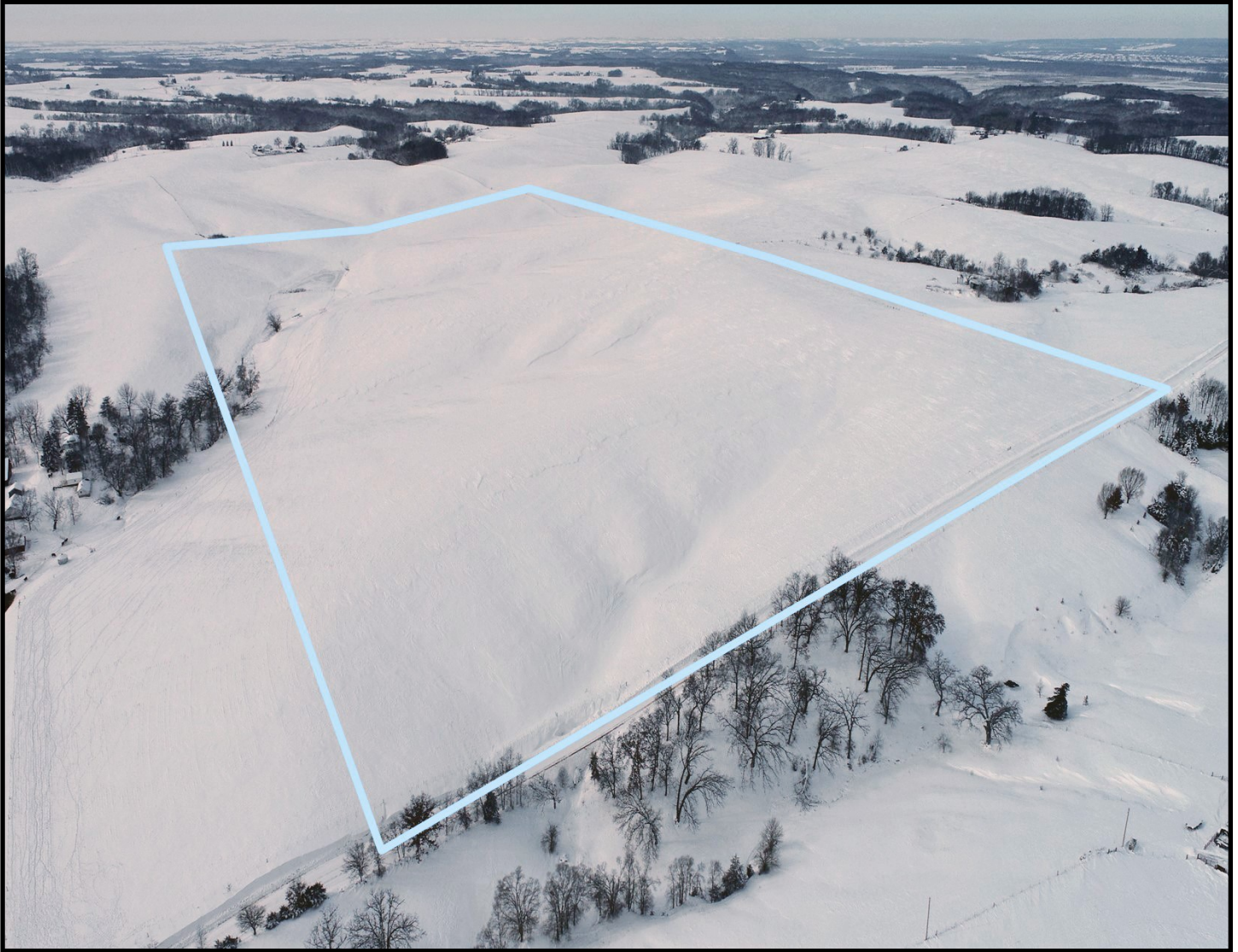


LAND AUCTION

#17288

110.38 SURVEYED ACRES
KEIL FARM, JACKSON COUNTY, IOWA
OWNERS: SCOTT/HOUSE/COUSER



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

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

www.Yeggemcneilland.co

KEIL AUCTION

LEGAL DESCRIPTION:

110.38 surveyed acres located in the South 1/2 of the Northeast 1/4 of Section 4 Township 84 North Range 6 East of the 5th P.M., Jackson County, Iowa. Exact legal description to come from survey.

COMMENTS & BUILDING INFORMATION:

The farm consists of 95.6 estimated FSA cropland acres carrying a CSR2 of 43.5. The primary soil types on this farm include high-producing, Fayette Silt Loam and Arenzville-Chaseburg silt loam with the farmland acres being designated as HEL (Highly Erodible Land). The balance of the farm consists of grass waterways and a beautiful 1-acre pond.

LEASE/FSA INFORMATION:

The farm is currently leased for the 2024 crop season. The winning bidder will receive cash rental income for the 2024 crop season totaling \$27,500.

SALE METHOD:

The farmland will be sold as one tract, on a price per acre basis to the High Bidder. There will be the option of Live and Online bidding available.

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

PeoplesCompany.com

**Keil Farm - 110.38 Surveyed Acres,
Jackson County, IA**

TOTAL ACRES:	110.38 surveyed acres
TERMS:	10% earnest money day of the auction. Closing on or about March 1, 2024
Price Per Acre:	
Owner:	Keil Farm
Operator:	
County & State:	Jackson Co., IA
Location:	Sabula, IA
Possession Date:	At closing, Subject to tenant's rights
Drainage Info:	Natural
Average Productivity:	43.5 CSR2
Taxable Acres:	109 est.
Net RE Taxes:	\$3,488 est.
Taxes Payable In:	2023-2024
Topography:	Level

F.S.A. INFORMATION: ESTIMATED

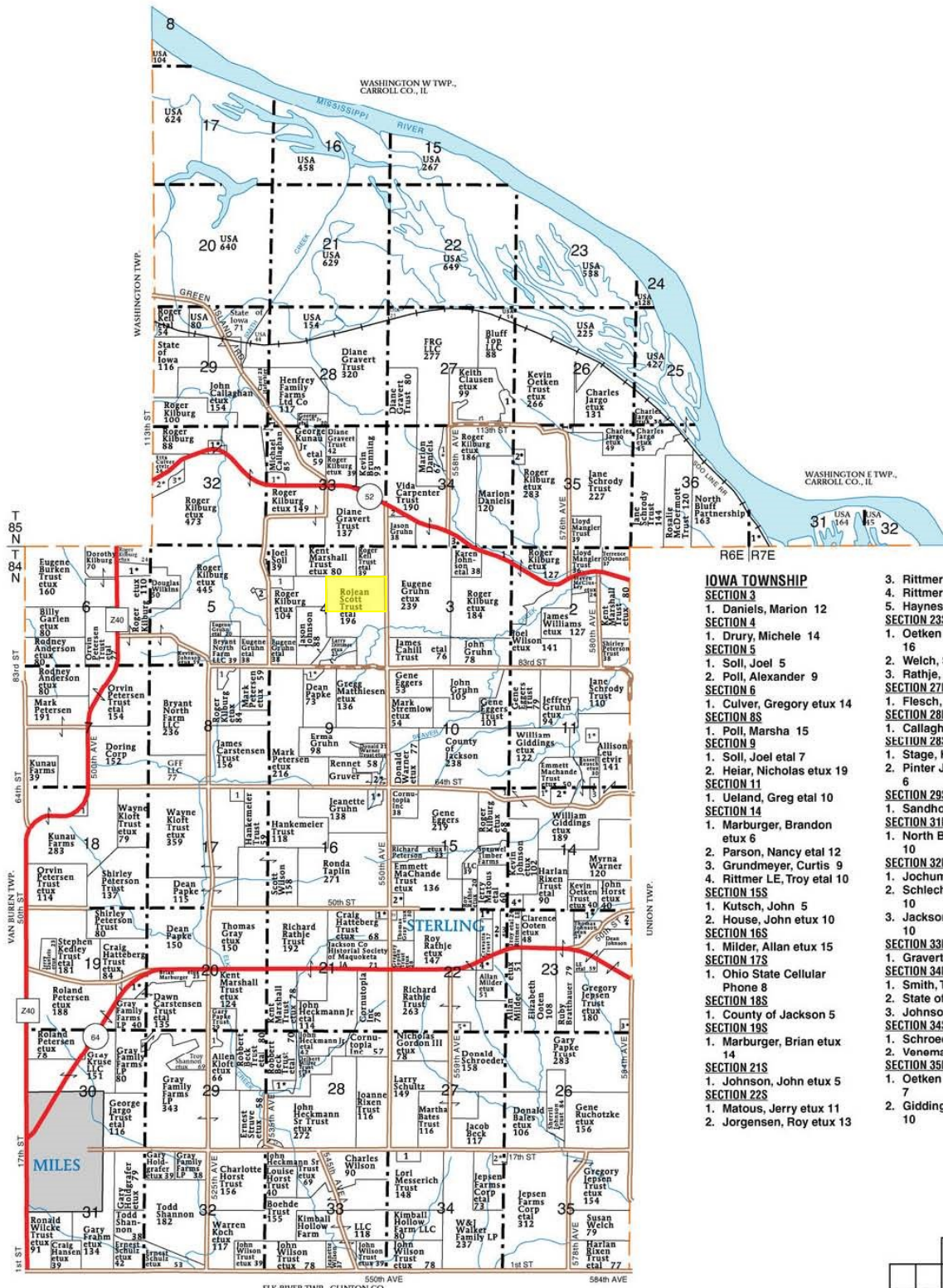
Farmland:	110.38
Crop Acres:	95.6 est.
CRP Acres:	N/A
Wheat Base:	
Wheat Yield:	
Corn Base:	60 est.
Corn Yield:	178 est.
Oat Base:	25.4 est.
Oat Yield:	58 est.

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	110.38
Tillable Acres:	95.6 est.
CRP Acres:	
Pond:	1
Roads & Waste:	1
Waterways/timber:	12.78
Timber:	
Pasture:	

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

**IOWA TOWNSHIP****SECTION 3**

1. Daniels, Marion 12

SECTION 4

1. Drury, Michele 14

SECTION 5

1. Soll, Joel 5

2. Poll, Alexander 9

SECTION 6

1. Culver, Gregory etux 14

SECTION 8S

1. Poll, Marsha 15

SECTION 9

1. Soll, Joel etal 7

2. Heiar, Nicholas etux 19

SECTION 11

1. Ueland, Greg etal 10

SECTION 14

1. Marburger, Brandon etux 6

2. Parson, Nancy etal 12

3. Grundmeyer, Curtis 9

4. Rittmer LE, Troy etal 10

SECTION 15S

1. Kutsch, John 5

2. House, John etux 10

SECTION 16S

1. Milder, Allan etux 15

SECTION 17S

1. Ohio State Cellular Phone 8

SECTION 18S

1. County of Jackson 5

SECTION 19S

1. Marburger, Brian etux 14

SECTION 21S

1. Johnson, John etux 5

SECTION 22S

1. Matous, Jerry etux 11

2. Jorgensen, Roy etux 13

3. Rittmer LE, Troy etal 11

4. Rittmer LE, Troy etal 7

5. Haynes, Richard etux 5

SECTION 23S

1. Oetken Trust, Kevin etux 16

2. Welch, Steven etux 11

3. Rathje, Roy etal 8

SECTION 27N

1. Flesch, James 29

SECTION 28N

1. Callaghan, John etux 7

SECTION 28S

1. Stage, Kenny etux 10

2. Pinter Jr, Stephan etux 6

SECTION 29S

1. Sandholdt, Brian 12

SECTION 31N

1. North Bluff Partnership 10

SECTION 32NW

1. Jochum, Jerry etux 10

2. Schlecht, Richard etux 10

3. Jackson Jr, Ernie etux 10

SECTION 33N

1. Gravert, Glenn etux 11

SECTION 34N

1. Smith, Travis etal 11

2. State of Iowa 5

3. Johnson, Karen etal 6

SECTION 34S

1. Schroeder, Donald 9

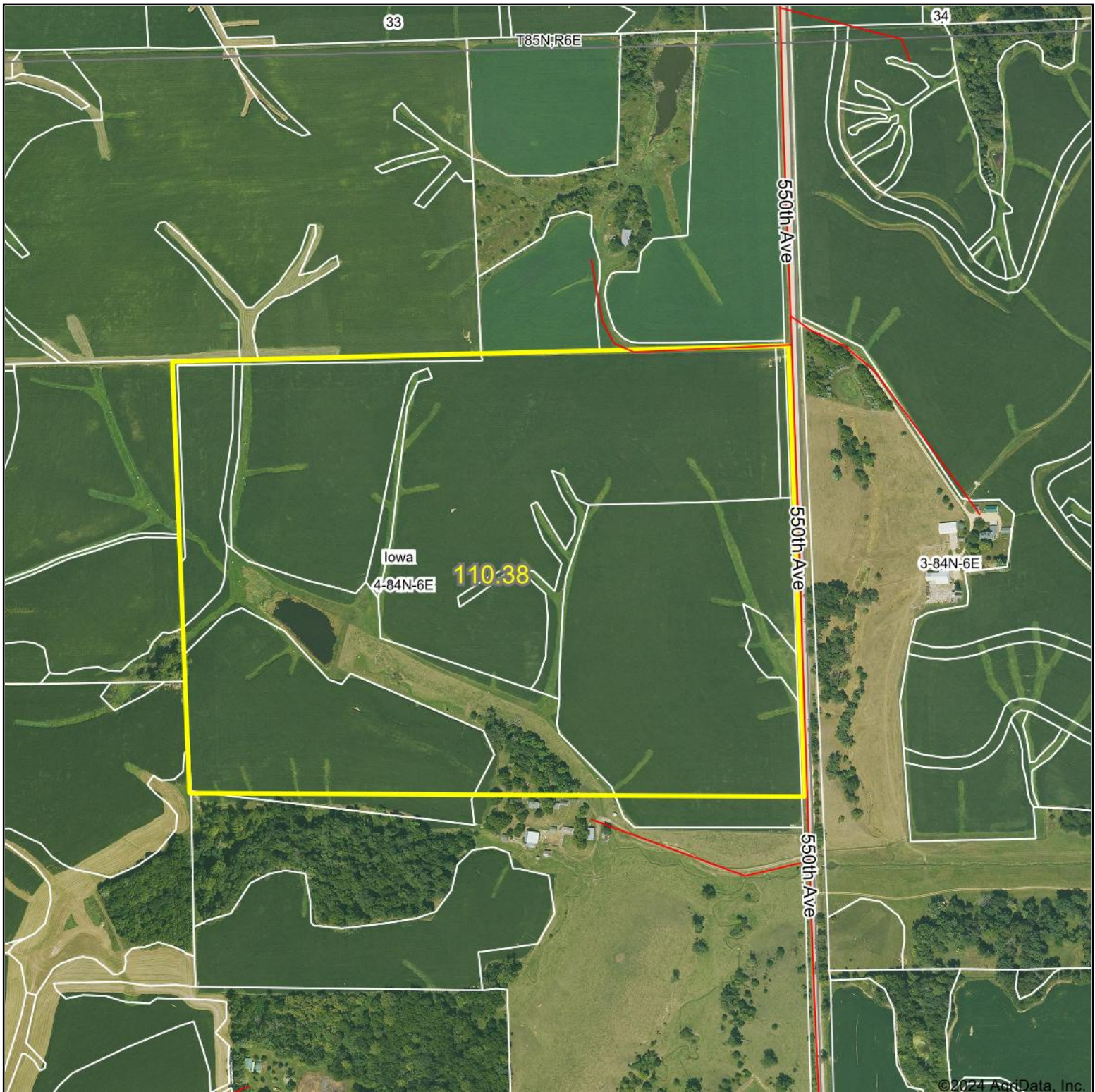
2. Vanema, Brian etux 7

SECTION 35N

1. Oetken Trust, Kevin etux 7

2. Giddings, Jerold etux 10

Aerial Map - Total Surveyed Acres



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Boundary Center: 42° 6' 51.52, -90° 15' 42.63

0ft 654ft 1308ft

4-84N-6E
Jackson County
Iowa

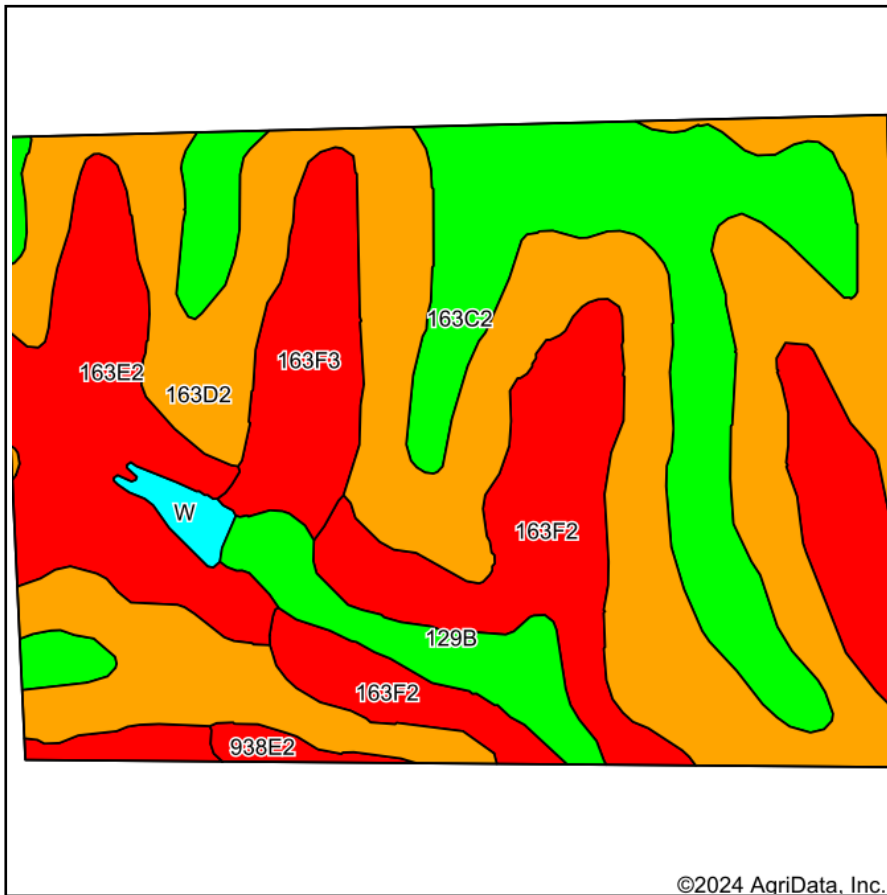


Maps Provided By:
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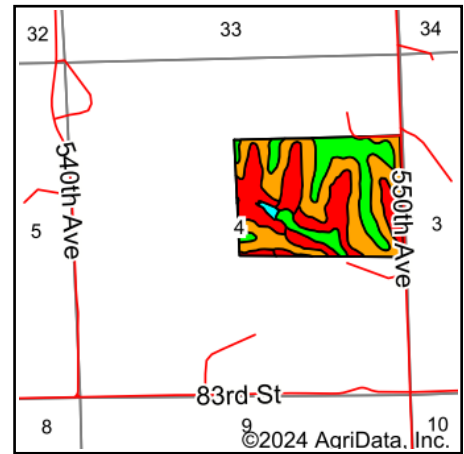
1/31/2024

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

Soils Map - Total Surveyed Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Jackson**
 Location: **4-84N-6E**
 Township: **Iowa**
 Acres: **110.38**
 Date: **1/31/2024**

PC PEOPLES
 COMPANY
 INTEGRATED LAND SOLUTIONS

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA097, Soil Area Version: 29

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
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	45.29	41.0%		IIIe	164.8	4.6	47.8	46	78
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	21.25	19.3%		IIIe	193.6	5.4	56.1	72	81
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	19.44	17.6%		VIe	116.8	3.3	33.9	18	59
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	11.29	10.2%		IVe	140.8	3.9	40.8	35	74
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	6.53	5.9%		VIIe	105.6	3.0	30.6	12	56
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	4.78	4.3%		IIlw	177.6	5.0	51.5	73	85
W	Water	0.99	0.9%			0.0	0.0	0.0	0	
938E2	NewGlarus silt loam, 14 to 18 percent slopes, moderately eroded	0.81	0.7%		IVe	80.0	2.2	23.2	5	43
Weighted Average					*-	154.4	4.3	44.8	43.4	*n 72.9

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

**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"

**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.*c: Using Capabilities Class Dominant Condition Aggregation Method

**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.*c: Using Capabilities Class Dominant Condition Aggregation Method*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

Estimated Tillable Aerial Map



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Boundary Center: 42° 6' 51.88, -90° 15' 42.61

0ft 472ft 945ft

4-84N-6E
Jackson County
Iowa

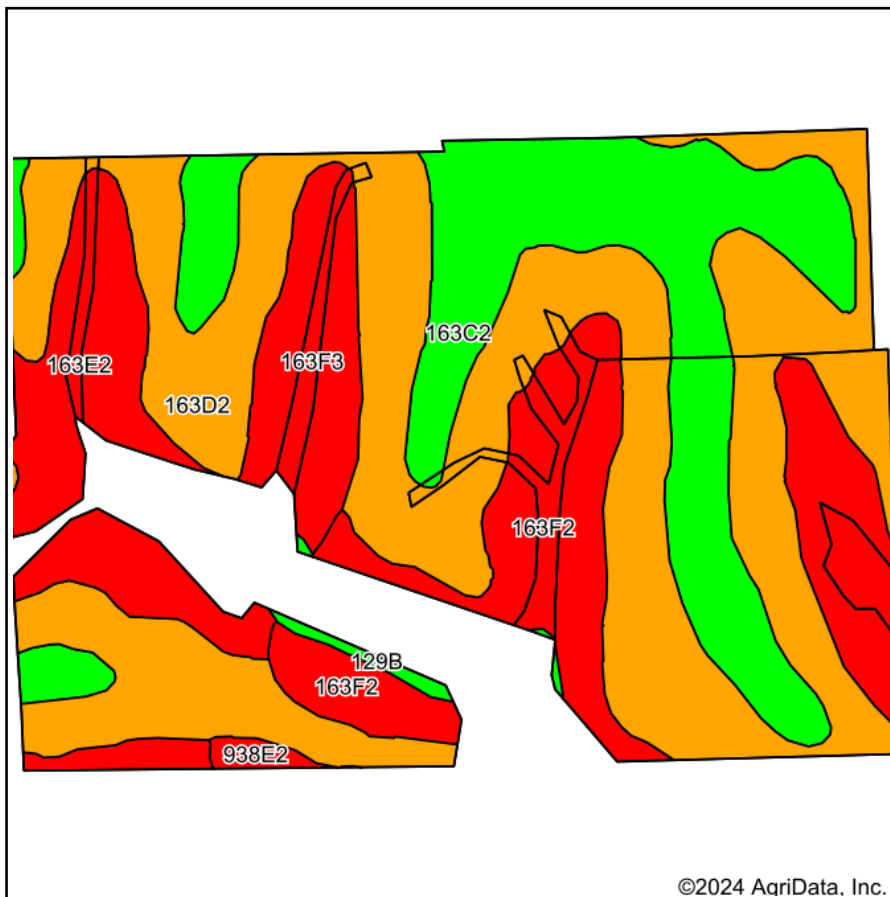


Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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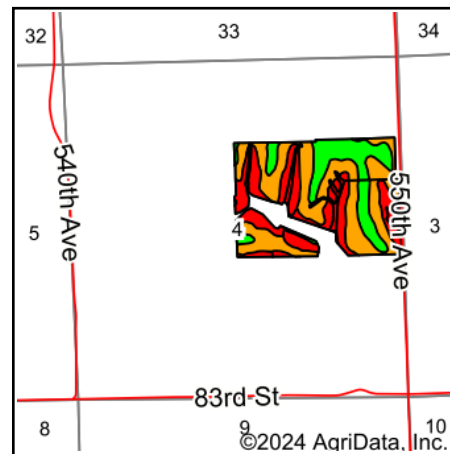
1/15/2024

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

Estimated Tillable Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Jackson**
 Location: **4-84N-6E**
 Township: **Iowa**
 Acres: **95.6**
 Date: **1/15/2024**



Maps Provided By:



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Area Symbol: IA097, Soil Area Version: 29

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
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	42.41	44.4%		IIIe	164.8	4.6	47.8	46	78
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	20.79	21.7%		IIIe	193.6	5.4	56.1	72	81
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	16.33	17.1%		VIe	116.8	3.3	33.9	18	59
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	9.07	9.5%		IVe	140.8	3.9	40.8	35	74
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	5.94	6.2%		VIIe	105.6	3.0	30.6	12	56
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	0.54	0.6%		IIw	177.6	5.0	51.5	73	85
938E2	NewGlarus silt loam, 14 to 18 percent slopes, moderately eroded	0.52	0.5%		IVe	80.0	2.2	23.2	5	43
Weighted Average					3.86	156.5	4.4	45.4	43.6	*n 73.5

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

**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"

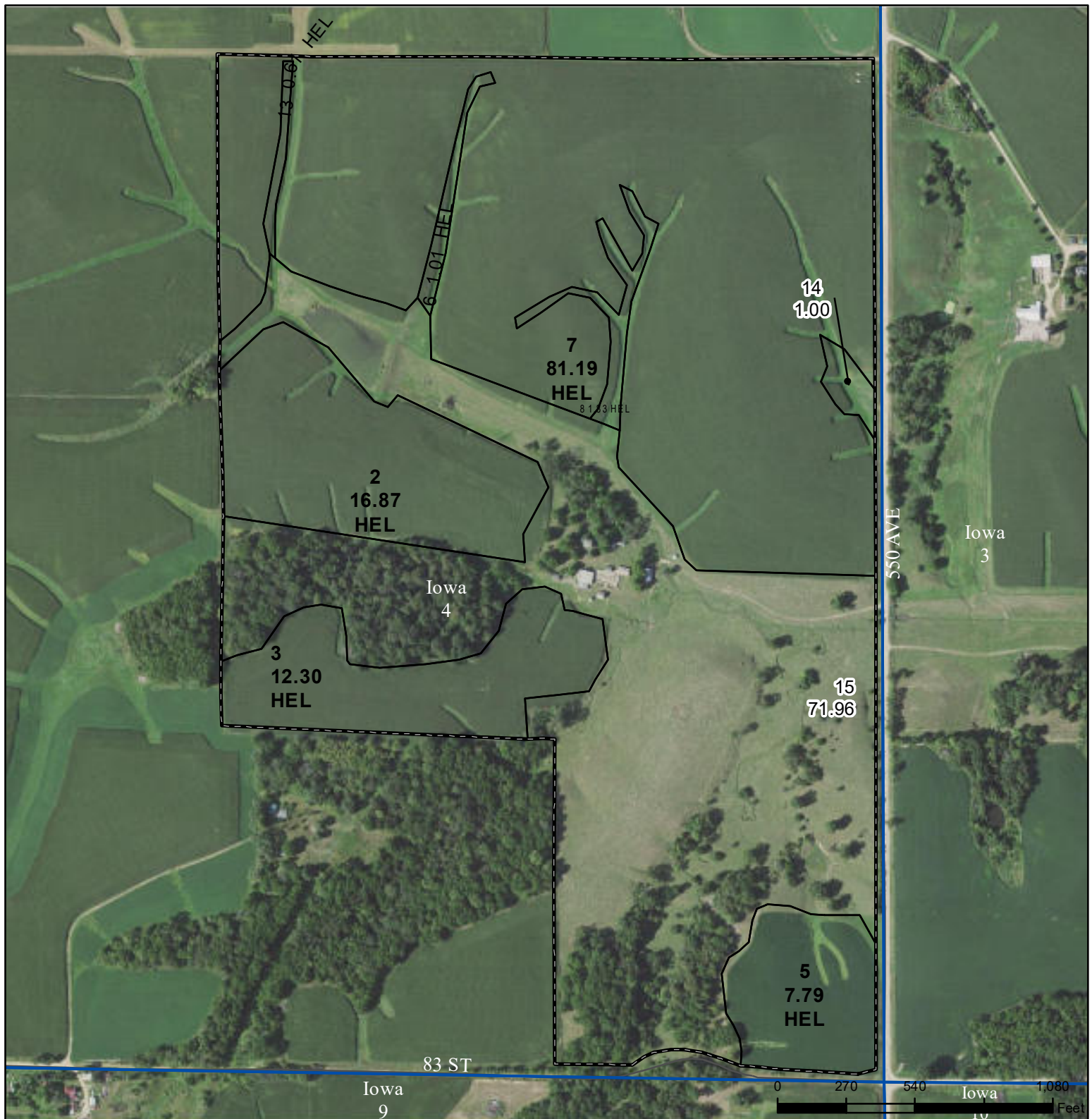
**IA has updated the CSR values for each county to CSR2.*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Jackson 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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2023 Program Year

Map Created April 04, 2023

Farm **3566**

Tract **2315**

Tract Cropland Total: 121.60 acres



Abbreviated 156 Farm Record

Operator Name : L & R FARMS INC

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
194.56	121.60	121.60	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	121.60	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	OATS, CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	25.40	0.00	58	
Corn	60.00	0.00	178	
TOTAL	85.40	0.00		

NOTES

Tract Number : 2315

Description : V3 SE1/4 S4 T84N R6E IOWA

FSA Physical Location : IOWA/JACKSON

ANSI Physical Location : IOWA/JACKSON

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 : CHRYSTAL HOUSE, HEATHER COUSER, ROJEAN E. SCOTT REVOCABLE LIVING TRUST U/A/D MAY 23, 2008

Other Producers : KILBURG FARMS, INC.

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
194.56	121.60	121.60	0.00	0.00	0.00	0.00	0.0

Tract 2315 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	121.60	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	25.40	0.00	58
Corn	60.00	0.00	178
TOTAL	85.40	0.00	

NOTES

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