



P.O. Box 700

Maquoketa, IA 52060

2,705 Acres
(S. Central Iowa)
Oen Trust



RLI Farm & Ranch
REALTORS LAND INSTITUTE

LAND FOR SALE

<i>TOTAL ACRES</i>	2,705 M/L
<i>PRICE</i>	\$12,850,000.
<i>Price Per Acre</i>	\$4,750.
<i>Owner</i>	Myron Oen Trust & Wilma Oen Trust
<i>Operator</i>	Various per Area
<i>County & State</i>	Appanoose Co., Wayne Co., Decatur Co., IA
<i>Location</i>	Various in South Central IA
<i>Possession Date</i>	TBD
<i>Drainage Info</i>	Tile, Terraces, and Grass Waterways
<i>Average Productivity</i>	
<i>Taxable Acres</i>	2,705 M/L
<i>Net RE Taxes</i>	\$38,278. Ave. \$14.15 p/A
<i>Taxes Payable In</i>	Current Year
<i>Topography</i>	Level to Rolling

TO CONTACT LISTING AGENT

Call: Dave Hueneker
Cell: 815-291-6550
Email: daveiowafarmland@gmail.com

LEGAL DESCRIPTION (abbreviated)

Various – see enclosed Maps

COMMENTS & BUILDING INFORMATION

- 1 Machine shed on 400/A in Wayne Co., IA
2. A lot of tile and terracing improvements have been made on the farms

F.S.A. INFORMATION

Farmland	2,697.88
Crop Acres	2,439.37
CRP Acres	46.08
Wheat Base	7.8
Wheat Yield	See FSA Doc.
Corn Base	1,120.73
Corn Yield	See FSA Doc.
Soybean Base	606.5
Soybean Yield	See FSA Doc.

APPROX. BREAKDOWN OF ACRES

Total Acres	2,697.88
Tillable Acres	2,439.37
CRP Acres	46.08
Farmstead	0
Roads	Hard Surface Gravel
Waterways	Limited
Timber	Small acreages on Various Farms
Pasture	N/A

LEASE/FSA INFORMATION

See following enclosed pages for FSA/Lease Info.

* All information for this farm is gained from Surety; County FSA; County Tax records and any other source that is deemed to be reliable but not guaranteed to be 100% accurate.

<u>FSA Info:</u>	FSA Farmland	Crop Acres	CRP	Corn Base	Corn Yield	Soybean Base	Soybean Yield	Wheat/ Oats Base
Appanoose								
FSA Farm #								
#3860	74.06	70.3	0	30.3	97	30.3	32	0
#4088	251.35	234.2	0	58.6	91	82.5	28	0
#4608	147.94	139.84	0	38.9	101	28	27	W 1.2
Wayne								
#4548	184.87	164.65	0	27.2	101	9.7	28	0
#4210	392.75	364.22	0	191.12	91	63.78	20	0
#5785								
T.820	96.06	90	0	34.8	98	42	30	W 1.2
T.-914	234.82	202.91	23.35	53.31	91	3.9	30	0
T.-4854	313.47	275.68	11.6	133.09	130	127.3	35	0
T.-4853	196.38	186.23	0	108.3	103	68.7	34	O 2.4
T.3203	360.65	339.31	0	269.2	113	21	36	0
#247	155.47	148.82	11.13	42.3	98	48.3	27	W 5.4
Decatur								
#3282	290.06	223.21	0	133.61	94	81.02	52	0
Total:	2,697.88	2,439.37	46.08	1,120.73		606.50		W 7.8/ O 2.4

<u>R.E. Tax Info:</u>	R. E. Taxes	Per Acre Est.	Total State Tax
Appanoose			
Acres/FSA Farm #			
74/#3860	932	12.59	
250/#4088	2,820	11.28	
149/#4608	1,612	10.82	
Wayne			
182/#4548	2,526	13.88	
400/#4210	5,556	13.89	
1201/#5785			
100/T.-820	1,286	12.86	
240/T.-914	3,212	13.38	
502/T.-4854	3,970	12.66	
502/T.-4853	2,816	14.34	
360/T.-3203	5,862	16.28	
160/#247	2,400	15.01	
Decatur			
280/#3282	5,286	18.88	
IA Tax Total:			38,278

* All information for this farm is gained from Surety; County FSA; County Tax records and any other source that is deemed to be reliable but not guaranteed to be 100% accurate.

Myron and Wilma Oen Farms**2020 Cash Flow**

March 1st - Farm Rent		Tenant					Total
400/347	Wayne Co., IA	Kuiken Farms	Thru	2021	\$200	\$ 69,400	
160/135	Wayne Co., IA	Kuiken Farms	Thru	2021	\$200	\$ 27,000	
147/131	Appanoose Co., IA	Porter Farms	Thru	2022	\$200	\$ 26,200	
502/457	Wayne Co., IA	Porter Farms	Thru	2022	\$200	\$ 91,400	
360/337	Wayne Co., IA	Porter Farms	Thru	2022	\$200	\$ 67,400	
182/141	Wayne Co., IA	Porter Farms	Thru	2022	\$200	\$ 28,200	
258/222	Appanoose Co., IA	Gage Porter	Thru	2022	\$200	\$ 44,400	
100/90	Wayne Co., IA	Porter Farms	Thru	2022	\$200	\$ 18,000	
240/202	Wayne Co., IA	Porter Farms	Thru	2022	\$200	\$ 40,400	
282/240	Decatur Co., IA	Porter Farms	Thru	2022	\$200	\$ 48,000	
72/71	Appanoose Co., IA	Greg Wilson	Thru	2020	\$210	\$ 15,120	
					Total:		\$475,520
October 15th - CRP							
240/23.35	Wayne Co., IA		Thru	2025	\$195.85	\$ 4,573	
502/11.60	Wayne Co., IA		Thru	2027	\$208.96	\$ 2,424	
160/11.13	Wayne Co., IA		Thru	2021	\$104.94	\$ 1,542	
					Total:		\$8,540
Hunting Leases:							\$10,000
					Total Gross Farm Income:		\$494,060