

# LAND FOR SALE

LISTING #17974

**38 ACRES M/L**  
JACKSON COUNTY, IOWA



**DOUGLAS R. YEGGE**

C: 563-320-9900  
O: 563-659-8185  
Doug@PeoplesCompany.com

**ALAN MCNEIL**

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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 21, Township 84 North, Range 1 East, Jackson Co., IA

**38 Acres M/L, Jackson County, IA**

**COMMENTS & BUILDING INFORMATION:**

Peoples Company is pleased to bring to you this 38 acre m/l acreage nestled in the countryside just on the west side of Baldwin Iowa. If your heart is telling you, it's time to move to the country, this could be the perfect place for you. The home is 2,740 Sq. Ft. including, 5 bedrooms and 2 bathrooms, central air conditioning & furnace. There was a new addition added to the house in 2012. The large yard features multiple spots to put a garden, detached garage, or outbuilding for a little livestock. With diverse acreages in high demand, don't miss this opportunity in Jackson County, IA.

The tract consists of 38 acres m/l located off of Highway 64. The majority of the property is currently in row crop production and features an estimated 25.27 FSA cropland acres, carrying a CSR2 of 61. The views atop are stunning in every direction, backing up to mature timber.

The subject property is located in the West 1/2 of the Northeast 1/4 of Section 21 in Monmouth Township. Please contact one of the Listing Agents for more information regarding this property.

**LEASE/FSA INFORMATION:**

Open for the 2025 crop year.

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|                              |                     |
|------------------------------|---------------------|
| <b>TOTAL ACRES:</b>          | <b>38 acres m/l</b> |
| <b>PRICE:</b>                | <b>\$720,000</b>    |
| <b>Price Per Acre:</b>       | \$18,947            |
| <b>Owner:</b>                | Kleis               |
| <b>Operator:</b>             |                     |
| <b>County &amp; State:</b>   | Jackson Co., IA     |
| <b>Location:</b>             | West of Baldwin, IA |
| <b>Possession Date:</b>      | As agreed           |
| <b>Drainage Info:</b>        | Natural             |
| <b>Average Productivity:</b> | 61.1 CSR2           |
| <b>Taxable Acres:</b>        | 38                  |
| <b>Net RE Taxes:</b>         | \$5,026             |
| <b>Taxes Payable In:</b>     | 2024                |
| <b>Topography:</b>           | Rolling             |

**F.S.A. INFORMATION:**

|                       |       |
|-----------------------|-------|
| <b>Farmland:</b>      | 38.83 |
| <b>Crop Acres:</b>    | 25.27 |
| <b>CRP Acres:</b>     |       |
| <b>Wheat Base:</b>    | .6    |
| <b>Wheat Yield:</b>   | 41    |
| <b>Corn Base:</b>     | 24.67 |
| <b>Corn Yield:</b>    | 41    |
| <b>Soybean Base:</b>  |       |
| <b>Soybean Yield:</b> |       |

**APPROXIMATE BREAKDOWN OF ACRES:**

|                        |       |
|------------------------|-------|
| <b>Total Acres:</b>    | 38    |
| <b>Tillable Acres:</b> | 25.27 |
| <b>CRP Acres:</b>      |       |
| <b>Farmstead:</b>      | 4.5   |
| <b>Roads:</b>          | .73   |
| <b>Waterways:</b>      | 3.5   |
| <b>Timber:</b>         | 4     |
| <b>Pasture:</b>        |       |

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

700 6th Ave  
 DeWitt, Iowa 52742

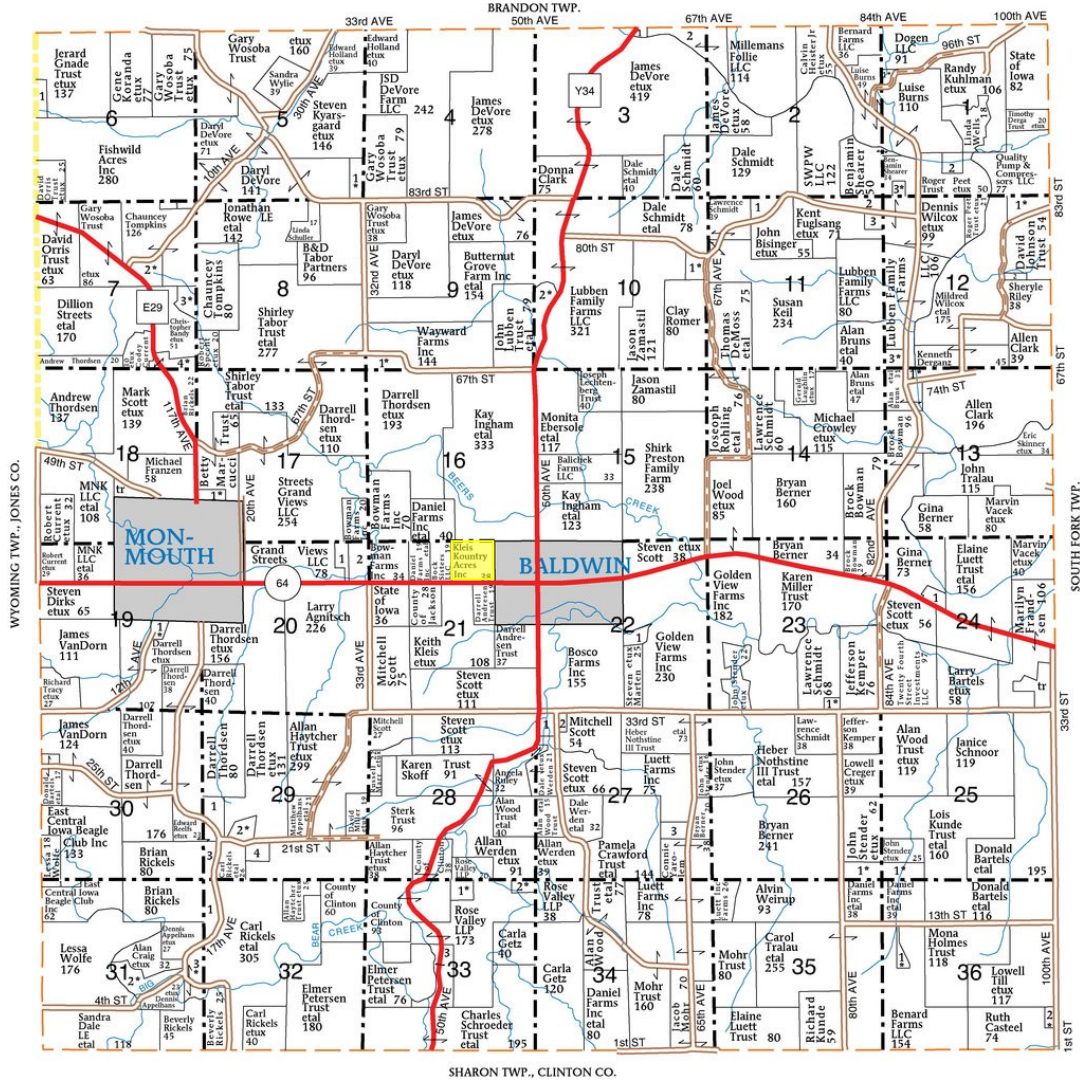


T-84-N

## MONMOUTH PLAT

(Landowners)

R-1-E

**MONMOUTH TOWNSHIP****SECTION 1**

1. DeMoss, Donald etux 6
2. County of Jackson 6
3. Wilcox, Dennis etux 5

**SECTION 3**

1. County of Jackson 6
2. VanHecke, Jeffrey 40

**SECTION 5**

1. Wosoba Trust, Gary etux 13

**SECTION 6**

1. Holland, Jed 10

**SECTION 7**

1. Fishwild Acres Inc 5

**SECTION 12**

2. Tompkins, Chauncey etux 9

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3. Brown Trust, Chip etux 11

4. Specht, Robert etux 14

**SECTION 8**

1. Tabor Trust, Shirley etal

**SECTION 10**

1. Beedle, Gary etux 13

2. Lubben Trust, John etal

**SECTION 11**

1. Schmidt, Dale 14

2. Shearer, Benjamin 10

3. Kennedy, Judy 6

**SECTION 12**

1. Schoenherr, Wyatt etal

- 17

2. Sites, Joy 6

3. Detweiler, Peggy etux 5

**SECTION 13**

1. Derganz, Kenneth etux

**SECTION 17**

1. Moore, Ace etux 5

**SECTION 19**

1. Franzen, Chuck etux 6

**SECTION 20**

1. City of Baldwin 11

2. Bowman Farms Inc 19

**SECTION 22**

1. Werden Family Farms LLC 12

**SECTION 23**

1. Hovey, Richard etux 6

**SECTION 24**

1. Williams, Glenn 5

**SECTION 25**

1. Daniel Farms Inc 15

**SECTION 26**

1. Daniel Farms Inc 15

**SECTION 27**

1. Ruley Trust, Angela 9

2. Brown, Karisa 5

3. Burkey, Diane 6

**SECTION 29**

1. DeLarm, Clifford 15

2. DeLarm, Matthew etux 8

3. Rickels, Brian 10

4. Daehler, Thomas 9

**SECTION 31**

1. Wolfe, Lessa 5

2. Appelhans, Matthew etal 31

3. Rickels, Carl etal 23

**SECTION 32**

1. Rickels, Brian 13

**SECTION 33**

1. Werden, Allan etux 10

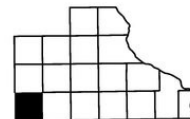
2. Werden, Allan etux 5

3. Aplin Trust, Gloria 29

**SECTION 36**

1. Franzen, Brian etux 5

2. Derganz, Philip etal 5





UNDEFINED FARM (38.00 AC TOTAL, 25.27 AC TILLABLE)

## AERIAL MAP

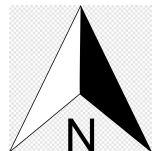


Center: 42.075087, -90.848332

21-84N-1E

Monmouth Township

Jackson County, IA

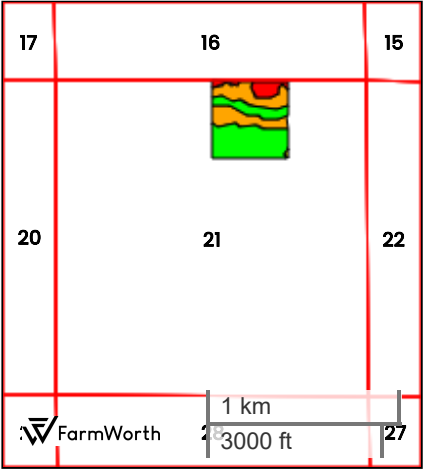
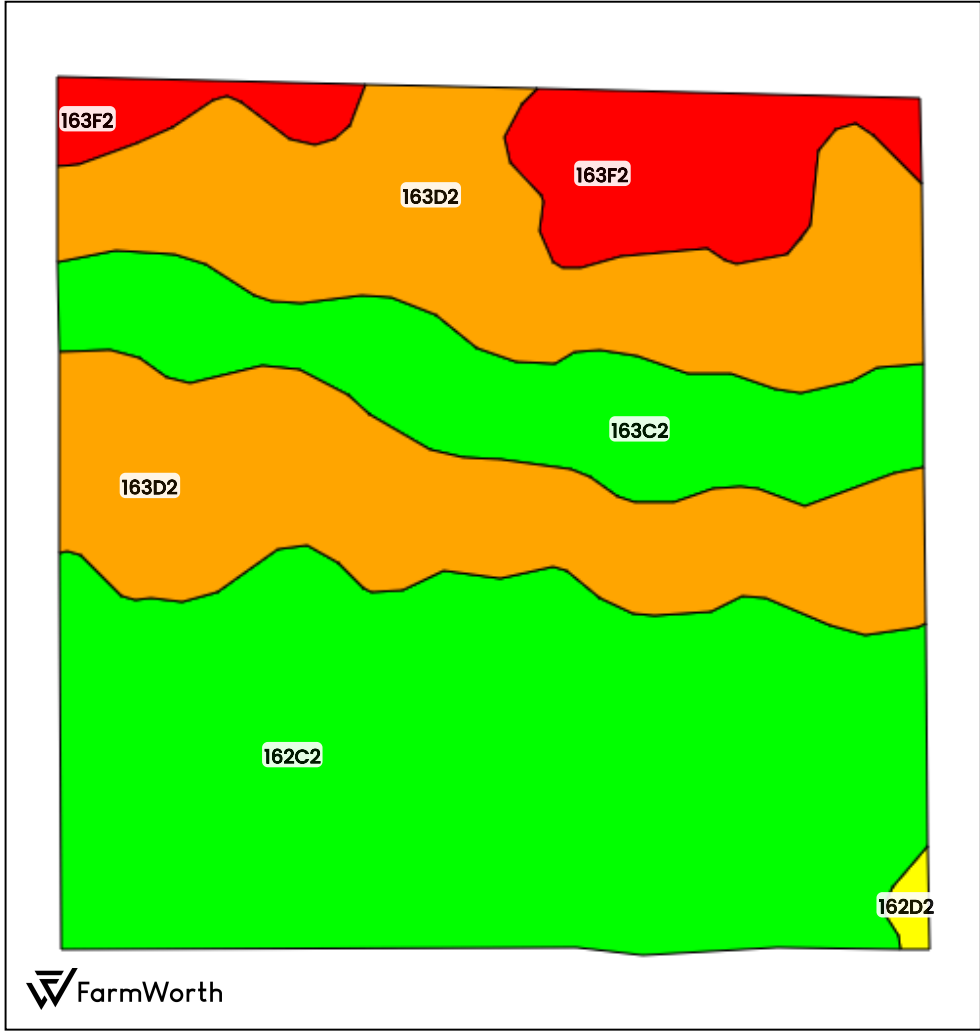


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UNDEFINED FARM (38.00 AC TOTAL, 25.27 AC TILLABLE)  
TOTAL SOILS



County: Jackson County, IA  
Location: 21-84N-1E  
Township: Monmouth  
Acres: 38.00  
Date: 11/20/2024



Field borders obtained from Farm Service Agency  
as of 2008

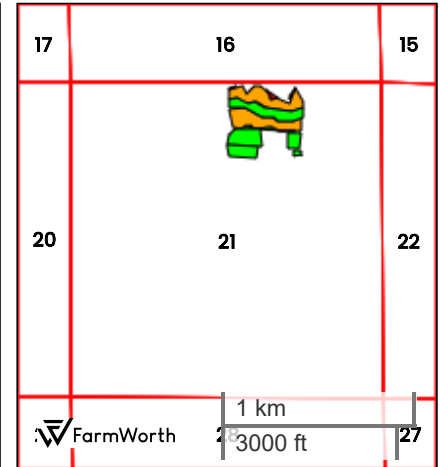
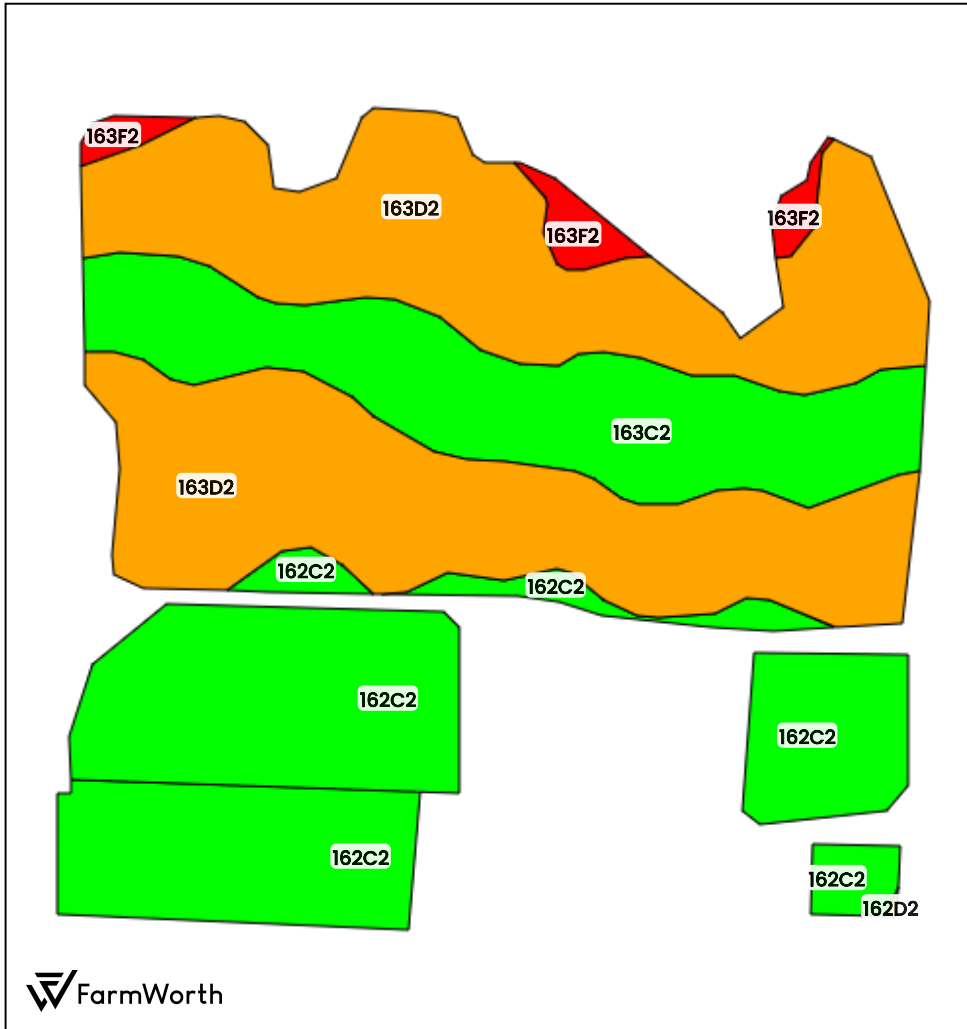
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| Code     | Description                                                   | Acres | % of field | IA CSR2 | Overall NCCPI | Soil Class (Irr) | Soil Class (Non-Irr) | Drainage Class |
|----------|---------------------------------------------------------------|-------|------------|---------|---------------|------------------|----------------------|----------------|
| 162C2    | Downs silt loam, 5 to 9 percent slopes, moderately eroded     | 15.65 | 41.18 %    | 80      | 85            | -                | 3                    | Well drained   |
| 163D2    | Fayette silt loam, 9 to 14 percent slopes, moderately eroded  | 13.88 | 36.53 %    | 46      | 80            | -                | 3                    | Well drained   |
| 163C2    | Fayette silt loam, 5 to 9 percent slopes, moderately eroded   | 4.84  | 12.74 %    | 72      | 84            | -                | 3                    | Well drained   |
| 163F2    | Fayette silt loam, 18 to 25 percent slopes, moderately eroded | 3.46  | 9.11 %     | 18      | 61            | -                | 6                    | Well drained   |
| 162D2    | Downs silt loam, 9 to 14 percent slopes, moderately eroded    | 0.16  | 0.42 %     | 54      | 81            | -                | 3                    | Well drained   |
| Average: |                                                               |       |            | 60.8    | 80.8          |                  |                      |                |

IA has updated the CSR values for each county to CSR2.  
Soils data provided by USDA and NRCS.



# UNDEFINED FARM (38.00 AC TOTAL, 25.27 AC TILLABLE) TILLABLE SOILS



County: Jackson County, IA  
Location: 21-84N-1E  
Township: Monmouth  
Acres: 25.27  
Date: 11/20/2024



Field borders obtained from Farm Service Agency  
as of 2008

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| Code     | Description                                                   | Acres | % of field | IA CSR2 | Overall NCCPI | Soil Class (Irr) | Soil Class (Non-Irr) | Drainage Class |
|----------|---------------------------------------------------------------|-------|------------|---------|---------------|------------------|----------------------|----------------|
| 163D2    | Fayette silt loam, 9 to 14 percent slopes, moderately eroded  | 11.99 | 47.45 %    | 46      | 80            | -                | 3                    | Well drained   |
| 162C2    | Downs silt loam, 5 to 9 percent slopes, moderately eroded     | 7.98  | 31.58 %    | 80      | 85            | -                | 3                    | Well drained   |
| 163C2    | Fayette silt loam, 5 to 9 percent slopes, moderately eroded   | 4.71  | 18.64 %    | 72      | 84            | -                | 3                    | Well drained   |
| 163F2    | Fayette silt loam, 18 to 25 percent slopes, moderately eroded | 0.58  | 2.30 %     | 18      | 61            | -                | 6                    | Well drained   |
| 162D2    | Downs silt loam, 9 to 14 percent slopes, moderately eroded    | 0.01  | 0.04 %     | 54      | 81            | -                | 3                    | Well drained   |
| Average: |                                                               |       |            | 60.9    | 81.9          |                  |                      |                |

IA has updated the CSR values for each county to CSR2.  
Soils data provided by USDA and NRCS.



United States  
Department of  
Agriculture

## Jackson 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

Tract Cropland Total: 25.27 acres

2024 Program Year

Map Created March 22, 2024

Farm **6372**

Tract **52**

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IOWA  
JACKSON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

### Abbreviated 156 Farm Record

FARM : 6372

Prepared : 11/18/24 8:37 AM CST

Crop Year : 2025

Operator Name : KAYLA CHRISTINE CRONBAUGH  
CRP Contract Number(s) : None  
Recon ID : 19-097-2022-41  
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 |
|--------------------|--------------------|------------------------|----------------|------|------|------|-----------|----------------------|------------------|
| 38.83              | 25.27              | 25.27                  | 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               | 25.27                  | 0.00           |      |      | 0.00 | 0.00      | 0.00                 | 0.00             |

#### 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        | 0.60         | 0.00                        | 41        |     |
| Corn         | 24.67        | 0.00                        | 165       |     |
| <b>TOTAL</b> | <b>25.27</b> | <b>0.00</b>                 |           |     |

#### NOTES

|  |
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|  |
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Tract Number : 52

Description : B-9 S21 T84N R1E MONMOUTH  
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 : KLEIS KOUNTRY ACRES  
Other Producers : None  
Recon ID : None

#### Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP  | EWP  | WRP  | GRP  | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 38.83     | 25.27    | 25.27        | 0.00 | 0.00 | 0.00 | 0.00 | 0.0       |





Abbreviated 156 Farm Record

Tract 52 Continued ...

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP  | MPL  | DCP Ag. Rel Activity | SOD  |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00               | 0.00               | 25.27                  | 0.00           | 0.00 | 0.00 | 0.00                 | 0.00 |

DCP Crop Data

| Crop Name    | Base Acres   | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|--------------|-----------------------------|-----------|
| Wheat        | 0.60         | 0.00                        | 41        |
| Corn         | 24.67        | 0.00                        | 165       |
| <b>TOTAL</b> | <b>25.27</b> | <b>0.00</b>                 |           |

NOTES

|  |
|--|
|  |
|--|

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UNDEFINED FARM (38.00 AC TOTAL, 25.27 AC TILLABLE)

## PROXIMITY MAP



Google

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

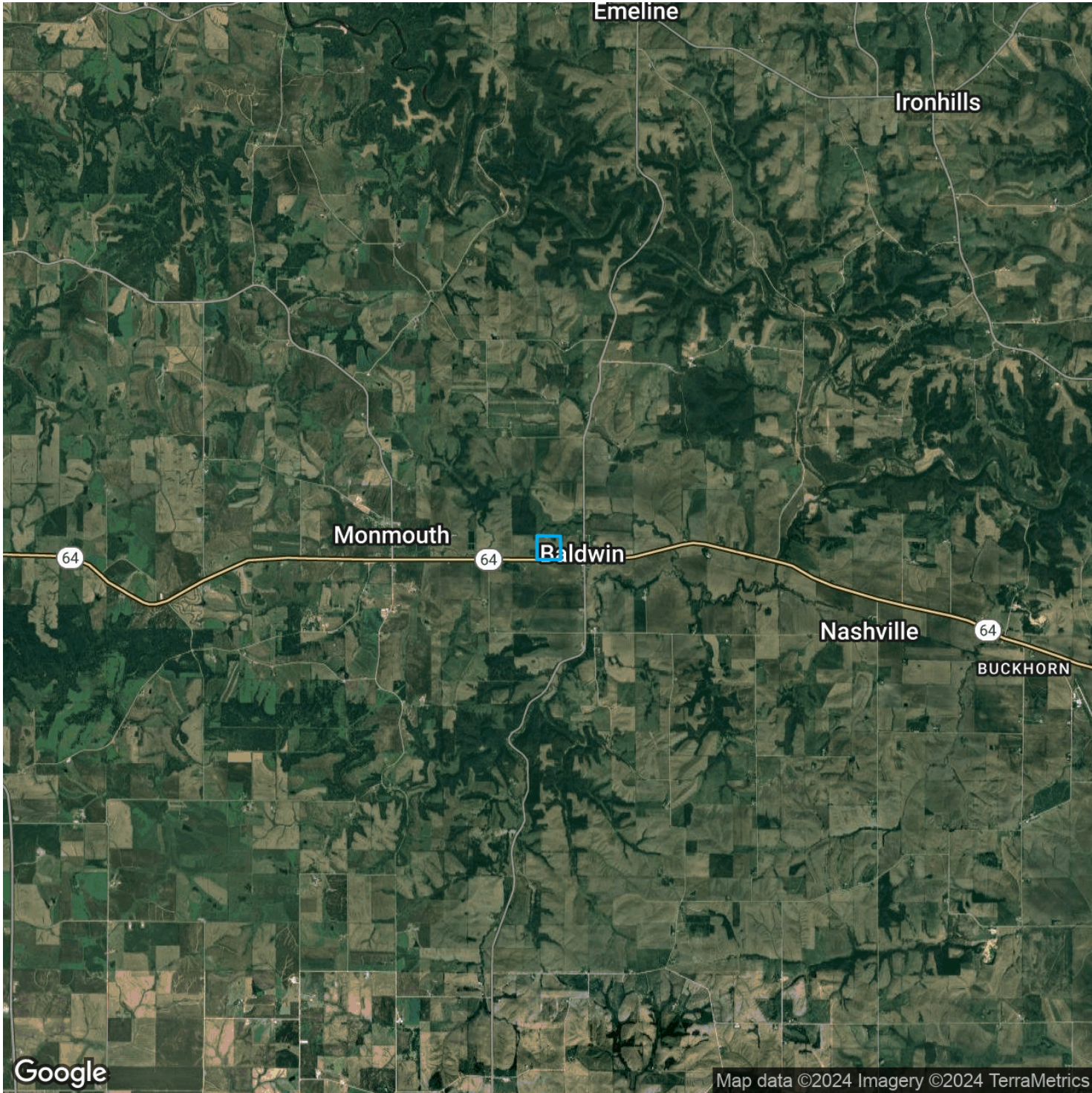


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UNDEFINED FARM (38.00 AC TOTAL, 25.27 AC TILLABLE)  
REGIONAL MAP



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