



Iowa Land Management and Real Estate Co.

SPECIALISTS IN FARM MANAGEMENT, SALES AND APPRAISAL

Farm for Sale



Dorothy Plagmann Trust

127.12 Taxable Acres

Benton County, Iowa

415 A Avenue, Vinton, IA 52349

Ph. 319-472-5353 • 877-718-LAND • Fax 319-472-5454

email: iowaland@mebbs.com

website: www.iowalandmgmt.com

FARM LISTING INFORMATION

Owner: Dorothy Plagmann Trust

Location: 2 miles SE of Norway

Listing Agent: Dave Wessling 319-721-7363

Asking Price: \$1,644,000.00

Number of Taxable Acres: 123.96 per county assessor

Number of Tillable Acres: 113.38 per FSA.

CSR2: 88.2 per "Web Soil Survey"/

Proposed closing date: On or before 12/31/21.

Use: Row crop production

Drainage: The farm is believed to be well drained.

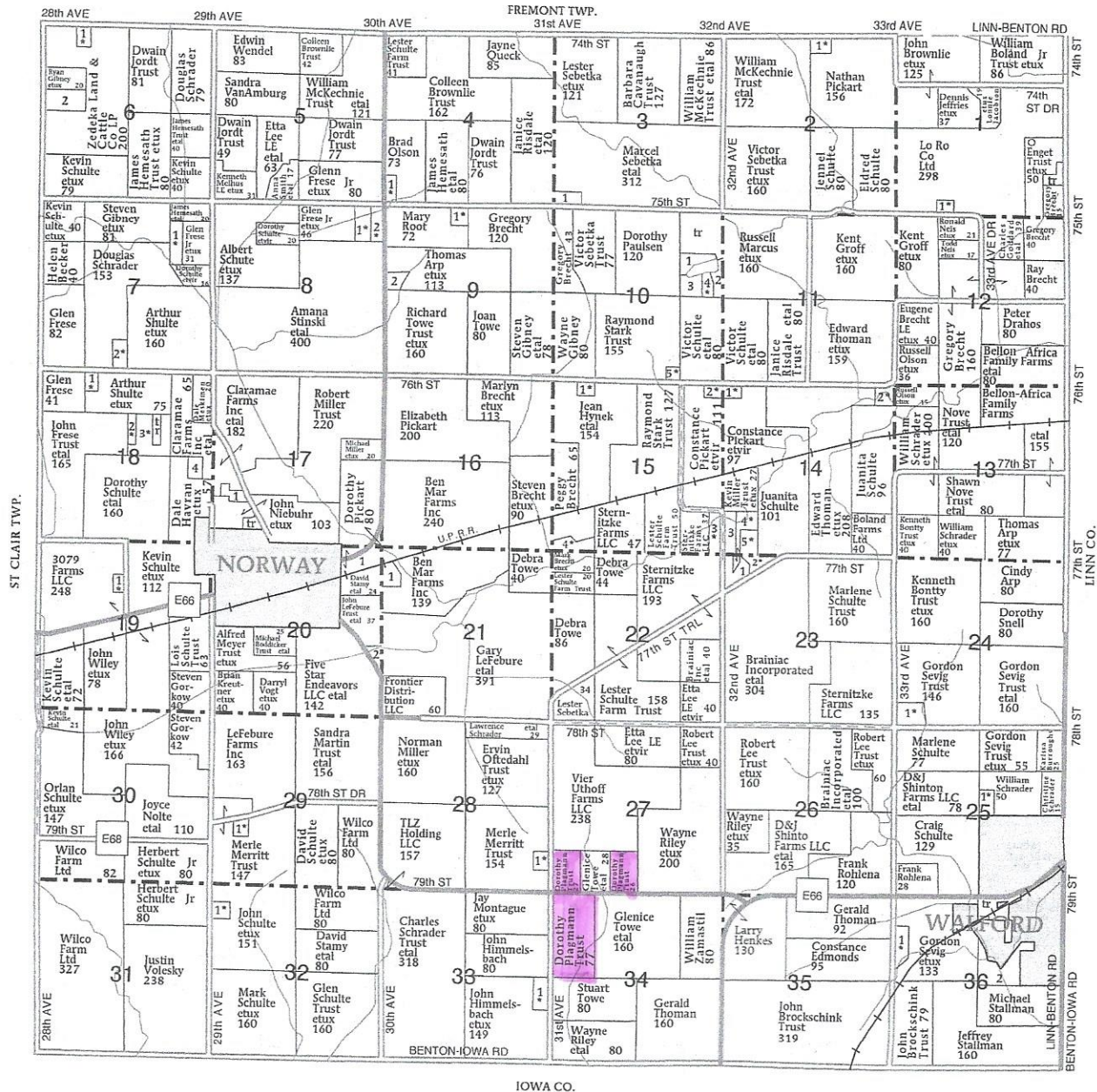
Buildings: None

Property Tax (Net): \$3,760 (Net)

Possession: Immediate. Subject to existing lease which expires 3/1/2022.

Other: Excellent dirt with great history. Hard surface road access. The farm is being sold subject to the existing lease which will terminate effective 3/1/22.

Directions: From Norway, follow E66 south out of town for 2.5 miles around the curve and heading east. Property on both the north and south sides of E66.



FLORENCE TOWNSHIP

SECTION 1

1. Quackenbush, Christopher et al 5

SECTION 2

1. Yohannan, Sam et al 6

SECTION 3

1. Stolba, Andrea 7

SECTION 4

1. Thompson Trust, Dennis et al 7

SECTION 5

1. Etscheidet, William et al 6

2. Ryan Gibney Family Farm LLC 20

SECTION 7

1. Gibney, Steven 9

2. Houser, Kenneth et al 10

SECTION 8

1. Lee Trust, Robert et al 16

2. Lee LE, Etta et al 9

1. Root, Allen et al 7

2. Haas, Sara 7

SECTION 10

1. Petes Hills Home Owners Association Inc 11

2. Foster, Debbie 6

3. Hall, Leona 10

4. Nordgren, Gordon et al 6

5. Becker, Mike et al 5

SECTION 14

1. Pickart, Michael et al 5

2. Krsek, Karl et al 9

3. McGrath, Dale 13

4. Miller, Kevin et al 11

5. Marcus, Russell et al 14

SECTION 15

1. Jones, Levi et al 5

2. Pickart, Michael et al 5

3. Reinhart, Ralph et al 10

4. Brecht, Mark et al 10

SECTION 17

1. Cemetery 8

SECTION 18

1. Schulte, Robert et al 5

2. Schulte, Dorothy et al 6

3. Schulte, Kevin et al 28

4. Schulte Trust, Lois 7

SECTION 19

1. Towe, Tanner et al 5

SECTION 20

1. Pickart, Dorothy 14

2. Lefebure Trust 5

SECTION 21

1. City of Norway 10

SECTION 23

1. Daggy, Brad 9

2. Marcus, Russell et al 7

SECTION 24

1. Ludeking, George et al 14

SECTION 25

1. Schradler, William et al 10

SECTION 28

1. Cook, Brandon et al 5

SECTION 29

1. Montague, Jay et al 7

SECTION 32

1. Schulte, Austin et al 7

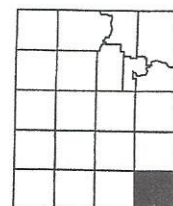
SECTION 33

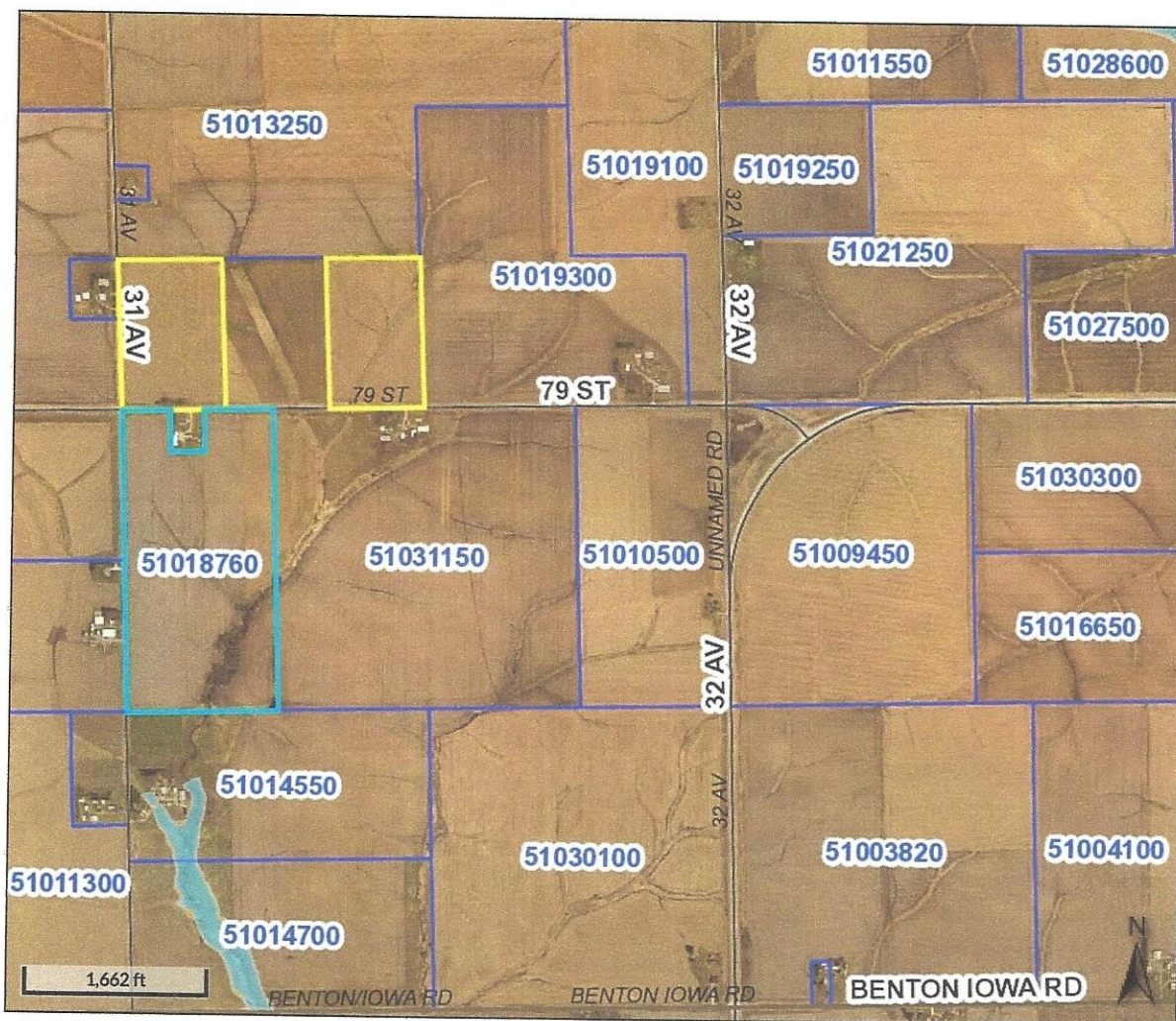
1. Heiken, Sean et al 11

SECTION 36

1. Schmidt, Thomas et al 11

2. Stallman, Michael 26














Overview



Legend

-  Corporate Limits
-  Survey Townships
-  Roads
-  Parcels
- 2020 Flood Map**
 -  A - 1% ANNUAL CHANCE
 -  AE - 1% ANNUAL CHANCE
 -  AE - FLOODWAY
 -  0.2% ANNUAL CHANCE, RIVERIN
-  Engineering Centerlines

Parcel ID 51018760
 Sec/Twp/Rng 34-82-09
 Property Address 79TH ST
 NORWAY

Alternate ID 2034100001
 Class A
 Acreage 74.31

Owner Address HERTZ FARM MGMNT
 PO BOX 500
 NEVADA, IA 50201-0500

District 510
 Brief Tax Description W 1/2 NW 1/4 EX PAR A 34 82 9
 (Note: Not to be used on legal documents)

Date created: 5/5/2021
 Last Data Uploaded: 5/4/2021 10:21:25 PM

Developed by  **Schneider**
 GEOSPATIAL

Plagmann Trust



United States
Department of
Agriculture

Benton 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

Tract Cropland Total: 85.13 acres

2021 Program Year

Map Created April 13, 2021

Farm 748

Tract 1966

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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



United States
Department of
Agriculture

Benton 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

Tract Cropland Total: 21.85 acres

2021 Program Year

Map Created April 13, 2021

Farm 748
Tract 1967

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United States
Department of
Agriculture

Benton 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

Tract Cropland Total: 7.64 acres

2021 Program Year

Map Created April 13, 2021

Farm 3420

Tract 7494

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Iowa
Benton

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

FARM: 748
Prepared: 7/21/21 2:28 PM
Crop Year: 2021
Page: 1 of 2

Report ID: FSA-156EZ

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
MILLER, KEVIN ALAN

Farm Identifier

Farms Associated with Operator:
722, 749, 5851

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
116.81	106.98	106.98	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	106.98	0.0	0.0	0.0				

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	59.2	150	0.00
SOYBEANS	47.5	46	0.00
Total Base Acres:	106.7		

Tract Number: 1966 Description N15; SEC 27-82-9 SEC 34-82-0 FLORENCE

FSA Physical Location : Benton, IA ANSI Physical Location: Benton, IA

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
93.65	85.13	85.13	0.0	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	85.13	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	47.5	150	0.00
SOYBEANS	37.6	46	0.00
Total Base Acres:	85.1		

Owners: DOROTHY I PLAGMANN REVOCABLE TRUST

Iowa
Benton

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

FARM: 748

Prepared: 7/21/21 2:28 PM

Crop Year: 2021

Page: 2 of 2

Report ID: FSA-156EZ

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.

Other Producers: None

Tract Number: 1967 Description N15; SEC27-82-9 FLORENCE

FSA Physical Location : Benton, IA

ANSI Physical Location: Benton, IA

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
23.16	21.85	21.85	0.0	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	21.85	0.0	0.0		0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	11.7	150	0.00
SOYBEANS	9.9	46	0.00
Total Base Acres:	21.6		

Owners: DOROTHY I PLAGMANN REVOCABLE TRUST

Other Producers: None

Iowa

Benton

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 3420

Prepared: 7/21/21 3:45 PM

Crop Year: 2021

Page: 2 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.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
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Total Base Acres:

Other Producers: None

Tract Number: 7494 Description N15; SEC34-82-9 FLORENCE

FSA Physical Location : Benton, IA ANSI Physical Location: Benton, IA

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
7.64	7.64	7.64	0.0	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	7.64	0.0	0.0		0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS	0.5	73	0.00
CORN	4.7	152	0.00
SOYBEANS	2.0	47	0.00
Total Base Acres:	7.2		

Owners: PLAGMANN, DOROTHY I

Other Producers: None



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Area of Interest (AOI)

Soil Map

Soil Data Explorer

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Construction Materials

Disaster Recovery Planning

Land Classifications

Land Management

Military Operations

Recreational Development

Sanitary Facilities

Soil Health

Vegetative Productivity

Crop Productivity Index

Forest Productivity (Cubic Feet per Acre per Year)

Forest Productivity (Tree Site Index)

Iowa Corn Suitability Rating CSR2 (IA)

[View Description](#) [View Rating](#)

View Options

Map ☒

Table ☒

Description of Rating ☒

Rating Options

☐ Detailed Description

Advanced Options

[View Description](#) [View Rating](#)

Minnesota Crop Productivity Index

Range Production (Favorable Year)

Range Production (Normal Year)

Range Production (Unfavorable Year)

Yields of Irrigated Crops (Component)

Yields of Irrigated Crops (Map Unit)

Yields of Non-Irrigated Crops (Component)

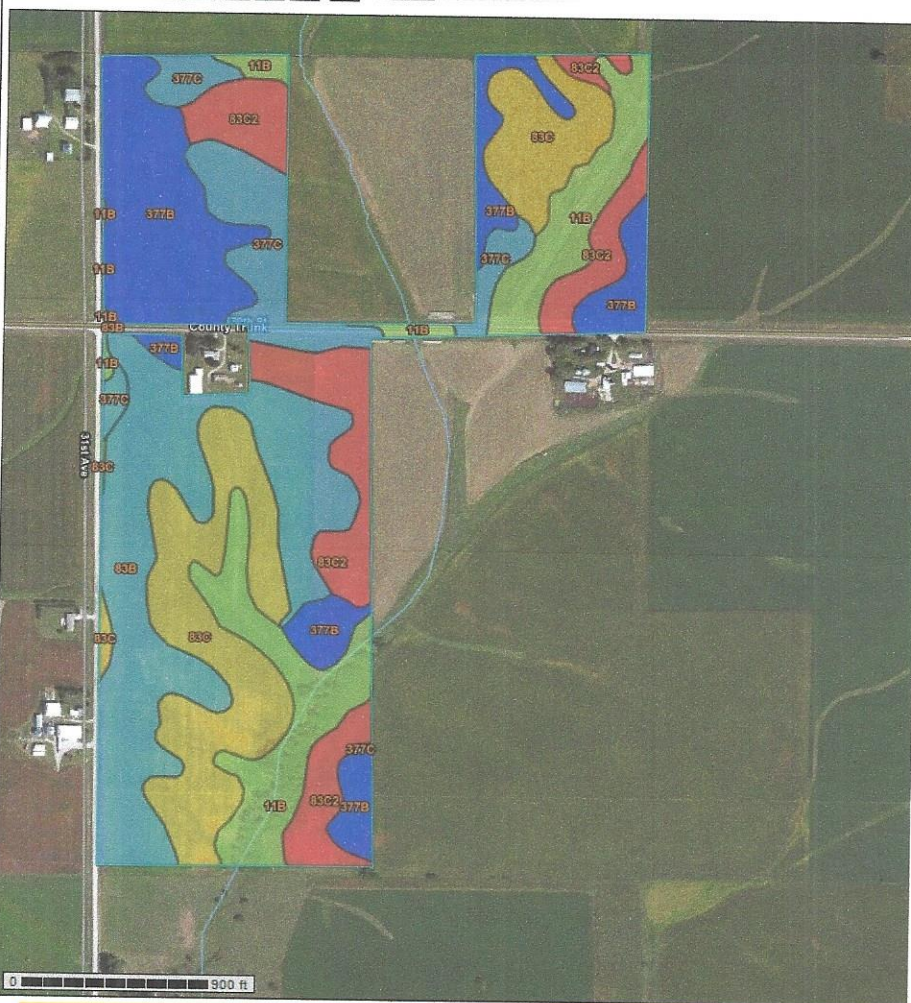
Yields of Non-Irrigated Crops (Map Unit)

Waste Management

Water Management

Map — Iowa Corn Suitability Rating CSR2 (IA)

Scale (not to scale)



Warning: Soil Ratings Map may not be valid at this scale.

You have zoomed in beyond the scale at which the soil map for this area is intended to be used. Map your AOI were mapped at 1:15,800. The design of map units and the level of detail shown in the re: Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of map areas of contrasting soils that could have been shown at a more detailed scale.

Tables — Iowa Corn Suitability Rating CSR2 (IA) — Summary By Map Unit

Summary by Map Unit — Benton County, Iowa (IA011)

Summary by Map Unit — Benton County, Iowa (IA011)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
11B	Colo-Ely complex, 0 to 5 percent slopes	86	20.2	15.6%
83B	Kenyon loam, 2 to 5 percent slopes	90	27.8	21.5%
83C	Kenyon loam, 5 to 9 percent slopes	85	26.8	20.7%
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	84	18.3	14.1%
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	94	24.7	19.0%
Totals for Area of Interest			129.6	100.0%

Summary by Map Unit — Benton County, Iowa (IA011)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	90	11.7	9.0%
Totals for Area of Interest		88.2	129.6	100.0%

Description — Iowa Corn Suitability Rating CSR2 (IA)

This attribute is only applicable to soils in the state of Iowa. Corn suitability ratings (CSR2) provide a relative ranking of all soils mapped in the State of Iowa according to their potential for the intensive production of row crops. The CSR2 is an index that can be used to rate the potential yield of one soil against that of another over a period of time. Considered in the ratings are average weather conditions and frequency of use of the soil for row crops. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes, and can be continuously row cropped to as low as 5 for soils that are severely limited for the production of row crops.

When the soils are rated, the following assumptions are made: a) adequate management, b) natural weather conditions (no irrigation), c) artificial drainage where required, d) no frequent flooding on the lower lying soils, and e) no land leveling or terracing. The weighted CSR2 for a given field can be modified by the occurrence of sandy spots, local deposits, rock and gravel outcrops, field boundaries, and noncrossable drainageways. Even though predicted average yields will change with time, the CSR2 values are expected to remain relatively constant in relation to one another over time.

Rating Options — Iowa Corn Suitability Rating CSR2 (IA)

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Higher