

LAND FOR SALE

LISTING #468

137 ACRES M/L
MITCHELL COUNTY, IOWA



DOUGLAS R. YEGGE

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O: 563-659-8185
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ALAN MCNEIL

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700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

The South 3/4 of the East 1/2 of the Northwest 1/4 and the West 1/2 of the Northeast 1/4, excluding approximately 5 acres, house and buildings, all in Section 29, Township 100 North, Range 17 West.

COMMENTS & BUILDING INFORMATION:

Good soiled farm in strong farming location.

LEASE/FSA INFORMATION:

Leased for the 2017 crop year.

Berg, 137 Acres M/L, Mitchell County, IA

TOTAL ACRES:	137
PRICE:	\$1,037,000
Price Per Acre:	\$7,569
Owner:	Berg
Operator:	Patterson
County & State:	Mitchell, IA
Location:	Toeterville, IA
Possession Date:	At closing
Drainage Info:	Natural
Average Productivity:	75.1 CSR2
Taxable Acres:	133.79
Net RE Taxes:	\$1,766
Taxes Payable In:	2016-2017
Topography:	Level

F.S.A. INFORMATION:

Farmland:	142.8
Crop Acres:	133.91
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	68.6
Corn Yield:	147
Soybean Base:	65.3
Soybean Yield:	47

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	137
Tillable Acres:	133
CRP Acres:	
Farmstead:	
Roads:	.5
Waterways:	3.5
Timber:	
Pasture:	

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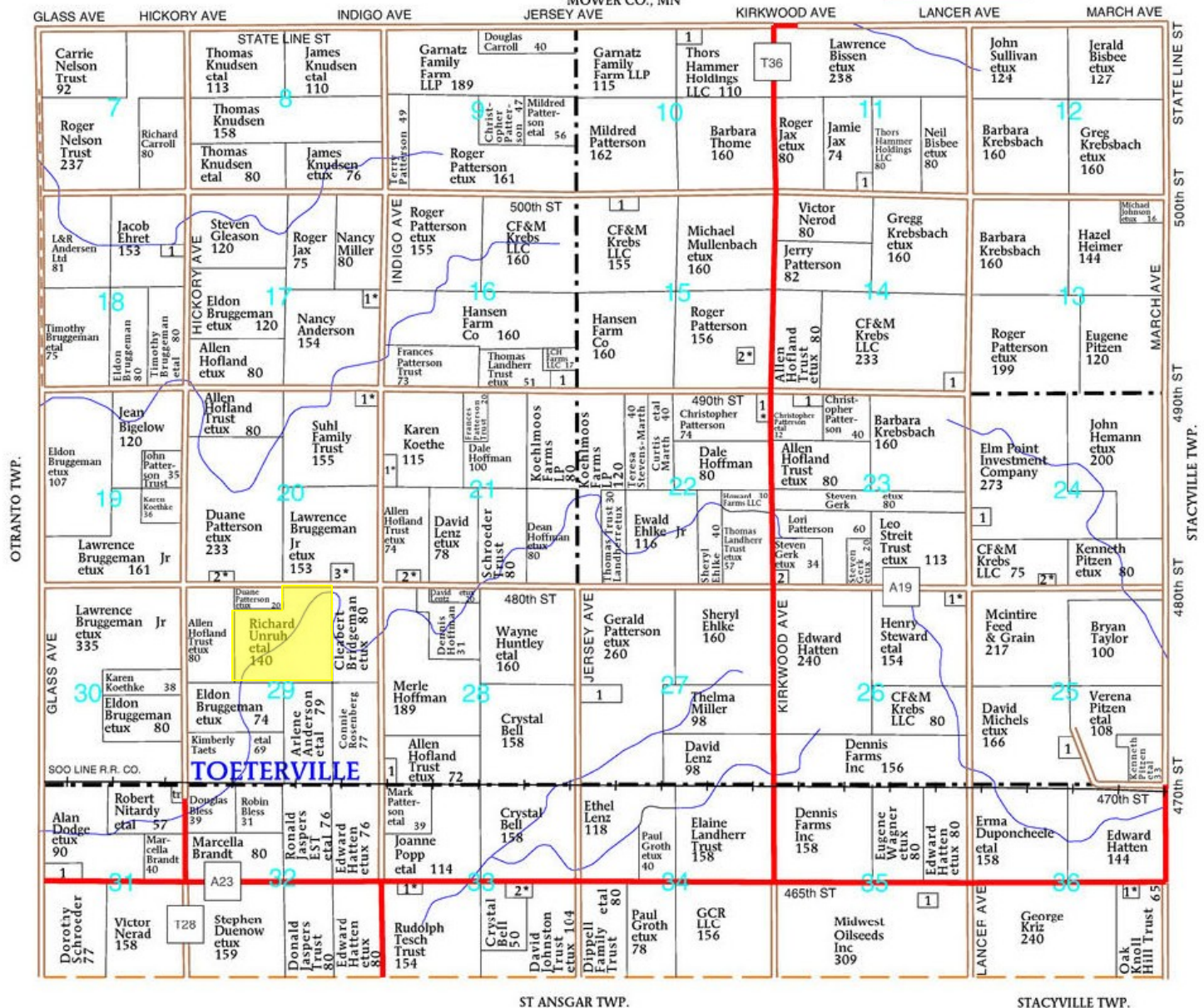
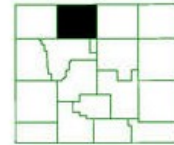
T-100-N

UNION PLAT

(Landowners)

MOWER CO., MN

R-17-W



UNION TOWNSHIP

SECTION 10

1. Bissen, Andrew 6

SECTION 11

1. Krebsbach, Anton 6

SECTION 14

1. Meek, Rebecca 6

SECTION 15

1. Bank of America 5

2. Patterson, Terry 6

SECTION 16

1. Schrad Farms LC 12

SECTION 17

1. Johnson, Nicholas 6

SECTION 18

1. Sampson Trust, Russell 7

SECTION 20

1. Warrington, Brendt 5

2. Patterson, Virgil 5

3. Frodl, Douglas 7

SECTION 21

1. Thome, Darrel 5

2. Nielsen, Lance 6

SECTION 22

1. Kuehn, Gregory 6

SECTION 23

1. Maple Lawn Pork LLC 8

SECTION 24

1. Yost, Daniel 7

2. Unruh, Verle 5

SECTION 25

1. Michels, Patrick 7

SECTION 26

1. Hemann, Harvey 6

SECTION 27

1. Patterson, Jerry 16

SECTION 28

1. R&K Properties 6

SECTION 31

1. Hufco LLC 18

SECTION 33

1. Mayer, Bryce 6

2. Miller, Leslie 7

SECTION 35

1. Landherr Trust, Thomas 5

SECTION 36

1. Michels, David 8

Aerial Map~ Berg Total Acres



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map center: 43° 27' 15.86, -92° 52' 51.81



29-100N-17W
Mitchell County
Iowa



4/20/2017

175B	Dickinson fine sandy loam, 2 to 5 percent slopes	4.19	3.1%		Ille	161.6	4.5	46.9	2.9	4.8	51	55				55
777C	Wapsie loam, 5 to 9 percent slopes	2.96	2.2%		Ille	139.2	3.9	40.4	2.5	4.2	43	33				60
377	Dinsdale silty clay loam, 0 to 2 percent slopes	2.35	1.7%		le	240	6.7	69.6	4.3	7.2	99	93				87
761	Franklin silt loam, 1 to 3 percent slopes	1.72	1.3%		lw	224	5.8	65	4	6.7	85	83				95
394B	Ostrander loam, 2 to 5 percent slopes	0.98	0.7%		lle	225.6	6.3	65.4	4.1	6.8	88	83				85
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	0.75	0.5%		lle	232	6.5	67.3	4.2	7	94	88				89
27B	Terril loam, 2 to 5 percent slopes	0.46	0.3%		lle	224	6.3	65	4	6.7	90	87				93
399	Readlyn loam, 1 to 3 percent slopes	0.32	0.2%		lw	220.8	5.7	64	4	6.6	91	88				85
783B	Cresco loam, 2 to 5 percent slopes	0.10	0.1%		lle	185.6	5.2	53.8	3.3	5.6	86	65				87
171C	Bassett loam, 5 to 9 percent slopes	0.09	0.1%		Ille	196.8	5.5	57.1	3.5	5.9	80	64				88
782	Donnan silt loam, 0 to 2 percent slopes	0.09	0.1%		llw	185.6	4.8	53.8	3.3	5.6	67	55				69
Weighted Average						201.3	5.6	58.4	3.6	6	75.1	75	26.7	11.6	7.8	81

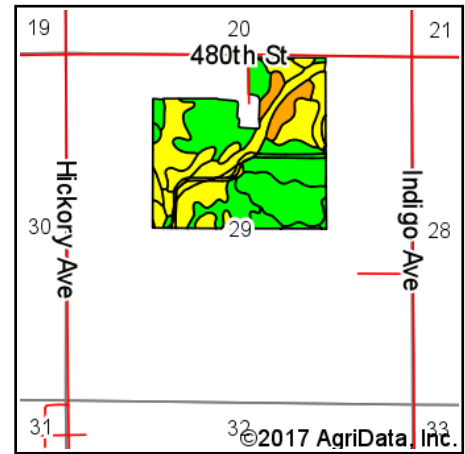
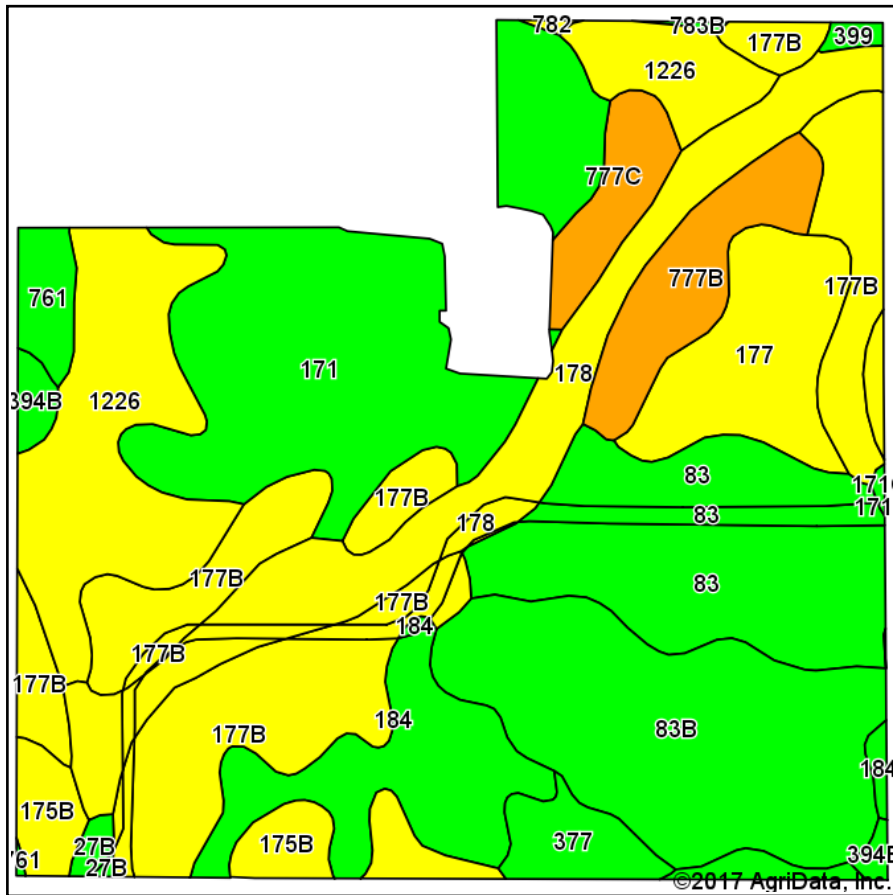
**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map ~ Berg Total Acres



State: **Iowa**
County: **Mitchell**
Location: **29-100N-17W**
Township: **Union**
Acres: **136.73**
Date: **4/20/2017**



Maps Provided By

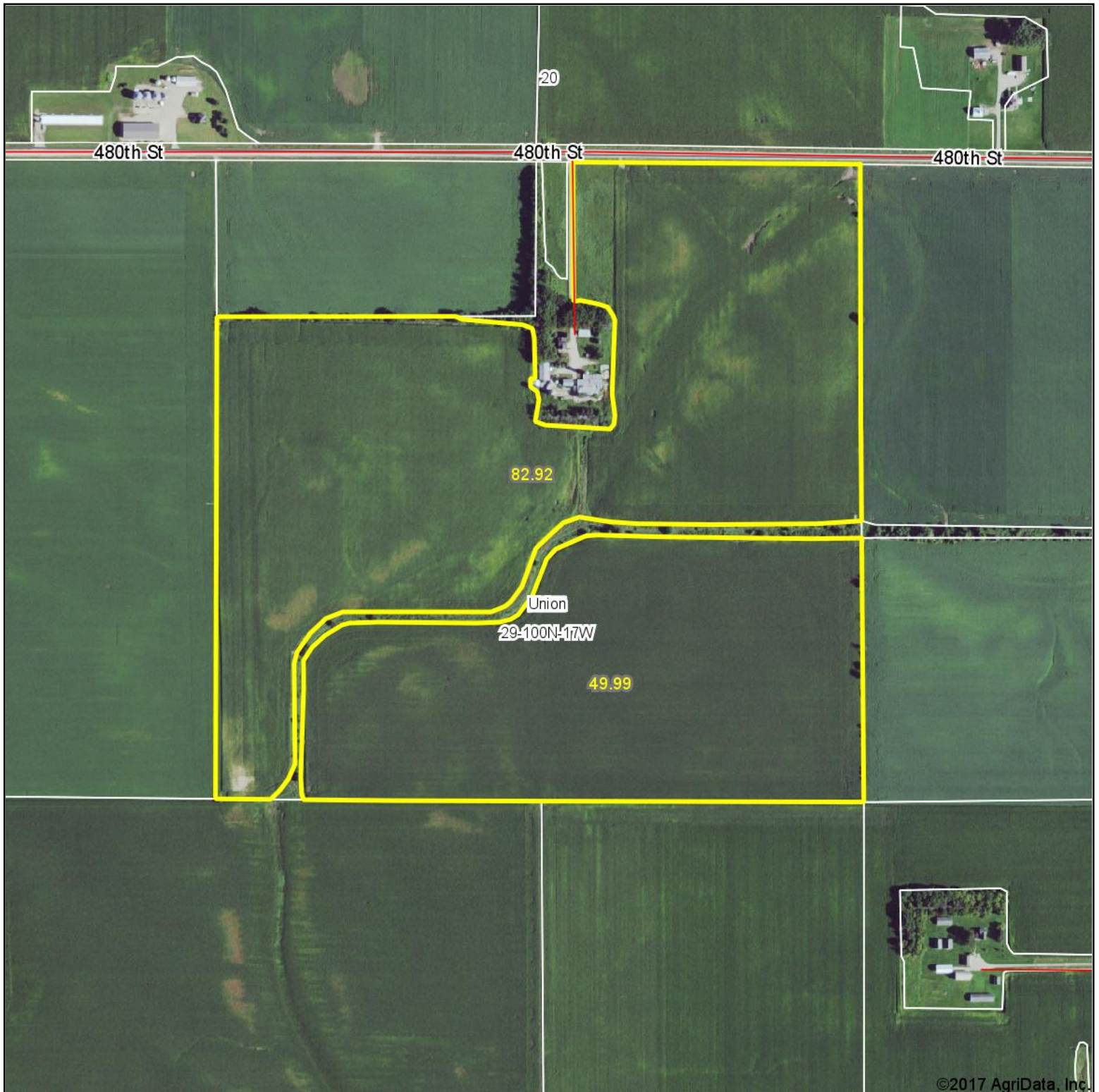


Soils data provided by USDA and NRCS.

Area Symbol: IA131, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	Corn	Oats	Soybeans	NCCPI Overall
177B	Saude loam, 2 to 5 percent slopes	20.92	15.3%		Ils	177.6	5	51.5	3.2	5.3	55	60				75
171	Bassett loam, 0 to 2 percent slopes	20.74	15.2%		I	220.8	6.2	64	4	6.6	91	83				88
83B	Kenyon loam, 2 to 5 percent slopes	17.40	12.7%		Ile	225.6	6.3	65.4	4.1	6.8	90	83	210	91	61	84
83	Kenyon loam, 0 to 2 percent slopes	15.12	11.1%		I	233.6	6.5	67.7	4.2	7	96	88				93
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	14.69	10.7%		Ils	177.6	4.6	51.5	3.2	5.3	59	70				86
178	Waukee silt loam, 0 to 2 percent slopes	13.34	9.8%		Ils	192	5.4	55.7	3.5	5.8	68	79				72
184	Klinger silty clay loam, 1 to 4 percent slopes	8.20	6.0%		Iw	240	6.2	69.6	4.3	7.2	95	93				88
177	Saude loam, 0 to 2 percent slopes	7.10	5.2%		Ils	164.8	4.6	47.8	3	4.9	60	65				75
777B	Wapsie loam, 2 to 5 percent slopes	5.21	3.8%		Ile	155.2	4.3	45	2.8	4.7	50	53				60

Aerial Map ~ Berg Tillable Acres



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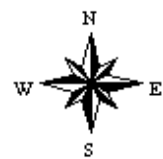


map center: 43° 27' 13.96, -92° 52' 50.06

0ft 643ft 1286ft

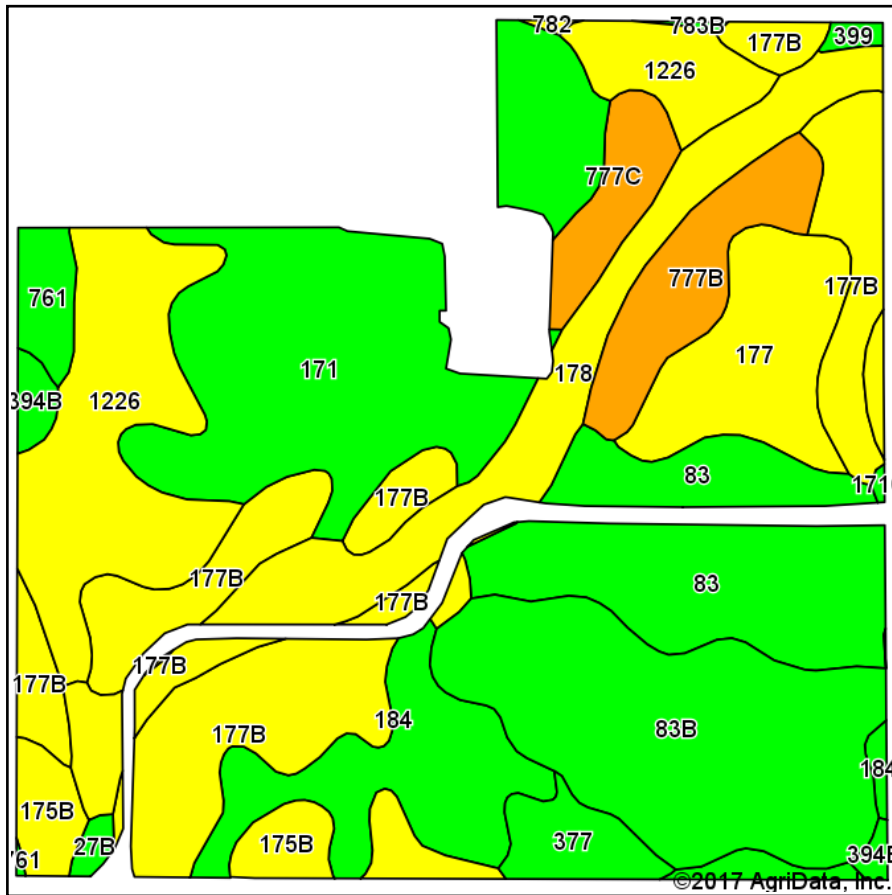


29-100N-17W
Mitchell County
Iowa

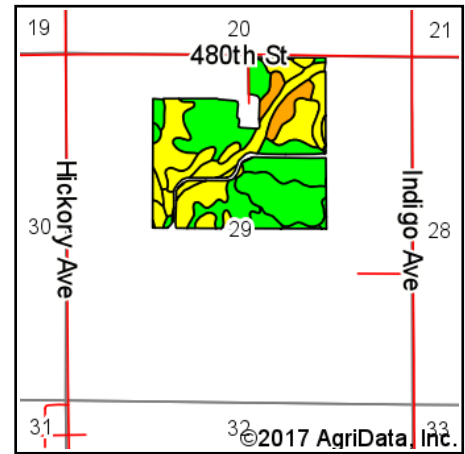


4/21/2017

Soils Map ~ Berg Tilltable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Mitchell**
 Location: **29-100N-17W**
 Township: **Union**
 Acres: **132.91**
 Date: **4/21/2017**

PEOPLES COMPANY
 INNOVATIVE. REAL ESTATE. SOLUTIONS.

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	Corn	Oats	Soybeans	NCCPI Overall
171	Bassett loam, 0 to 2 percent slopes	20.75	15.6%		I	220.8	6.2	64	4	6.6	91	83				88
177B	Saupe loam, 2 to 5 percent slopes	19.71	14.8%		Ils	177.6	5	51.5	3.2	5.3	55	60				75
83B	Kenyon loam, 2 to 5 percent slopes	17.40	13.1%		Ile	225.6	6.3	65.4	4.1	6.8	90	83	210	91	61	84
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	14.69	11.1%		Ils	177.6	4.6	51.5	3.2	5.3	59	70				86
83	Kenyon loam, 0 to 2 percent slopes	13.69	10.3%		I	233.6	6.5	67.7	4.2	7	96	88				93
178	Wauke silt loam, 0 to 2 percent slopes	12.29	9.2%		Ils	192	5.4	55.7	3.5	5.8	68	79				72
184	Klinger silty clay loam, 1 to 4 percent slopes	8.13	6.1%		Iw	240	6.2	69.6	4.3	7.2	95	93				88
177	Saupe loam, 0 to 2 percent slopes	7.10	5.3%		Ils	164.8	4.6	47.8	3	4.9	60	65				75
777B	Wapsie loam, 2 to 5 percent slopes	5.21	3.9%		Ile	155.2	4.3	45	2.8	4.7	50	53				60

175B	Dickinson fine sandy loam, 2 to 5 percent slopes	4.19	3.2%		Ille	161.6	4.5	46.9	2.9	4.8	51	55				55
777C	Wapsie loam, 5 to 9 percent slopes	2.96	2.2%		Ille	139.2	3.9	40.4	2.5	4.2	43	33				60
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*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Iowa
Mitchell

U.S. Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM: 2138

Prepared: 3/10/16 2:58 PM

Crop Year: 2016

Page: 1 of 1

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
████████████████████	SPLIT 1782	

Farms Associated with Operator:
3072, 4344, 5100, 5102, 5415

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
142.8	133.91	133.91	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		FAV/WR History	
0.0	0.0	133.91	0.0	0.0	0.0		N	

ARC/PLC			
ARC-IC NONE	ARC-CO CORN, SOYBN	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	68.6		147	0.0
SOYBEANS	65.3		47	0.0
Total Base Acres:	133.9			

Tract Number: 1569 Description: N1/2 S29-100-17 UNION

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

FAV/WR
History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
142.8	133.91	133.91	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	133.91	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	68.6		147	0.0
SOYBEANS	65.3		47	0.0
Total Base Acres:	133.9			

Owners: ██████████
Other Producers: None

TRUDELL J UNRUH



United States
Department of
Agriculture

Mitchell County, Iowa



Common Land Unit

Cropland	Tract Boundary
Non-Cropland	PLSS

0 170 340 680 Feet
2015 Ortho Imagery

2016 Program Year
Map Created December 22, 2015

Wetland Determination Identifiers

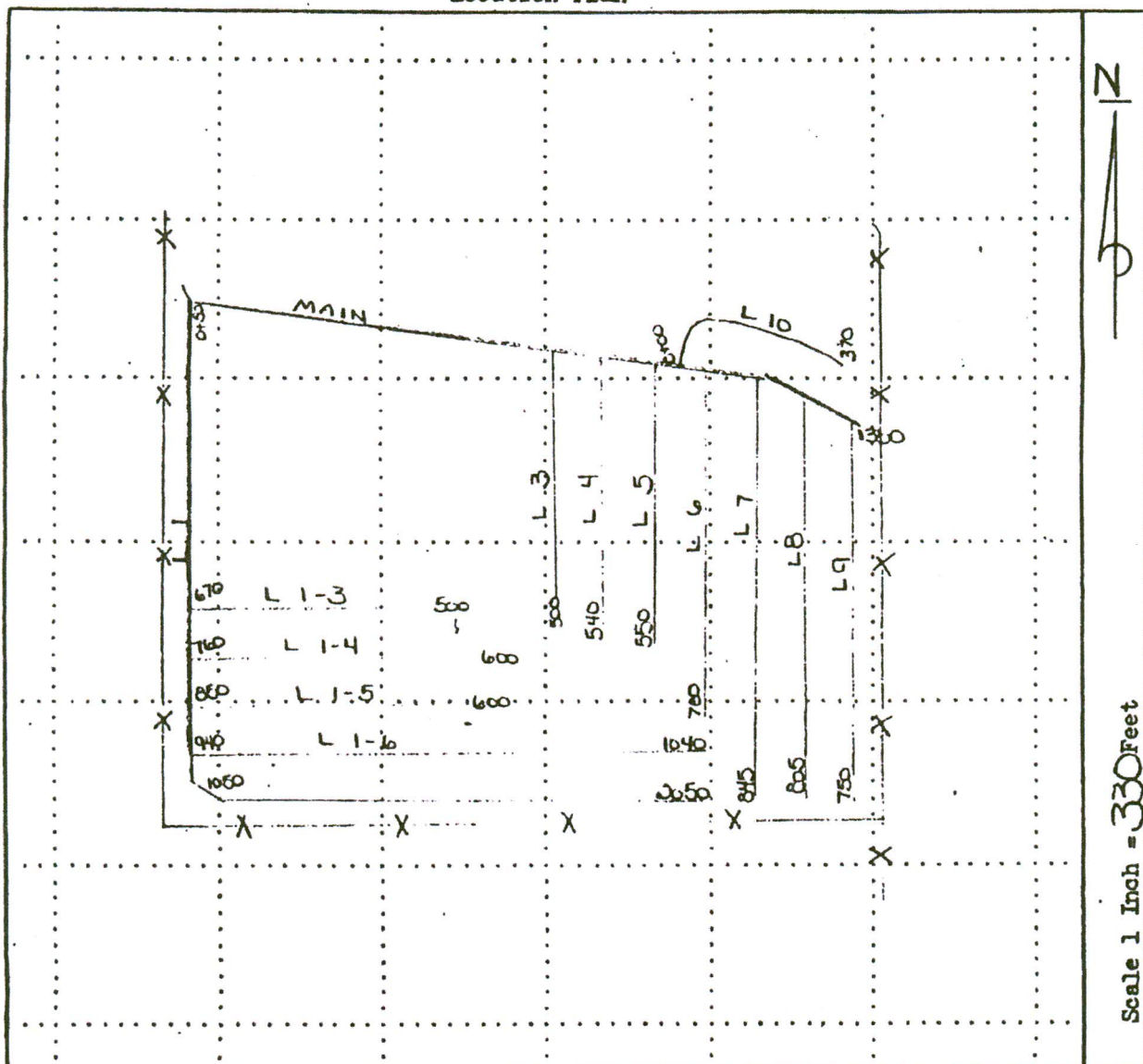
- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 133.91 acres

Farm 2138
Tract 1569

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TILE INSTALLATION RECORD Location Plan



-Legend- Farm Boundary ----- Permanent Fence ----- X ----- X Existing Tile Line ----- O ----- O New Tile Installed ----- O ----- O Existing Deep Ditch ----- = ----- = Existing Shallow Ditch ----- < ----- >		Job Name <u>Albert Bruggeman</u> Sec. <u>29</u> Township <u>Union</u> County _____ State _____ ACP No. _____ Design By _____	
-Amount of Tile Installed- - <u>2290</u> Feet of <u>16" concrete</u> inch tile - <u>8910</u> Feet of <u>5" plastic</u> inch tile ____ Feet of _____ inch tile ____ Feet of _____ inch tile		Date Installed <u>April 22, 1976</u> Contractor _____ Type of Machine _____ Tile Manufacturer(s) _____ Staked By _____	

By: _____
(Signature of Contractor & date)



Otranto

HWY 218

135 AC.

480th St

Teeterville

TOETERVILLE

STACYVILLE

218

105

St. Ansgar

ST. ANSGAR

HWY 105

Mitchell

Hickory Ave

480TH STREET

