

LAND FOR SALE

LISTING #17783

44 ACRES M/L
JACKSON COUNTY, IA



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700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

44 acres MOL, being part of the East 1/2 of the Northeast 1/4 of Section 28, Township 8 North, Range 5 East, Jackson Co., IA. Exact legal description to be taken from Abstract.

44 Acres M/L, Jackson County, Iowa

COMMENTS & BUILDING INFORMATION:

Jackson County, Iowa Farmland Available - Peoples Company is pleased to represent the McNeil family in the sale of 44 Acres to be surveyed high-quality Clinton County, Iowa farmland. This farmland tract has been operated under the McNeil name for many years and has been an excellent steward of the land.

Located on the West side of 446th Avenue. This farmland consists of 44 Acres m/l with an estimated 34.68 FSA tillable acres carrying a CSR2 average of 73. Primary soil types on the tillable acres include high producing Walford and Atterberry silt loams. The farm is located in Section 28 of Van Buren Township, east of Preston, Iowa.

TO CONTACT LISTING AGENT:

Call: **Douglas R. Yegge**
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Doug@PeoplesCompany.com

Call: **Alan McNeil**
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Alan@PeoplesCompany.com

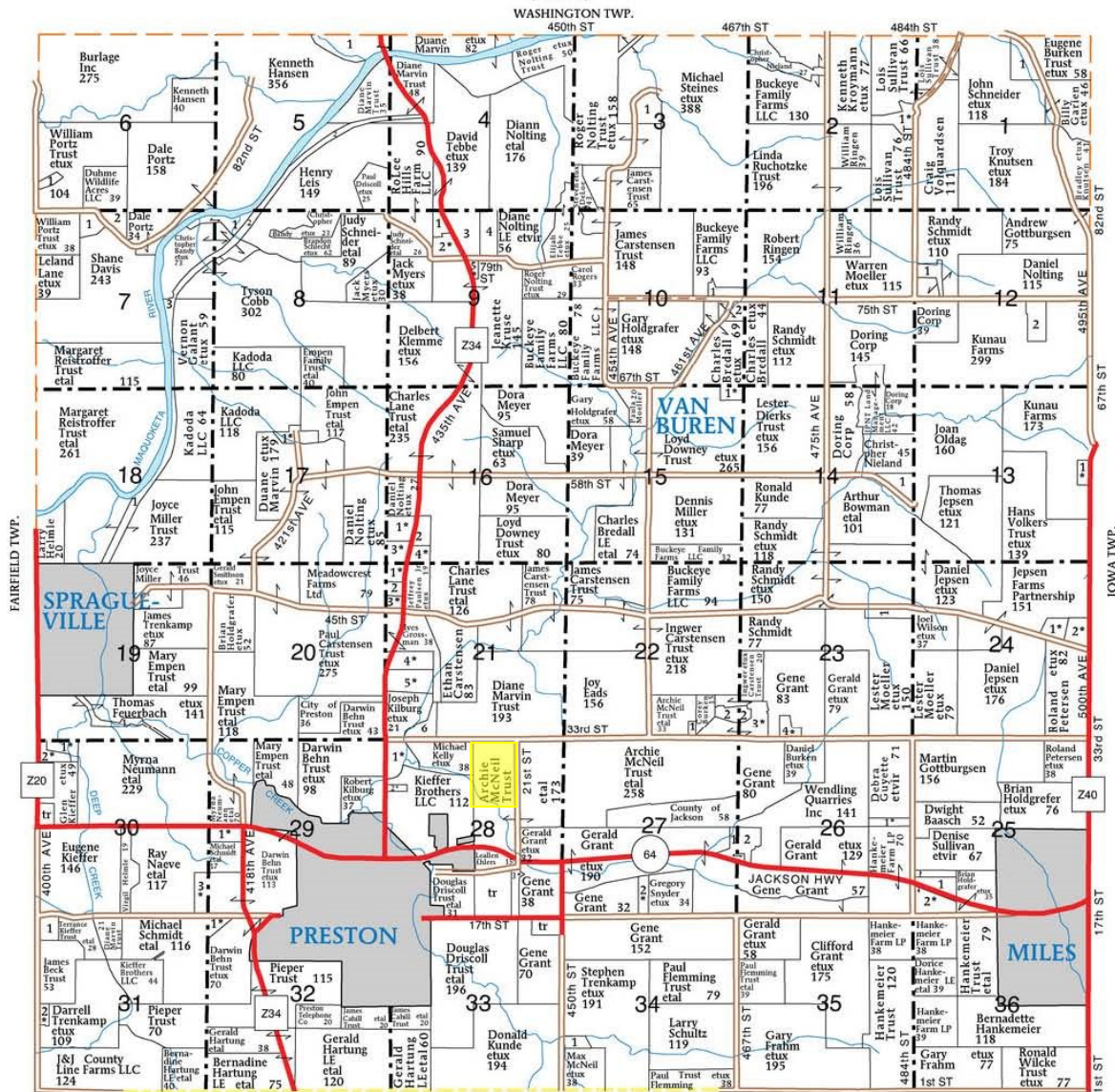
TOTAL ACRES:	44
PRICE:	\$450,000
Price Per Acre:	
Owner:	McNeil
Operator:	McNeil
County & State:	Jackson Co., IA
Location:	Preston, IA
Possession Date:	At closing, subject to tenant's rights
Drainage Info:	Natural
Average Productivity:	75 CSR2
Taxable Acres:	47.75
Net RE Taxes:	\$1,322
Taxes Payable In:	2024
Topography:	Level

F.S.A. INFORMATION:

Farmland:	44
Crop Acres:	35 est.
Effective DCP Cropland	
CRP Acres:	
Corn Base:	30 est.
Corn Yield:	169 est.
Soybean Base:	5 est.
Soybean Yield:	48 est.

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	44
Tillable Acres:	35
CRP Acres:	
Farmstead:	
Roads:	1
Waterways:	
Timber:	7
Pasture:	



DEEP CREEK TWP., CLINTON CO.

VAN BUREN TOWNSHIP

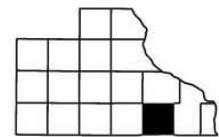
- SECTION 1**
1. Lyons Logging & Tree Care Inc 20
- SECTION 2**
1. Godard, Sheila etvir 16
- SECTION 3**
1. Steines Jr, Orville 10
- SECTION 5**
1. Traci Beeler-Schmitt Properties LLC 21
2. County of Jackson 14
- SECTION 6**
1. PF LLC 10
- SECTION 7**
1. Dierksen, Michael 10
2. Duhme Wildlife Acres LLC 7
3. County of Jackson 17
- SECTION 8**
1. Cobb, Tyson 15
2. County of Jackson 6

- SECTION 9**
1. Boynton, Rod 6
2. Dailey, Lawrence etux 6
3. Randyland LLC 14
- SECTION 10**
1. Farrell Trust 6
2. Buckeye Family Farms LLC 11
- SECTION 12**
1. Lippens, Matthew 7
2. Bertmel, Roger 15
- SECTION 13**
1. Jacobs, James etux 5
- SECTION 14**
1. Schumacher, Harold 13
- SECTION 15**
1. Anderson, Rodney etux 6
- SECTION 16**
1. Johnson, Adam etux 13

- 2. Garien, Duane 6
3. Miller, Brian etux 9
4. Roling, Adam etux 6
- SECTION 17**
1. Paulsen, Jeffrey etux 12
- SECTION 18**
1. County of Jackson 28
- SECTION 19**
1. City of Preston & County of Jackson 16
- SECTION 21**
1. Budde, Richard etux 6
2. Farrell, Laura 5
3. Andressen, Brent etux 5
4. Budde, Thomas etux 8
5. House, Raymond etux 12
6. Farrell, Kim 10
- SECTION 22**
1. Schiarmann, Dennis 5
2. Grant, Gene 9

- SECTION 23**
1. Schreiber, Kent 9
2. Grant, Gene 10
3. Hottenstein, Richard etux 29
4. Nieland, Jeffrey etux 9
- SECTION 24**
1. VanHorn, David etux 8
2. Papke Trust, Lon etux 8
- SECTION 25**
1. Badrick Trust 8
2. Hankemeier Farm LP 23
- SECTION 26**
1. Sullivan, Denise etvir 7
2. Preston Ready Mix Corp 10
- SECTION 27**
1. Preston Ready Mix Corp 12
2. Dunn, Steven etux 9
- SECTION 28**
1. Kilburg, Joseph etux 11

- 2. Smithson, Gerald etux 10
3. Thibes Jr, Lawrence etux 10
- SECTION 29**
1. Heiar, Thomas etal 5
- SECTION 30**
1. Feuerbach, Thomas etux 10
2. Tobbe, Gary etux 9
3. Schmidt, Michael etal 13
- SECTION 31**
1. Johnson, Christopher 12
2. Trenkamp, Paul etux 5
- SECTION 32**
1. Schipper, Darwin etux 6
- SECTION 34**
1. State of Iowa 5



Aerial Map



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Boundary Center: 42° 3' 36.76, -90° 22' 54.31



28-84N-5E
Jackson County
Iowa

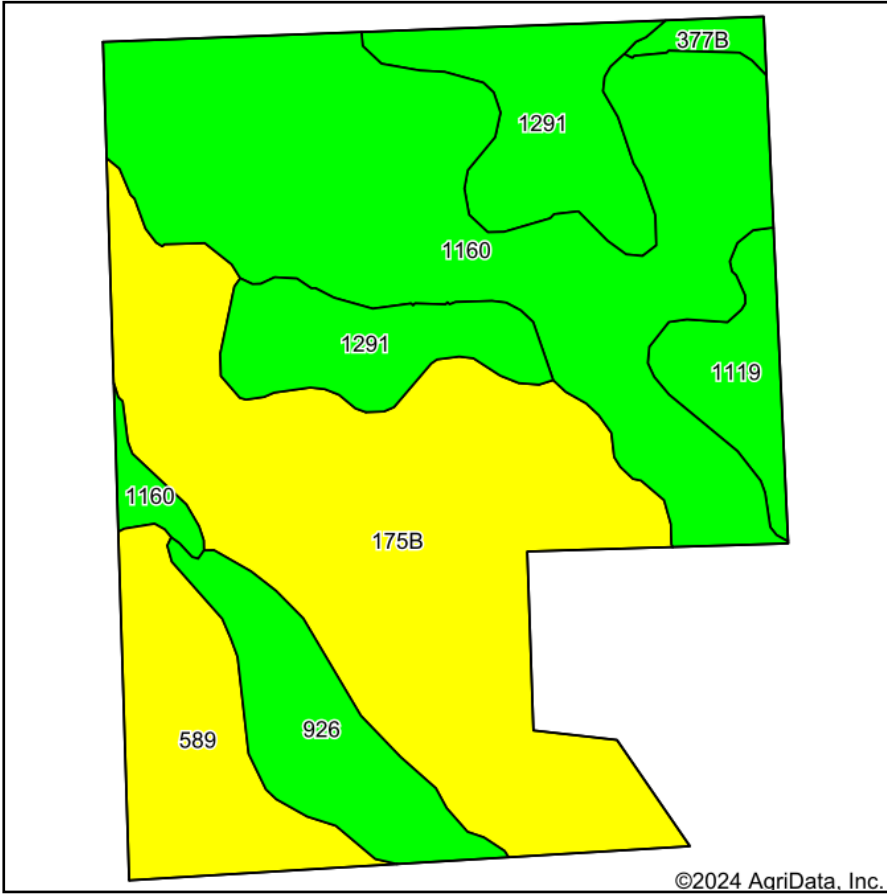


Maps Provided By:
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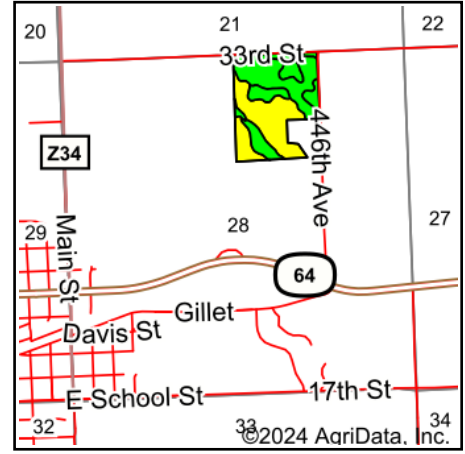
8/16/2024

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Jackson**
 Location: **28-84N-5E**
 Township: **Van Buren**
 Acres: **44**
 Date: **8/16/2024**



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	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	14.57	33.1%		Ille	80.0	2.2	23.2	51	55	
1160	Walford silt loam, benches, 0 to 2 percent slopes	14.51	33.0%		Illw	216.0	4.5	62.6	85	80	
1291	Atterberry silt loam, benches, 0 to 2 percent slopes	5.72	13.0%		lw	224.0	5.8	65.0	90	91	
589	Otter silt loam, 0 to 2 percent slopes	3.92	8.9%		llw	177.6	3.7	51.5	61	91	
926	Canoe silt loam, 0 to 2 percent slopes	3.17	7.2%		lw	217.6	5.7	63.1	89	92	
1119	Muscatine silty clay loam, benches, 0 to 2 percent slopes	1.72	3.9%		lw	240.0	6.2	69.6	100	91	
377B	Dinsdale silt loam, 2 to 5 percent slopes	0.39	0.9%		lle	232.0	6.5	67.3	95	92	
Weighted Average						2.42	169.8	4	49.2	73.2	*n 75.5

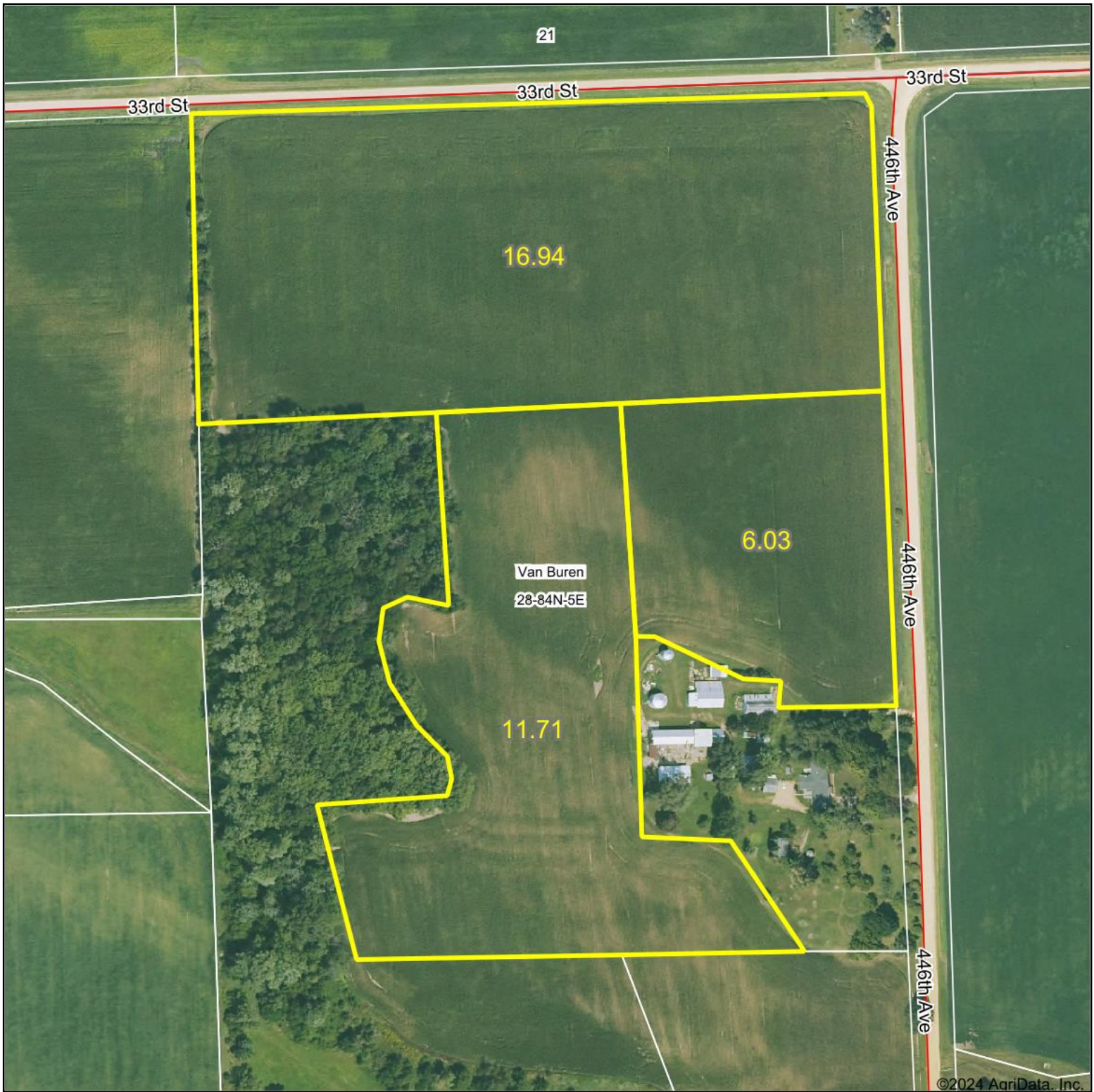
**IA has updated the CSR values for each county to CSR2.

*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

Aerial Map Tillable Acres



Boundary Center: 42° 3' 36.84, -90° 22' 54.52



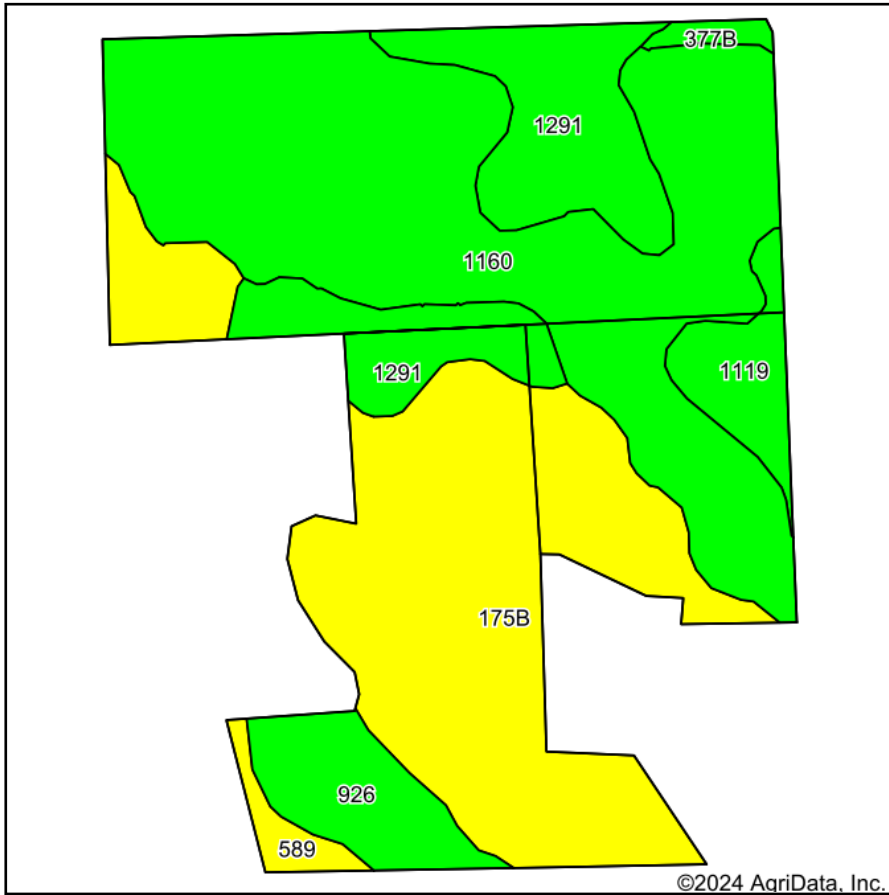
28-84N-5E
Jackson County
Iowa



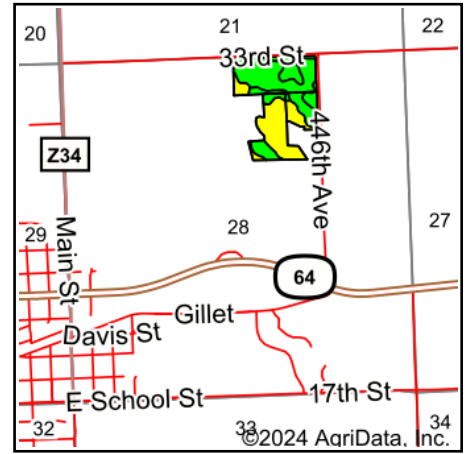
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4/29/2024

Soils Map Tillable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Jackson**
 Location: **28-84N-5E**
 Township: **Van Buren**
 Acres: **34.68**
 Date: **4/29/2024**



Maps Provided By:



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Area Symbol: IA097, Soil Area Version: 29

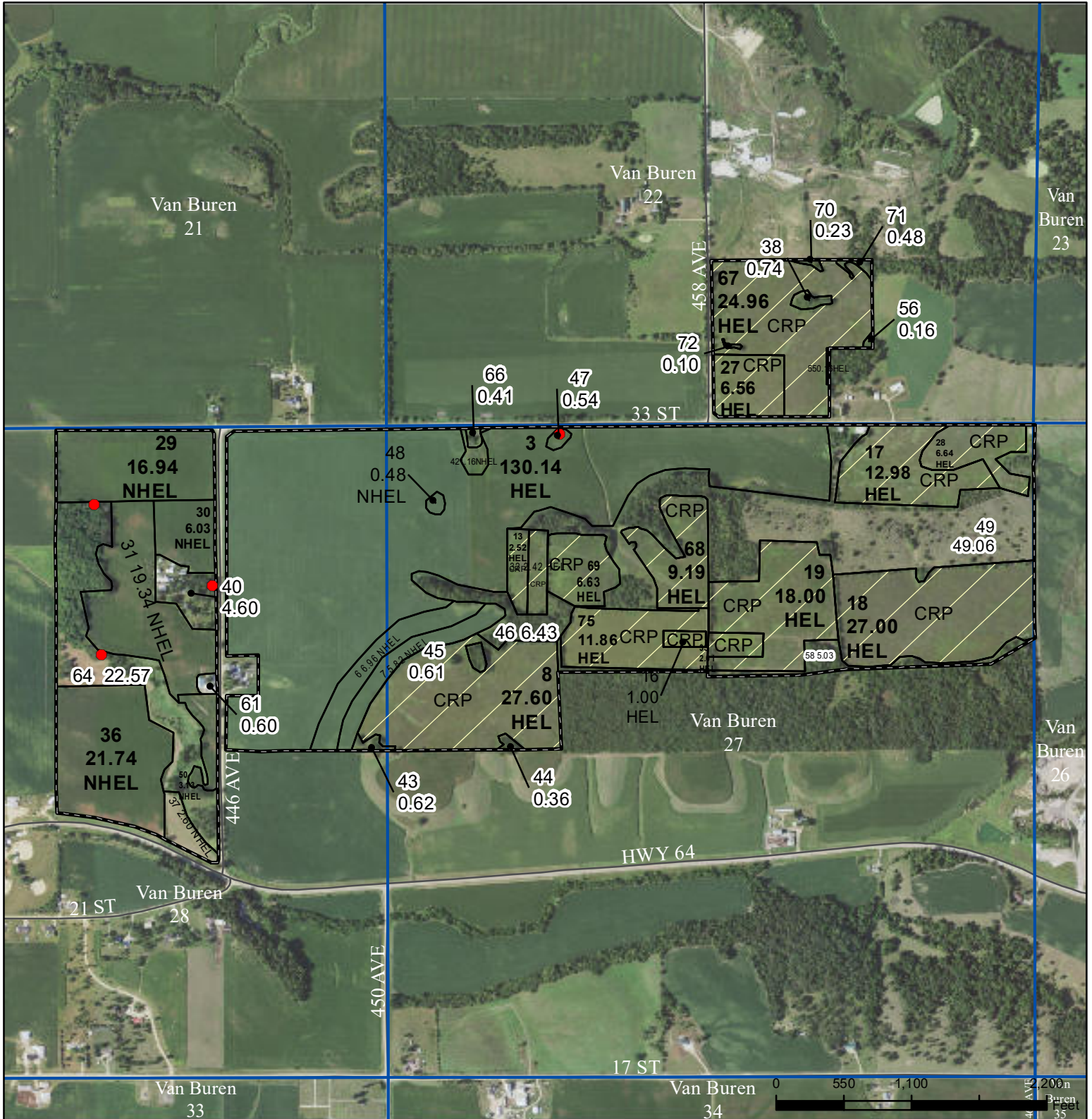
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	*n NCCPI Overall	
1160	Walford silt loam, benches, 0 to 2 percent slopes	14.09	40.6%		Illw	216.0	4.5	62.6	85	80	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	11.74	33.9%		Ille	80.0	2.2	23.2	51	55	
1291	Atterberry silt loam, benches, 0 to 2 percent slopes	4.89	14.1%		lw	224.0	5.8	65.0	90	91	
926	Canoe silt loam, 0 to 2 percent slopes	1.91	5.5%		lw	217.6	5.7	63.1	89	92	
1119	Muscatine silty clay loam, benches, 0 to 2 percent slopes	1.31	3.8%		lw	240.0	6.2	69.6	100	91	
589	Otter silt loam, 0 to 2 percent slopes	0.50	1.4%		llw	177.6	3.7	51.5	61	91	
377B	Dinsdale silt loam, 2 to 5 percent slopes	0.24	0.7%		lle	232.0	6.5	67.3	95	92	
Weighted Average						2.51	171.6	4	49.8	74.7	*n 74.4

**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



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

Wetland Determination Identifiers
 Restricted Use (Red dot), Limited Restrictions (Yellow triangle), Exempt from Conservation (Green square), Compliance Provisions (Blue square)

Tract Cropland Total: 373.87 acres

2024 Program Year
 Map Created November 27, 2023

Farm 6331
 Tract 6768

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Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : MAX E MCNEIL
CRP Contract Number(s) : 11296A, 11389, 11442, 11443, 11534, 11535, 11547
Recon ID : 19-097-2022-6
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
								Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat				
Corn				
Soybeans				

TOTAL

NOTES

Tract Number : 835

Description :
FSA Physical Location
ANSI Physical Location
BIA Unit Range Number
HEL Status
Wetland Status
WL Violations
Owners
Other Producers
Recon ID

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane

Abbreviated 156 Farm Record

Tract Number : 6769

- Description
- FSA Physical Location
- ANSI Physical Location
- BIA Unit Range Number
- HEL Status
- Wetland Status
- WL Violations
- Owners
- Other Producers
- Recon ID

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn			
Soybeans			

TOTAL

NOTES

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