

# LAND FOR SALE

**78.51 ACRES M/L**

CEDAR COUNTY, IA

LISTING #15653



**DOUGLAS R. YEGGE**

C: 563-320-9900

O: 563-659-8185

[Doug@PeoplesCompany.com](mailto:Doug@PeoplesCompany.com)

**ALAN MCNEIL**

C: 563-321-1125

O: 563-659-8185

[Alan@PeoplesCompany.com](mailto:Alan@PeoplesCompany.com)

[YEGGEMCNEILLAND.COM](http://YEGGEMCNEILLAND.COM)

563-659-8185

700 6th Ave  
DeWitt, Iowa 52742

# LAND FOR SALE

## LEGAL DESCRIPTION:

The East 1/2 of the Southwest 1/4, excluding acreage, Section 19, Township 82 North, Range 1 West of the 5th P.M., Cedar Co., Ia.

## COMMENTS & BUILDING INFORMATION:

Peoples Company is pleased to present 78.51 acres MOL of high quality ground in Cedar County, Iowa. This nice lying piece is located approximately 2.5 miles East of Clarence, just North of Hwy. 30 and carries an average CSR2 of 90. This is an easy farm to add on to any operation and the size makes it perfect for a beginning farmer or investor.

## LEASE/FSA INFORMATION:

Open for the 2022 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

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

**78.51 Acres M/L, Cedar County, IA**

<b>TOTAL ACRES:</b>	<b>78.51</b>
<b>PRICE:</b>	<b>\$1,256,160</b>
<b>Price Per Acre:</b>	\$16,000
<b>Owner:</b>	Mangan
<b>Operator:</b>	Kruckenber
<b>County &amp; State:</b>	Cedar Co., IA
<b>Location:</b>	2.5 miles East of Clarence, IA
<b>Possession Date:</b>	As agreed
<b>Drainage Info:</b>	Natural
<b>Average Productivity:</b>	90 CSR2
<b>Taxable Acres:</b>	75.32
<b>Net RE Taxes:</b>	\$2,862
<b>Taxes Payable In:</b>	2019-2020
<b>Topography:</b>	Level

## F.S.A. INFORMATION:

<b>Farmland:</b>	82.18
<b>Crop Acres:</b>	78.51
<b>Effective DCP Cropland</b>	
<b>CRP Acres:</b>	
<b>Corn Base:</b>	45.2
<b>Corn Yield:</b>	163
<b>Soybean Base:</b>	8.9
<b>Soybean Yield:</b>	56

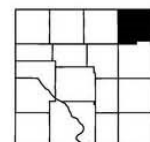
## APPROXIMATE BREAKDOWN OF ACRES:

<b>Total Acres:</b>	78.51
<b>Tillable Acres:</b>	78.51
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	
<b>Waterways:</b>	
<b>Timber:</b>	
<b>Pasture:</b>	

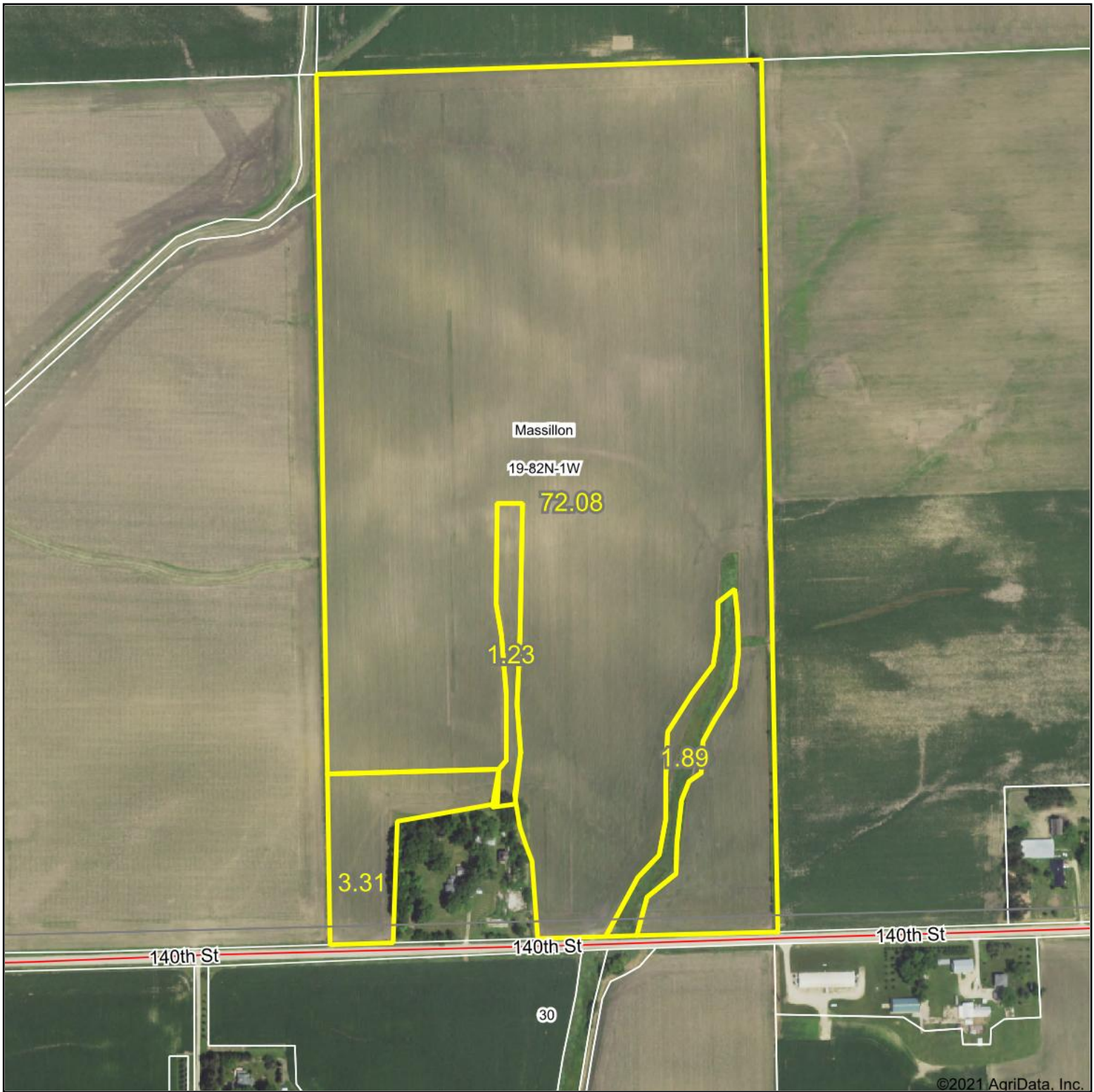
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Map Center: 41° 53' 30.29, -91° 0' 27.81

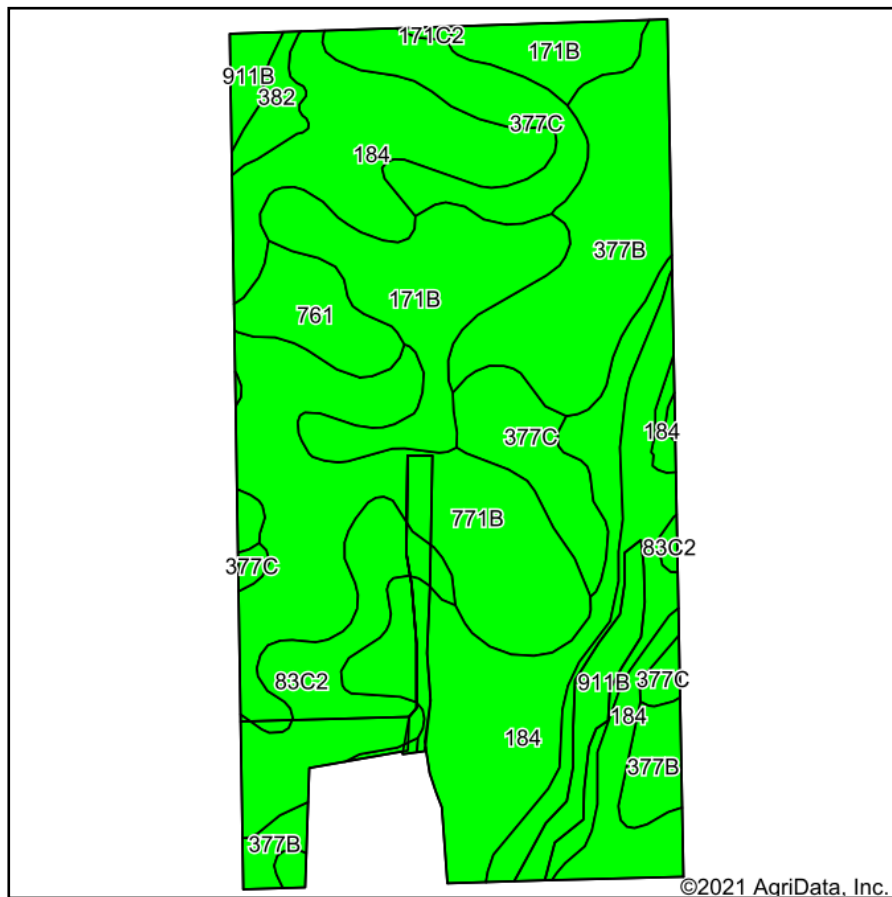
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**19-82N-1W**  
**Cedar County**  
**Iowa**

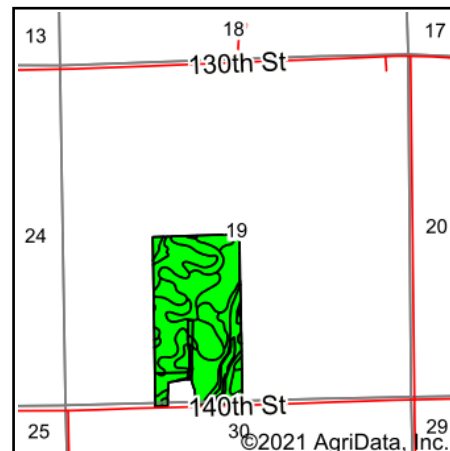


Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Cedar**  
 Location: **19-82N-1W**  
 Township: **Massillon**  
 Acres: **78.51**  
 Date: **7/29/2021**

**PC PEOPLES**  
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 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA031, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	Corn	Oats	Soybeans	*n NCCPI Corn	*n NCCPI Soybeans
184	Klinger silty clay loam, 1 to 4 percent slopes	20.10	25.6%		Iw	240	6.2	69.6	95				90	83
771B	Waubeek silt loam, 2 to 5 percent slopes	13.77	17.5%		Ile	219.2	6.1	63.6	89				90	87
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	10.51	13.4%		Ile	232	6.5	67.3	94				89	75
171B	Bassett loam, 2 to 5 percent slopes	9.29	11.8%		Ile	212.8	6	61.7	85	215	92	62	88	75
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	8.13	10.4%		IIle	216	6	62.6	90				87	73
911B	Colo-Ely complex, 0 to 5 percent slopes	6.85	8.7%		IIw	204.8	4.3	59.4	86				92	76
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	6.05	7.7%		IIle	204.8	5.7	59.4	84	212	88	61	83	66
761	Franklin silt loam, 1 to 3 percent slopes	2.66	3.4%		Ie	224	5.8	65	85				94	90
382	Maxfield silty clay loam, 0 to 2 percent slopes	1.03	1.3%		IIw	230.4	4.8	66.8	87				79	68
171C2	Bassett loam, 5 to 9 percent slopes, eroded	0.12	0.2%		IIle	192	5.4	55.7	77	174	88.5	50	81	64
<b>Weighted Average</b>						<b>223.1</b>	<b>5.9</b>	<b>64.7</b>	<b>90</b>	<b>42</b>	<b>17.8</b>	<b>12.1</b>	<b>*n 88.9</b>	<b>*n 78.7</b>

\*\*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 all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States  
Department of  
Agriculture

## Cedar County, Iowa



### Legend

- Non-Cropland
- Cropland
- CRP
- Iowa PLSS
- Tract Boundary
- Iowa Roads

### Wetland Determination

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

Tract Cropland Total: 78.51 acres

2021 Program Year  
Map Created March 10, 2021

Farm **1231**  
Tract **2129**

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

Iowa

Cedar

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 1231

Prepared: 7/29/21 1:24 PM

Crop Year: 2021

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

KRUCKENBERG, JERRY A

Farm Identifier

Farms Associated with Operator:

1233, 6713

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
82.18	78.51	78.51	0.0	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	78.51	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	45.2	163	0.00
SOYBEANS	8.9	56	0.00
Total Base Acres:	54.1		

Tract Number: 2129 Description L-3 SW1/4 SEC 19 T82N R1W

FSA Physical Location : Cedar, IA

ANSI Physical Location: Cedar, IA

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
82.18	78.51	78.51	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	78.51	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	45.2	163	0.00
SOYBEANS	8.9	56	0.00
Total Base Acres:	54.1		

Owners: MANGAN, STEPHEN G

MANGAN, MARY P

Iowa  
Cedar

U.S. Department of Agriculture  
Farm Service Agency

**FARM: 1231**  
**Prepared:** 7/29/21 1:24 PM  
**Crop Year:** 2021

Report ID: FSA-156EZ

**Abbreviated 156 Farm Record**

**Page:** 2 of 2

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**Other Producers:** None

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