils data provided by USDA and NRCS.

Iowa
Butler
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 3366
Prepared: 6/10/20 2:36 PM
Crop Year: 2020
Page: 1 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.

Operator Name Farm Identifier
JANSSEN, DARREN L 91 SPLIT OF 1613

Farms Associated with Operator:
2449, 6807

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
150.82	150.13	150.13	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	150.13	0.0	0.0	0.0			

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	75.0	183	0.0
SOYBEANS	75.0	50	0.0
Total Base Acres:	150.0		

Tract Number: 5321 Description 9018 S1/2SW1/4 & S1/2SE1/4 s8
FSA Physical Location : Butler, IA ANSI Physical Location: Butler, IA
BIA Range Unit Number:
HEL Status: NHEL: no agricultural commodity planted on undetermined fields
Wetland Status: Tract does not contain a wetland
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
150.82	150.13	150.13	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	150.13	0.0	0.0	0.0	
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction			
CORN	75.0	183	0.0			
SOYBEANS	75.0	50	0.0			
Total Base Acres:	150.0					

Owners: ULFERS, DARLENE

Iowa

Butler

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 3366

Prepared: 6/10/20 2:36 PM

Crop Year: 2020

Page: 2 of 2

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Other Producers: None



United States
Department of
Agriculture

Butler 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.

2020 Program Year

Map Created May 05, 2020

Farm **3366**

Tract **5321**

Tract Cropland Total: 150.13 acres