

# LAND FOR SALE

LISTING #17803

**80 ACRES M/L**  
CERRO GORDO 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

**PeoplesCompany.com**  
**563.659.8185**

700 6th Ave  
DeWitt, Iowa 52742

# LAND FOR SALE

## LEGAL DESCRIPTION:

The Northwest 1/4 of the Northeast 1/4, Section 28, Township 96 North, Range 19 West, Cerro Gordo Co., IA

## COMMENTS & BUILDING INFORMATION:

Peoples Company is pleased to present a rare opportunity to own farmland in Cerro Gordo County just Southeast of Mason City, Iowa! This farm consists of 80 acres m/l with 77.62 acres currently in row crop production with a CSR2 rating of 56.2. This property would be a great add-on unit for a current operation. It would also be ideal for an investor wishing to diversify their portfolio. Grain markets are close with a variety of grain elevators and cooperatives. The farm is located in Section 28 of Portland Township and has been leased for the 2025 crop season.

## LEASE/FSA INFORMATION:

Leased for the 2025 crop year.

**80 Acres M/L, Cerro Gordo County, IA**

<b>TOTAL ACRES:</b>	<b>80</b>
<b>PRICE:</b>	<b>\$760,000</b>
<b>Price Per Acre:</b>	\$9,500
<b>Owner:</b>	Teresa Yegge/Teresa Yegge IRA
<b>Operator:</b>	
<b>County &amp; State:</b>	Cerro Gordo, IA
<b>Location:</b>	Southeast of Mason City, IA
<b>Possession Date:</b>	TBD
<b>Drainage Info:</b>	Natural
<b>Average Productivity:</b>	56.2 CSR2
<b>Taxable Acres:</b>	80
<b>Net RE Taxes:</b>	\$1,478
<b>Taxes Payable In:</b>	2024
<b>Topography:</b>	Level

## F.S.A. INFORMATION:

<b>Farmland:</b>	77.62
<b>Crop Acres:</b>	77.62
<b>CRP Acres:</b>	
<b>Wheat Base:</b>	
<b>Wheat Yield:</b>	
<b>Corn Base:</b>	62.12
<b>Corn Yield:</b>	149
<b>Oat Base:</b>	1.9
<b>Oat Yield:</b>	64

## APPROXIMATE BREAKDOWN OF ACRES:

<b>Total Acres:</b>	80
<b>Tillable Acres:</b>	77.62
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	2.38
<b>Waterways:</b>	
<b>Timber:</b>	
<b>Pasture:</b>	

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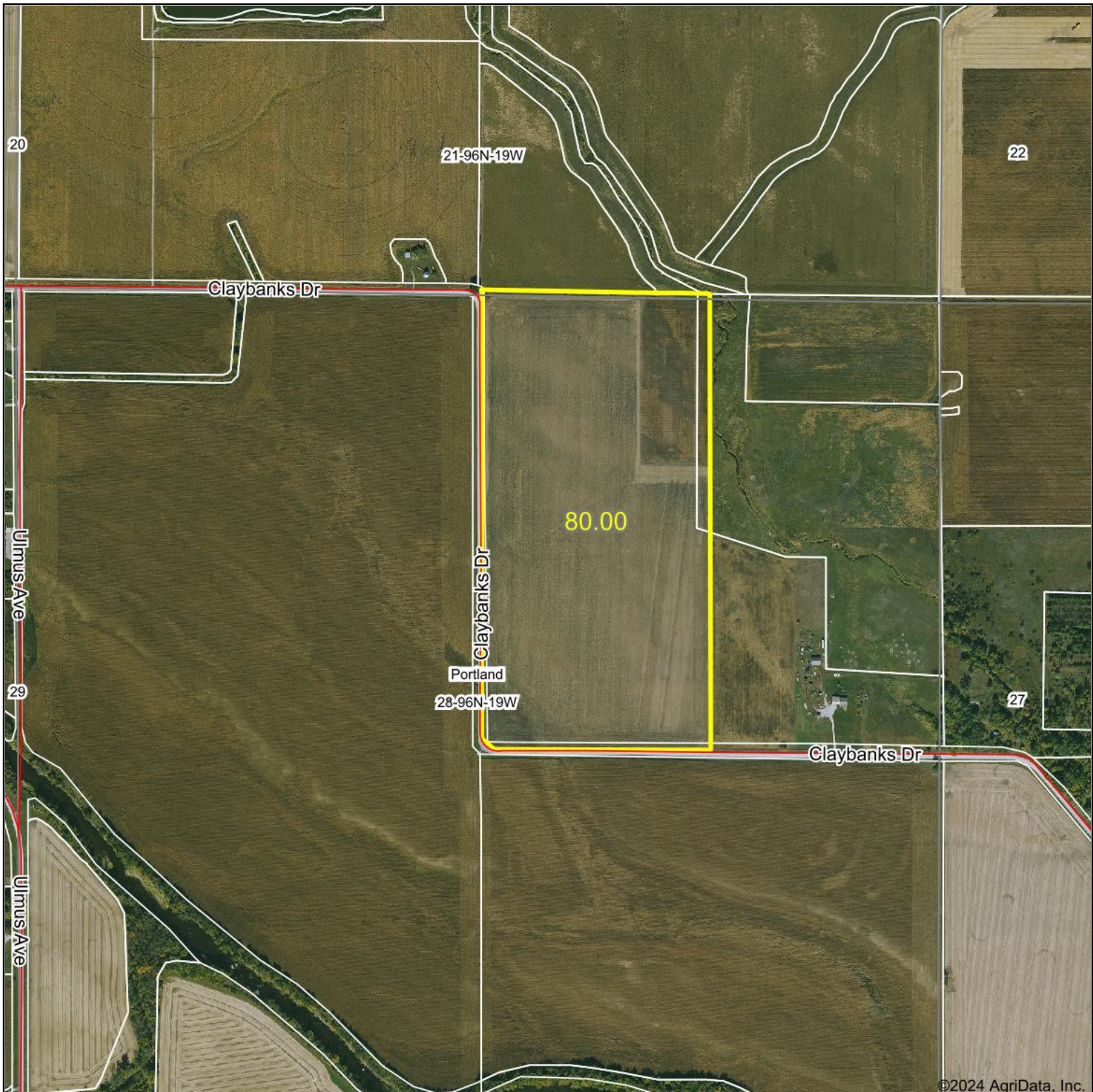
700 6th Ave  
DeWitt, Iowa 52742







# Aerial Map Total Acres



©2024 AgriData, Inc.



Boundary Center: 43° 6' 29.77, -93° 5' 24.85

0ft 898ft 1795ft



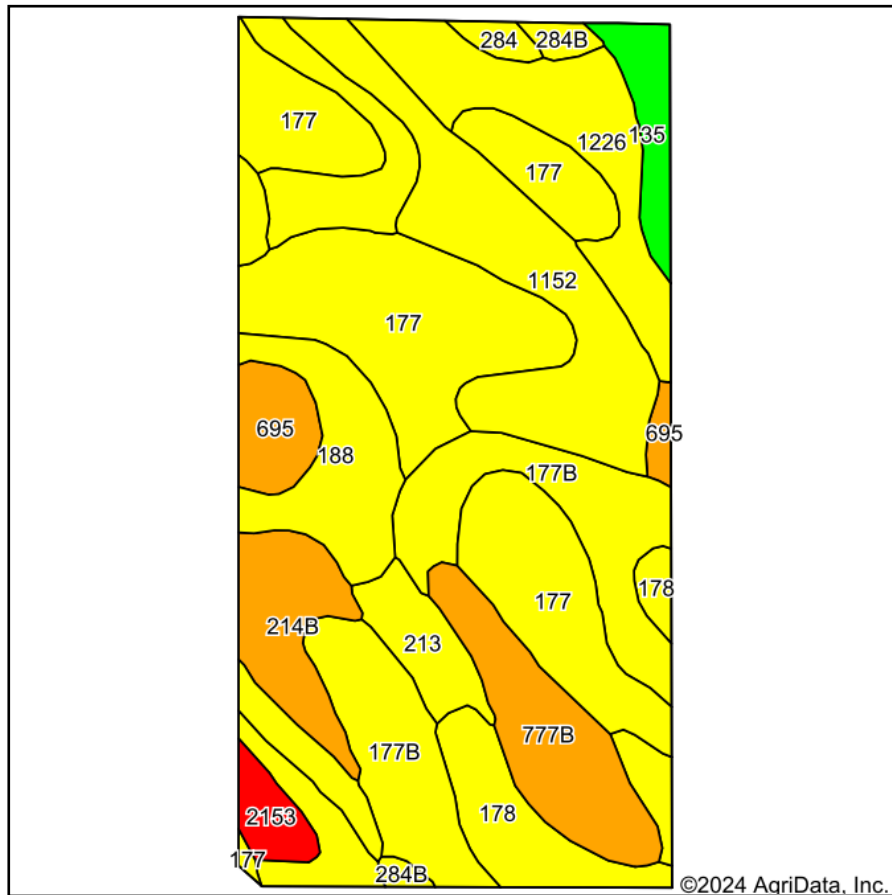
**28-96N-19W**  
**Cerro Gordo County**  
**Iowa**



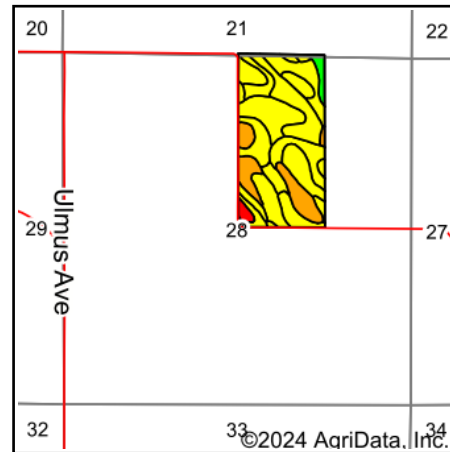
8/22/2024

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

# Soils Map Total Acres



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Cerro Gordo**  
 Location: **28-96N-19W**  
 Township: **Portland**  
 Acres: **80**  
 Date: **8/22/2024**

**PC PEOPLES**  
 COMPANY  
 INTEGRATED LAND SOLUTIONS

Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA033, Soil Area Version: 27

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
177	Saude loam, 0 to 2 percent slopes	19.60	24.7%		Ils	80.0	2.2	23.2	60	79
177B	Saude loam, 2 to 5 percent slopes	11.45	14.3%		Ils	80.0	2.2	23.2	55	77
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	9.39	11.7%		Ils	80.0	2.1	23.2	59	83
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	9.30	11.6%		Ilw	80.0	1.7	23.2	54	81
188	Kensett loam, 0 to 2 percent slopes	6.62	8.3%		Ils	80.0	2.1	23.2	57	79
777B	Wapsie loam, 2 to 5 percent slopes	5.31	6.6%		Ile	80.0	2.2	23.2	47	67
178	Waukee loam, 0 to 2 percent slopes	3.94	4.9%		Ils	80.0	2.2	23.2	69	84
214B	Rockton loam, 20 to 30 inches to limestone, till plain, 2 to 5 percent slopes	3.63	4.5%		Ile	80.0	2.2	23.2	47	52
695	Tilfer silty clay loam, 0 to 2 percent slopes	2.40	3.0%		Illw	80.0	1.7	23.2	46	67
213	Rockton loam, 30 to 40 inches to limestone, till plain, 0 to 2 percent slopes	2.18	2.7%		Ils	80.0	2.2	23.2	54	59
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	1.97	2.5%		Ilw	198.4	4.2	57.5	76	83
559	Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	1.75	2.2%		Ilw	182.4	3.8	52.9	54	63
2153	Shandep clay loam, 0 to 2 percent slopes, ponded, occasionally flooded	1.22	1.5%		Vw				21	8
284B	Flagler sandy loam, 2 to 5 percent slopes	0.72	0.9%		Ille	80.0	2.2	23.2	51	59

Soils data provided by USDA and NRCS.



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
284	Flagler sandy loam, 0 to 2 percent slopes	0.52	0.6%		IIIs	80.0	2.2	23.2	56	60
Weighted Average					2.09	83.9	2.2	24.3	56.2	*n 75.1

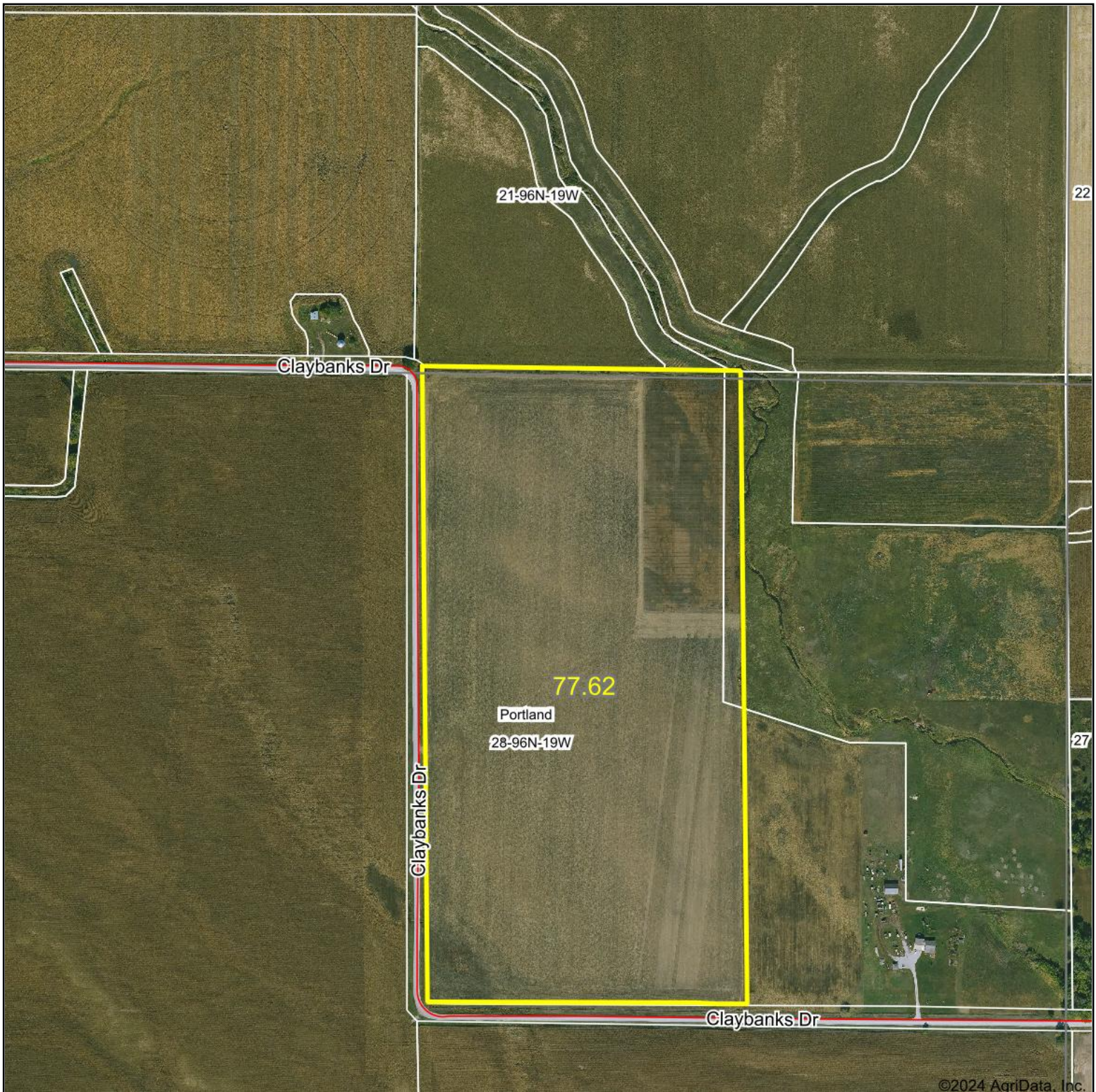
\*\*IA has updated the CSR values for each county to CSR2.

\*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



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Boundary Center: 43° 6' 29.99, -93° 5' 24.67

0ft 636ft 1272ft



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28-96N-19W  
Cerro Gordo County  
Iowa

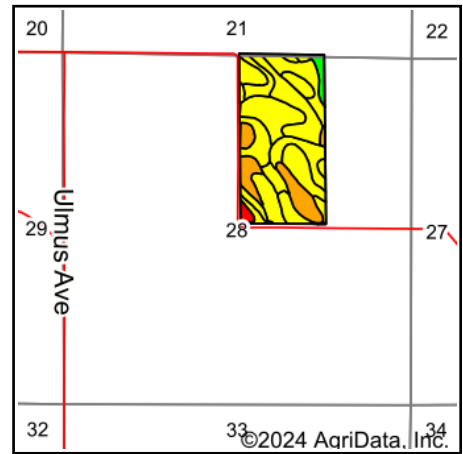
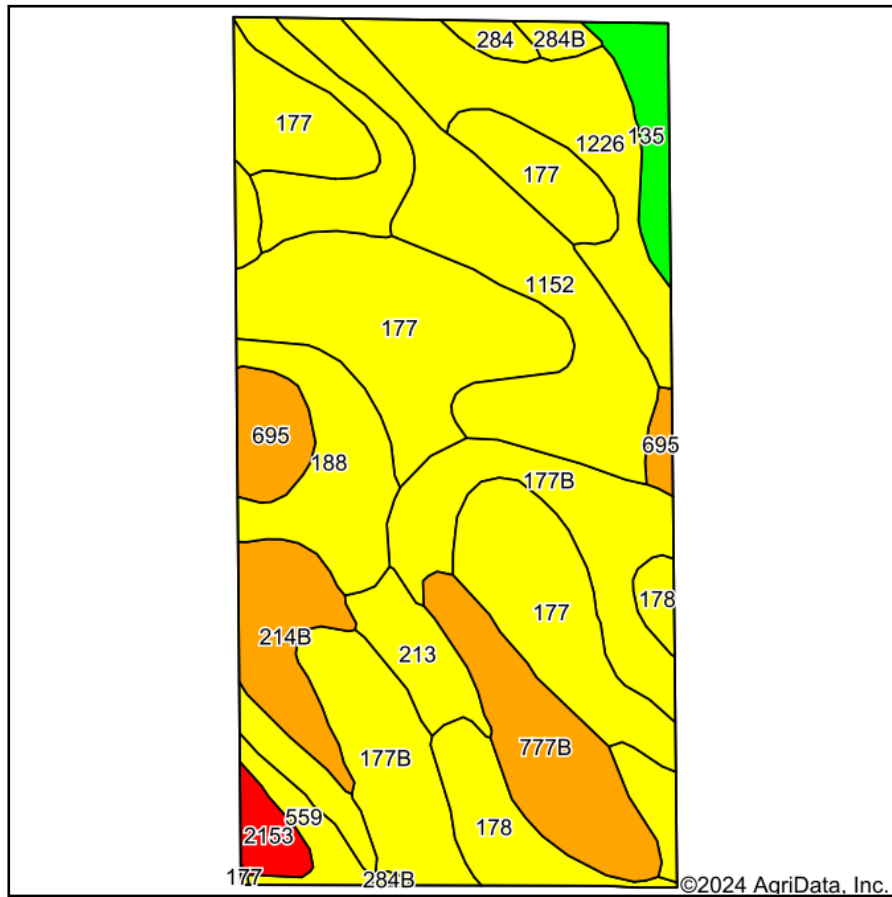


8/22/2024

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



# Soils Map - Tillable Acres



State: **Iowa**  
 County: **Cerro Gordo**  
 Location: **28-96N-19W**  
 Township: **Portland**  
 Acres: **77.62**  
 Date: **8/22/2024**

**PC PEOPLES**  
 COMPANY  
 INTEGRATED LAND SOLUTIONS

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA033, Soil Area Version: 27

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
177	Saude loam, 0 to 2 percent slopes	19.34	25.0%		Ils	80.0	2.2	23.2	60	79
177B	Saude loam, 2 to 5 percent slopes	11.42	14.7%		Ils	80.0	2.2	23.2	55	77
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	9.40	12.1%		Ils	80.0	2.1	23.2	59	83
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	9.29	12.0%		Ilw	80.0	1.7	23.2	54	81
188	Kensett loam, 0 to 2 percent slopes	6.30	8.1%		Ils	80.0	2.1	23.2	57	79
777B	Wapsie loam, 2 to 5 percent slopes	5.31	6.8%		Ile	80.0	2.2	23.2	47	67
214B	Rockton loam, 20 to 30 inches to limestone, till plain, 2 to 5 percent slopes	3.40	4.4%		Ile	80.0	2.2	23.2	47	52
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559	Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	1.26	1.6%		Ilw	182.4	3.8	52.9	54	63
2153	Shandep clay loam, 0 to 2 percent slopes, ponded, occasionally flooded	1.03	1.3%		Vw				21	8
284B	Flagler sandy loam, 2 to 5 percent slopes	0.57	0.7%		Ille	80.0	2.2	23.2	51	59



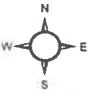
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284	Flagler sandy loam, 0 to 2 percent slopes	0.52	0.7%		IIIs	80.0	2.2	23.2	56	60
Weighted Average					2.08	83.6	2.2	24.2	56.2	*n 75.4

\*\*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 |  CRP            |  Iowa PLSS  |
|  Cropland     |  Tract Boundary |  Iowa Roads |
-  Restricted Use  
 Limited Restrictions  
 Exempt from Conservation Compliance Provisions

2024 Program Year

Map Created April 03, 2024

Farm 8255

Tract 9201

Tract Cropland Total: 39.86 acres

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

## Cerro Gordo County, Iowa



### Legend

- Non-Cropland
- Cropland
- CRP
- Iowa PLSS
- Iowa Roads
- Tract Boundary
- Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

2024 Program Year

Map Created April 03, 2024

Farm **8255**

Tract **9202**

Tract Cropland Total: 37.76 acres

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IOWA  
CERRO GORDO  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 8255

Prepared : 8/27/24 11:52 AM CST

Crop Year : 2024

See Page 3 for non-discriminatory Statements.

### Abbreviated 156 Farm Record

Operator Name : OLSON AG INC  
CRP Contract Number(s) : None  
Recon ID : 19-033-2017-104  
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
77.62	77.62	77.62	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	77.62		0.00		0.00	0.00	0.00	0.00

#### Crop Election Choice

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

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	1.92	0.00	64	
Corn	62.12	0.00	149	
<b>TOTAL</b>	<b>64.04</b>	<b>0.00</b>		

#### NOTES

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Tract Number : 9201  
Description : NW1/4 NE1/4 28 96 19 Portland  
FSA Physical Location : IOWA/CERRO GORDO  
ANSI Physical Location : IOWA/CERRO GORDO  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners : TERESA K YEGGE TRUST DATED FEBRUARY 16, 2012  
Other Producers : None  
Recon ID : 19-033-2017-103

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
39.86	39.86	39.86	0.00	0.00	0.00	0.00	0.0



IOWA  
CERRO GORDO  
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 8255  
Prepared : 8/27/24 11:52 AM CST  
Crop Year : 2024

Tract 9201 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	39.86	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	0.96	0.00	64
Corn	31.04	0.00	149
<b>TOTAL</b>	<b>32.00</b>	<b>0.00</b>	

NOTES

Tract Number : 9202  
Description : SW1/4 NE1/4 28 96 19 Portland  
FSA Physical Location : IOWA/CERRO GORDO  
ANSI Physical Location : IOWA/CERRO GORDO  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners : DEWITT BANK & TRUST CO  
Other Producers : None  
Recon ID : 19-033-2017-103

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
37.76	37.76	37.76	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	37.76	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	0.96	0.00	64
Corn	31.08	0.00	149
<b>TOTAL</b>	<b>32.04</b>	<b>0.00</b>	

NOTES

An aerial photograph of a rural landscape. A large rectangular area in the center is outlined with a blue border. The area is mostly brown, suggesting plowed fields, with some green patches. To the left of the rectangle, a road runs vertically. To the right, another road runs vertically. At the top, a road runs horizontally. At the bottom, a road runs horizontally. The text 'CLAYBANKS DR.' is written in yellow on each of these four roads.

**CLAYBANKS DR.**

**CLAYBANKS DR.**

**CLAYBANKS DR.**





MASON CITY

PORTLAND

NORA SPRINGS