

LAND FOR SALE

LISTING #16265

160 ACRES M/L
SCOTT COUNTY, IOWA



DOUGLAS R. 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

YEGGEMCNEILLAND.COM

Yeggemcneilland.com

PeoplesCompany.com

563.659.8185

700 6th Ave

DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

The Northwest 1/4, of Section 7, excluding acreage, Township 79 North, Range 1 East of the 5th P.M., Scott County, IA.

COMMENTS & BUILDING INFORMATION:

Peoples Company is pleased to present the Kuehl Family in this auction of 160 acres m/l located in Scott County Iowa. The property consists of 160 acres m/l with 154.58 FSA Cropland acres of which 14.47 are in CRP. The farm carries a CSR2 of 80.9 The primary soil types include Colo silty clay and Tama silty clay loam. There are two steel grain bins on the farm, one bin is 16'x20' and the other is 30'x17'. The farm lease has been terminated and will be open for the 2023 cropping season.

LEASE/FSA INFORMATION:

Open for the 2023 crop year. Buyer to assume existing CRP contracts.

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

Kuehl Family—160Acres M/L, Scott Co., IA

TOTAL ACRES:	160
PRICE:	\$2,200,000
Price Per Acre:	\$13,750
Owner:	Kuehl Family
Operator:	
County & State:	Scott Co., IA
Location:	4 miles North of Durant, IA
Possession Date:	At closing, subject to Tenant's rights
Drainage Info:	Natural
Average Productivity:	80.9 CSR2
Taxable Acres:	158.4
Net RE Taxes:	\$4,590
Taxes Payable In:	2020-2021
Topography:	Level to Gently Rolling

F.S.A. INFORMATION:

Farmland:	163.97
Crop Acres:	154.58
CRP Acres:	14.47
Corn Base:	102.32
Corn Yield:	152
Soybean Base:	35.58
Soybean Yield:	56

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	160
Tillable Acres:	140.11
CRP Acres:	14.47
Farmstead:	
Roads:	1.5
Waterways:	3.92
Timber:	

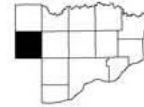
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 DeWitt, Iowa 52742

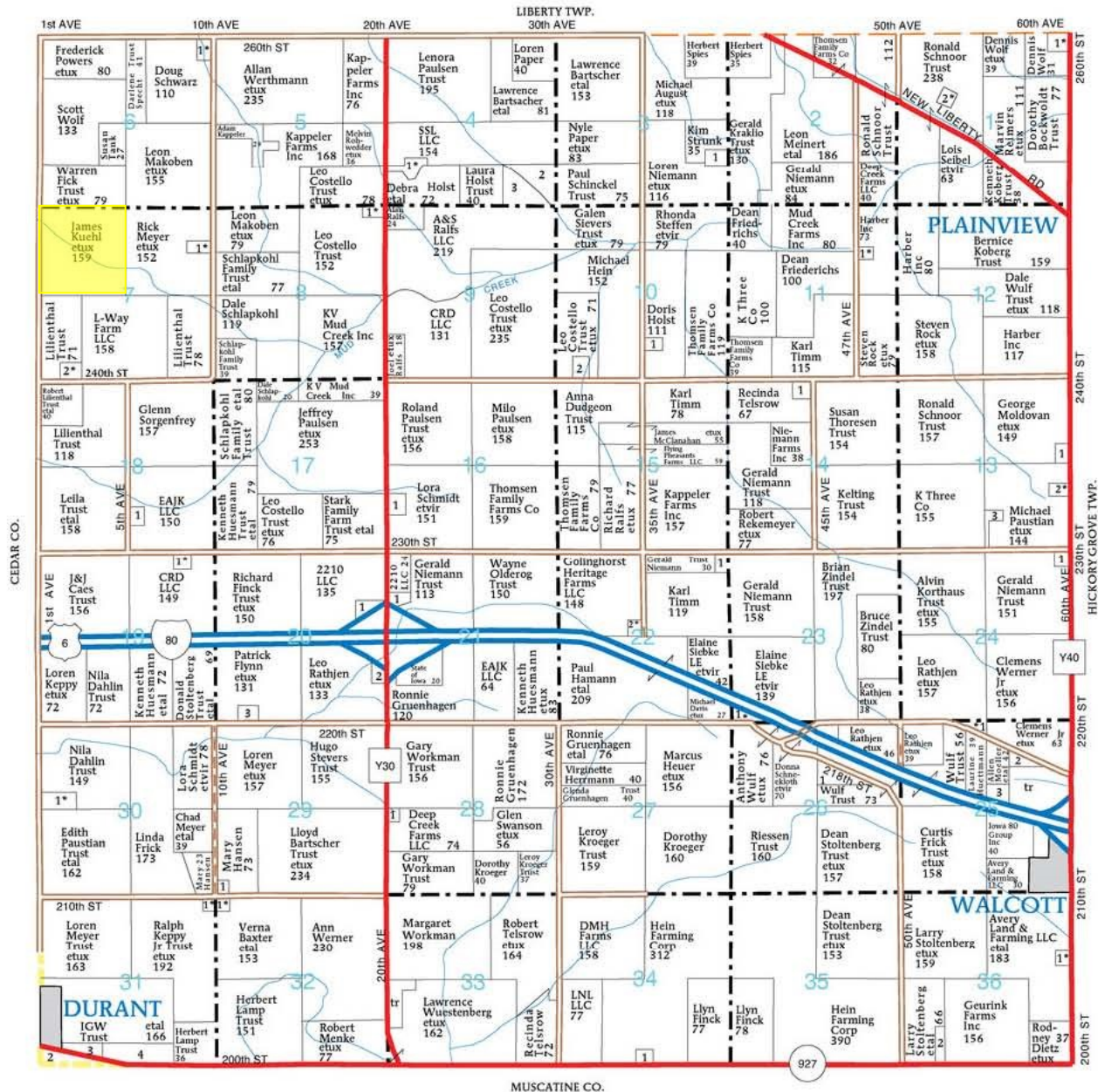
T-79-N

CLEONA PLAT

(Landowners)



R-1-E

**CLEONA TOWNSHIP****SECTION 1**

1. Kramer, Duane etux 7
2. Schnoor, Craig etux 12

SECTION 3

1. Strunk, Andrew 7

SECTION 4

1. Kuehl, James etux 10
2. Schinckel Trust, Paul 21

SECTION 6

1. Samuels, Jesse etux 6

SECTION 7

1. Hamilton, James etux 6

2. Lilienthal, Robert etux 9

SECTION 8

1. Schlackohl, Keith etux 6

SECTION 10

1. Hamrighausen, Carmen 6

SECTION 11

1. Wegener, Lucas 8

SECTION 13

1. Claussen, Kyle 5
2. Kolwey, William etux 5

3. Paustian Enterprises Ltd 6

SECTION 14

1. Rochholz, Kenneth 9

SECTION 16

1. Schmidt, Michael 5

SECTION 18

1. Huesmann, Kyle 6

SECTION 19

1. Jacobsen, Sarah etal 5

SECTION 20

1. Paulson, Mary 10
2. Interchange Development Corp 6
3. Fick, Ronald 14

SECTION 21

1. IBP INC 5

SECTION 22

1. Schueller, Daryl 8
2. Carr, Benjamin etal 5

SECTION 23

1. Wulf, Anthony etux 12

SECTION 24

1. Bolden, Ednell 5

SECTION 25

1. Rathjen, Leo etux 5
2. Avery Partners LLC 9
3. Exit 284 Land & Development 21

4. Exit 284 Land & Development 7

SECTION 26

1. Zindel Trust, Brian 10

SECTION 28

1. Randall, Lee 5

SECTION 29

1. Schemmel, Dean 5

SECTION 30

1. Keppy, Loren etux 14

SECTION 31

1. Schemmel, Thomas etux 7
2. Durant Cemetery Assn 5

3. City of Durant 14
4. Paulsen, Darwin 26

SECTION 32

1. Schemmel, Thomas etux 7

SECTION 34

1. Williams, Larry 6

SECTION 36

1. Taylor, Robert etux 6
2. Stoltenberg, Larry 11


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SCOTT CO., IA

Aerial Map - Total Acres







Map Center: 41° 39' 51.45, -90° 53' 41.16

0ft 1113ft 2226ft

7-79N-1E
Scott County
Iowa

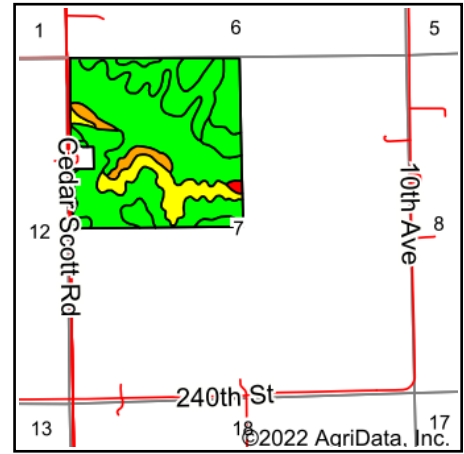
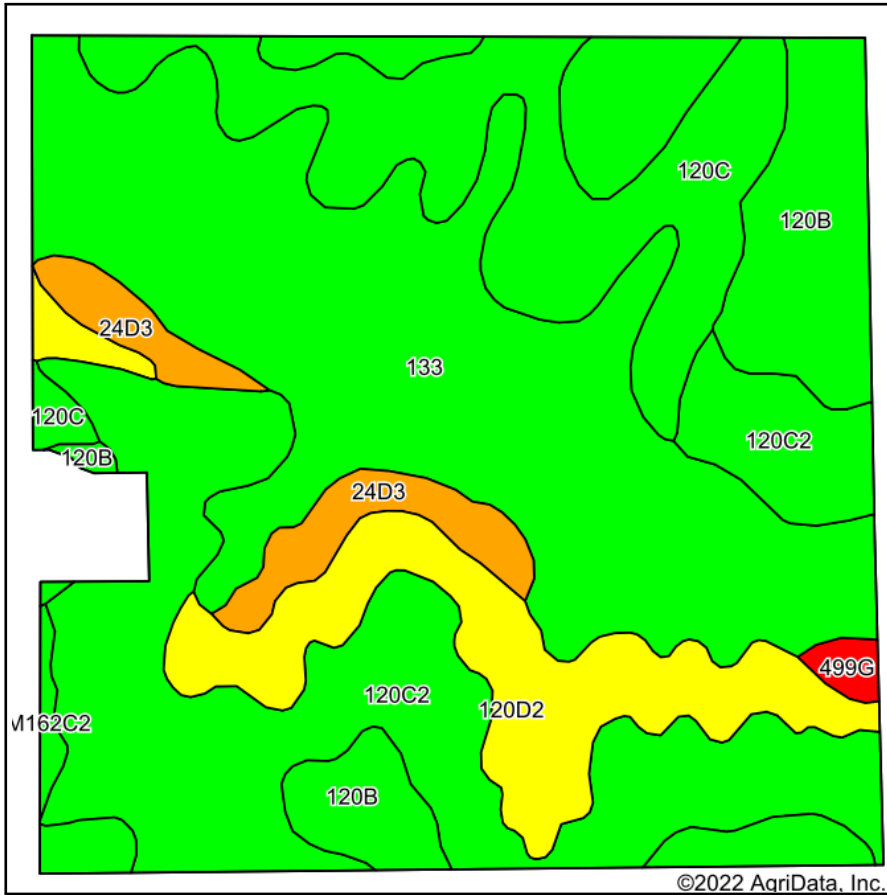
Maps Provided By:

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



6/21/2022

Soils Map - Total Acres



State: **Iowa**
 County: **Scott**
 Location: **7-79N-1E**
 Township: **Cleona**
 Acres: **160**
 Date: **6/21/2022**

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Maps Provided By:

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Area Symbol: IA163, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	*n NCCPI Overall
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	50.96	31.8%		Ilw	204.8	4.3	59.4	78	77
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	39.82	24.9%		Ille	211.2	5.9	61.2	87	91
120B	Tama silty clay loam, 2 to 5 percent slopes	22.32	14.0%		Ile	232.0	6.5	67.3	95	97
120C	Tama silty clay loam, 5 to 9 percent slopes	22.14	13.8%		Ille	216.0	6.0	62.6	90	93
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	15.64	9.8%		Ille	177.6	5.0	51.5	62	86
24D3	Shelby clay loam, 9 to 14 percent slopes, severely eroded	6.41	4.0%		IVe	156.8	4.4	45.5	45	75
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	1.12	0.7%		IVe	0.0	0.0	0.0	57	83
499G	Nordness silt loam, 18 to 40 percent slopes	0.86	0.5%		Vlls	88.0	2.5	25.5	5	13
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	0.73	0.5%		Ille	0.0	0.0	0.0	82	87
Weighted Average					2.61	204.2	5.3	59.2	80.9	*n 86

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

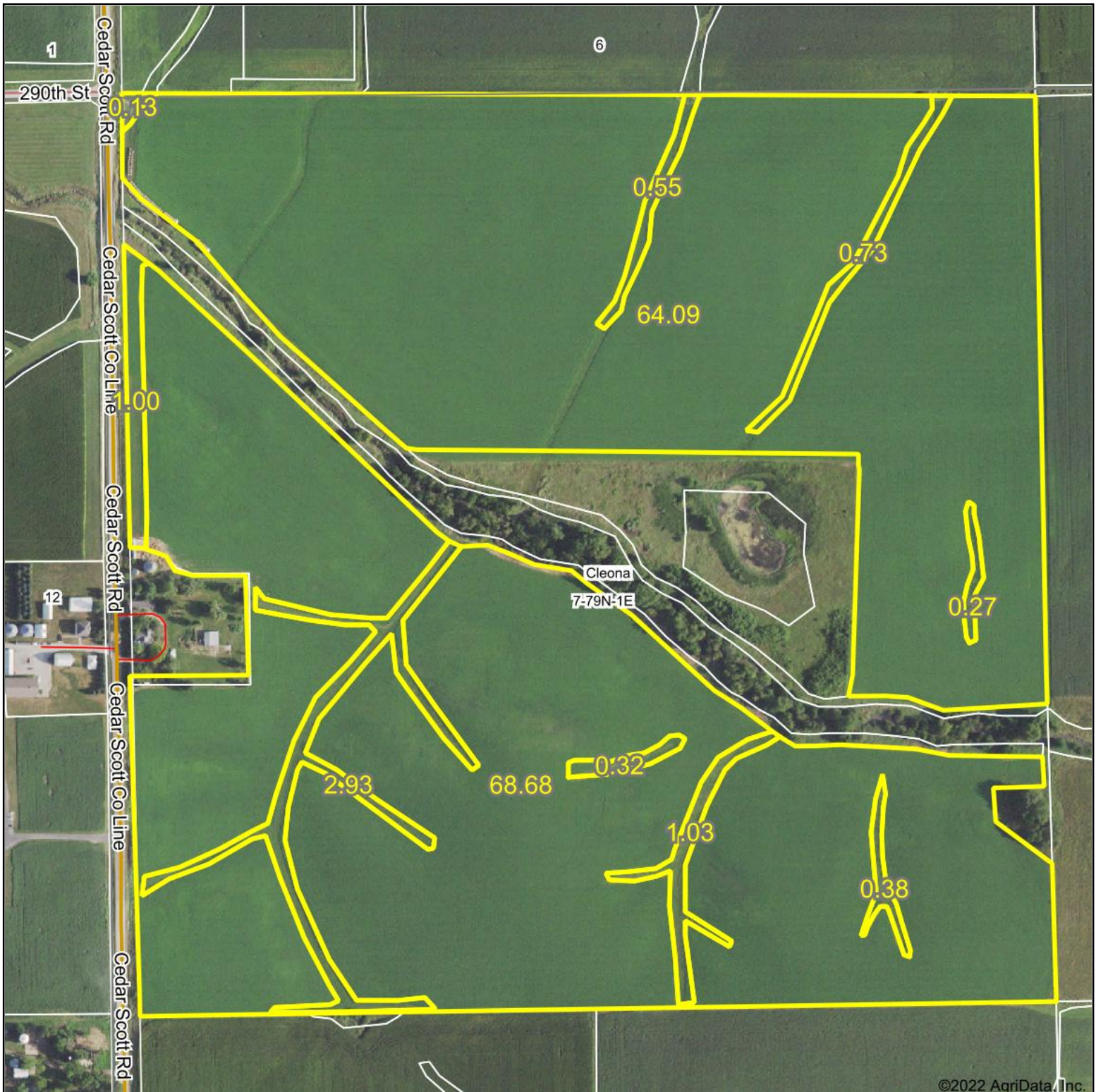
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*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.

Aerial Map - Tillable Acres



Map Center: 41° 39' 57.65, -90° 53' 40.7

0ft 454ft 908ft

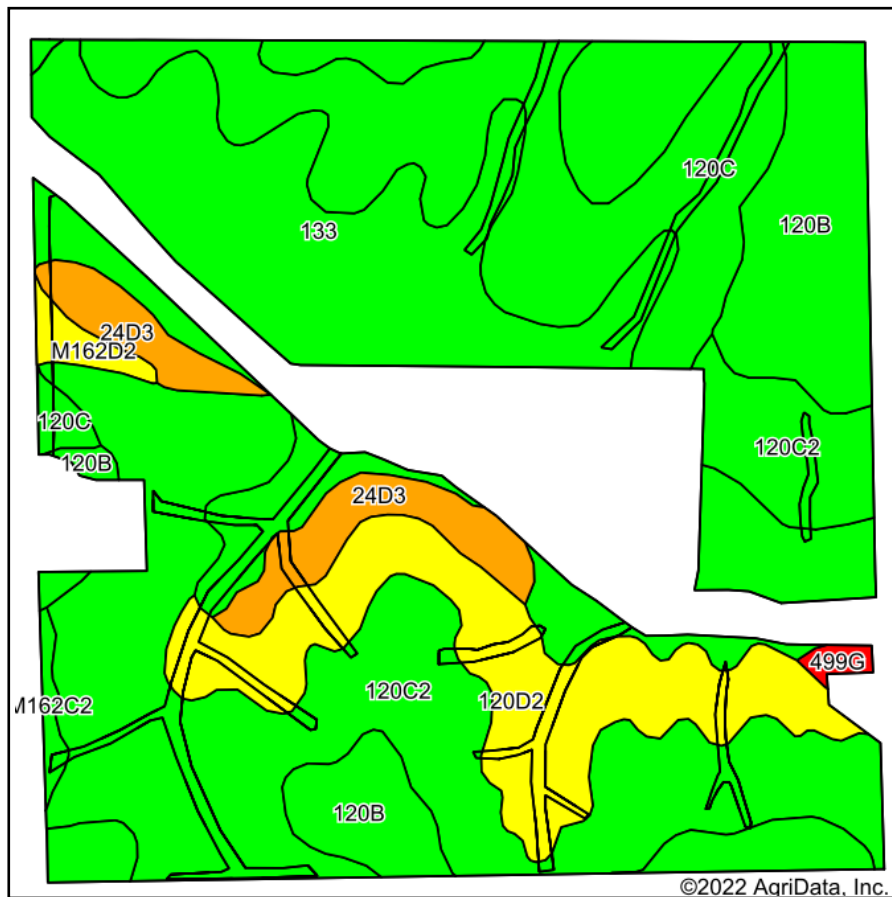
7-79N-1E
Scott County
Iowa



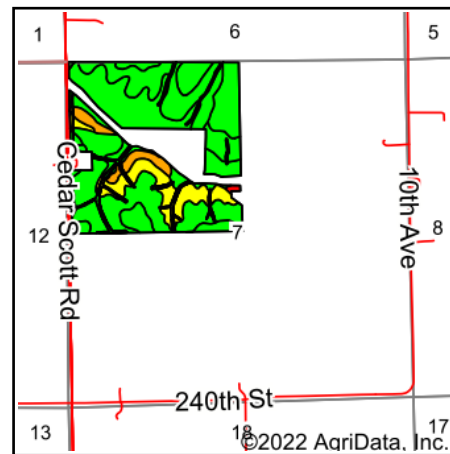
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Scott**
 Location: **7-79N-1E**
 Township: **Cleona**
 Acres: **140.11**
 Date: **6/21/2022**

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Area Symbol: IA163, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	*n NCCPI Overall
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	40.07	28.6%		Ille	211.2	5.9	61.2	87	91
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	31.76	22.7%		Ilw	204.8	4.3	59.4	78	77
120B	Tama silty clay loam, 2 to 5 percent slopes	22.90	16.3%		Ille	232.0	6.5	67.3	95	97
120C	Tama silty clay loam, 5 to 9 percent slopes	21.40	15.3%		Ille	216.0	6.0	62.6	90	93
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	15.40	11.0%		Ille	177.6	5.0	51.5	62	86
24D3	Shelby clay loam, 9 to 14 percent slopes, severely eroded	6.38	4.6%		IVe	156.8	4.4	45.5	45	75
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	1.07	0.8%		IVe	0.0	0.0	0.0	57	83
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	0.66	0.5%		Ille	0.0	0.0	0.0	82	87
499G	Nordness silt loam, 18 to 40 percent slopes	0.47	0.3%		VIIs	88.0	2.5	25.5	5	13
Weighted Average					2.68	204.7	5.4	59.3	81.5	*n 87.5

**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.

*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.

Aerial Map - CRP Acres



Map Center: 41° 39' 59.96, -90° 53' 39.18

0ft 422ft 844ft

7-79N-1E
Scott County
Iowa



Maps Provided By:



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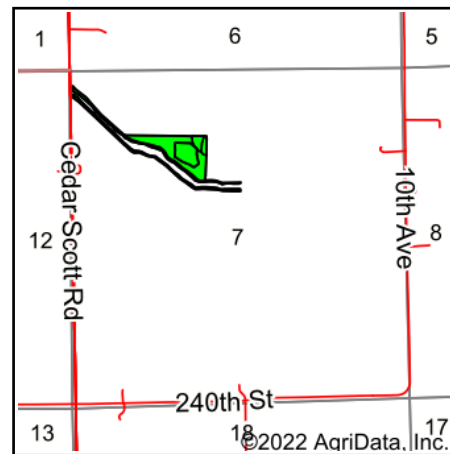
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - CRP Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Scott**
 Location: **7-79N-1E**
 Township: **Cleona**
 Acres: **14.47**
 Date: **6/21/2022**



Maps Provided By:



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Area Symbol: IA163, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	*n NCCPI Overall
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	13.23	91.4%		IIw	204.8	4.3	59.4	78	77
120C	Tama silty clay loam, 5 to 9 percent slopes	0.73	5.0%		IIIe	216.0	6.0	62.6	90	93
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	0.51	3.5%		IIIe	211.2	5.9	61.2	87	91
Weighted Average					2.09	205.6	4.4	59.6	78.9	*n 78.3

**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

Scott 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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2022 Program Year

Map Created May 16, 2022

Farm **4005**

Tract **157**

Tract Cropland Total: 154.58 acres

IOWA

SCOTT

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

FARM : 4005

Prepared : 6/21/22 11:42 AM

Crop Year : 2022

Abbreviated 156 Farm Record

Operator Name : ALYSSA ARLENE KUEHL
Farms Associated with Operator : 19-163-4005, 19-163-4413, 19-163-4414
CRP Contract Number(s) : 11120, 11329
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
163.97	154.58	154.58	0.00	0.00	14.47	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	140.11	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	102.32	0.00	152	
Soybeans	35.58	0.00	56	
TOTAL	137.90	0.00		

NOTES

Tract Number : 157

Description : NW 1/4 OF 7 CLEONA T79N R1E
FSA Physical Location : IOWA/SCOTT
ANSI Physical Location : IOWA/SCOTT
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : RHONDA S KUEHL, JAMES L KUEHL
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
163.97	154.58	154.58	0.00	0.00	14.47	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	140.11	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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IOWA

SCOTT

Form: FSA-156EZ

United States Department of Agriculture
Farm Service Agency

FARM : 4005

Prepared : 6/21/22 11:42 AM

Crop Year : 2022

Abbreviated 156 Farm Record

Tract 157 Continued ...

Corn	102.32	0.00	152
Soybeans	35.58	0.00	56
TOTAL	137.90	0.00	

NOTES

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United States
Department of
Agriculture

Scott County, Iowa



Legend

Non-Cropland	CRP	Iowa PLSS
Cropland	Tract Boundary	Iowa Roads

Wetland Determination Identifiers

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

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2022 Program Year

Map Created May 16, 2022

Farm **4413**

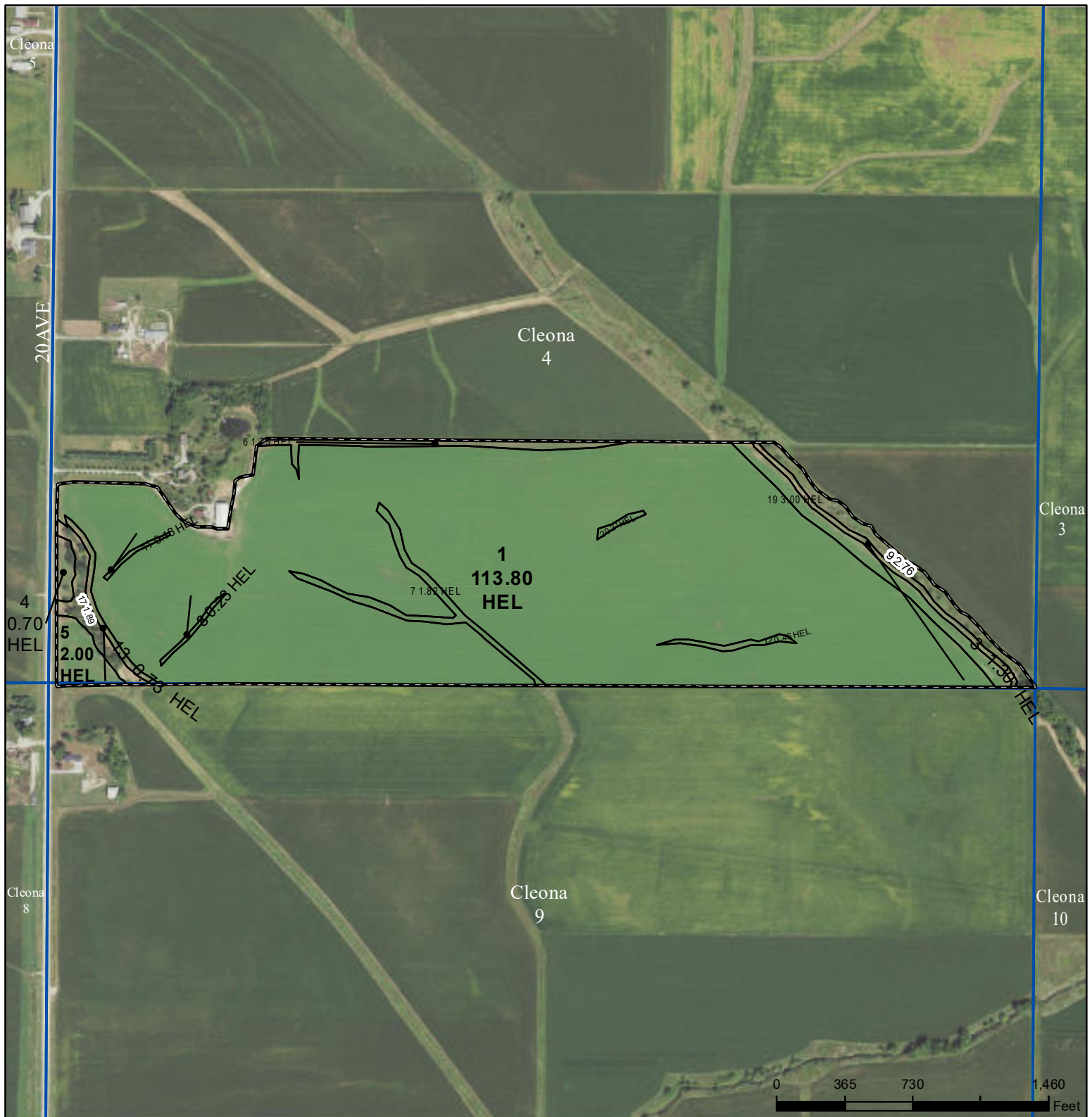
Tract **3202**

Tract Cropland Total: 2.97 acres



United States
Department of
Agriculture

Scott County, Iowa



Legend

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

Wetland Determination Identifiers

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

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2022 Program Year

Map Created May 16, 2022

Farm **4414**

Tract **5727**

Tract Cropland Total: 126.18 acres