

LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

67 ACRES MOL
ESKER - APPANOOSE COUNTY, IOWA

LISTING #462



DOUGLAS R. YEGGE

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LAND FOR SALE

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Esker, 67 Acres MOL, Appanoose Co., Iowa

TOTAL ACRES:	67 acres MOL
PRICE:	\$250,000
Price Per Acre:	\$3,731
Owner:	Esker
Operator:	Swan
County & State:	Appanoose Co., IA
Location:	Cincinnati, IA
Possession Date:	At closing
Drainage Info:	Natural
Average Productivity:	38.1 CSR2
Taxable Acres:	65.65
Net RE Taxes:	\$474
Taxes Payable In:	2016
Topography:	Rolling

LEGAL DESCRIPTION: All that part of the East 1/2 of the Southwest 1/4, laying south and east of the Co. Rd., Section 1; and the North 1/2 of the Northeast 1/4 of the Northwest 1/4, Section 12, all being in Township 67 North, Range 19 West of the 5th P.M.

COMMENTS & BUILDING INFORMATION:

Rolling Appanoose County farm, mostly tillable.

TO CONTACT LISTING AGENT:

Call: Douglas R. Yegge

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Call: Alan McNeil

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LEASE/FSA INFORMATION:

F.S.A. INFORMATION:

Farmland:	67.82
Crop Acres:	62.49
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	15.6
Corn Yield:	92
Soybean Base:	31.1
Soybean Yield:	35

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	67.82
Tillable Acres:	63
CRP Acres:	
Farmstead:	
Roads:	1.82
Waterways:	3
Timber:	
Waste:	2

Your Ad Could Be Here

in the Next Plat and Directory Publication.

Contact Farm & Home Publishers 641-444-3508 • Fax 641-444-5150

E-Mail info@farmandhomepublishers.com

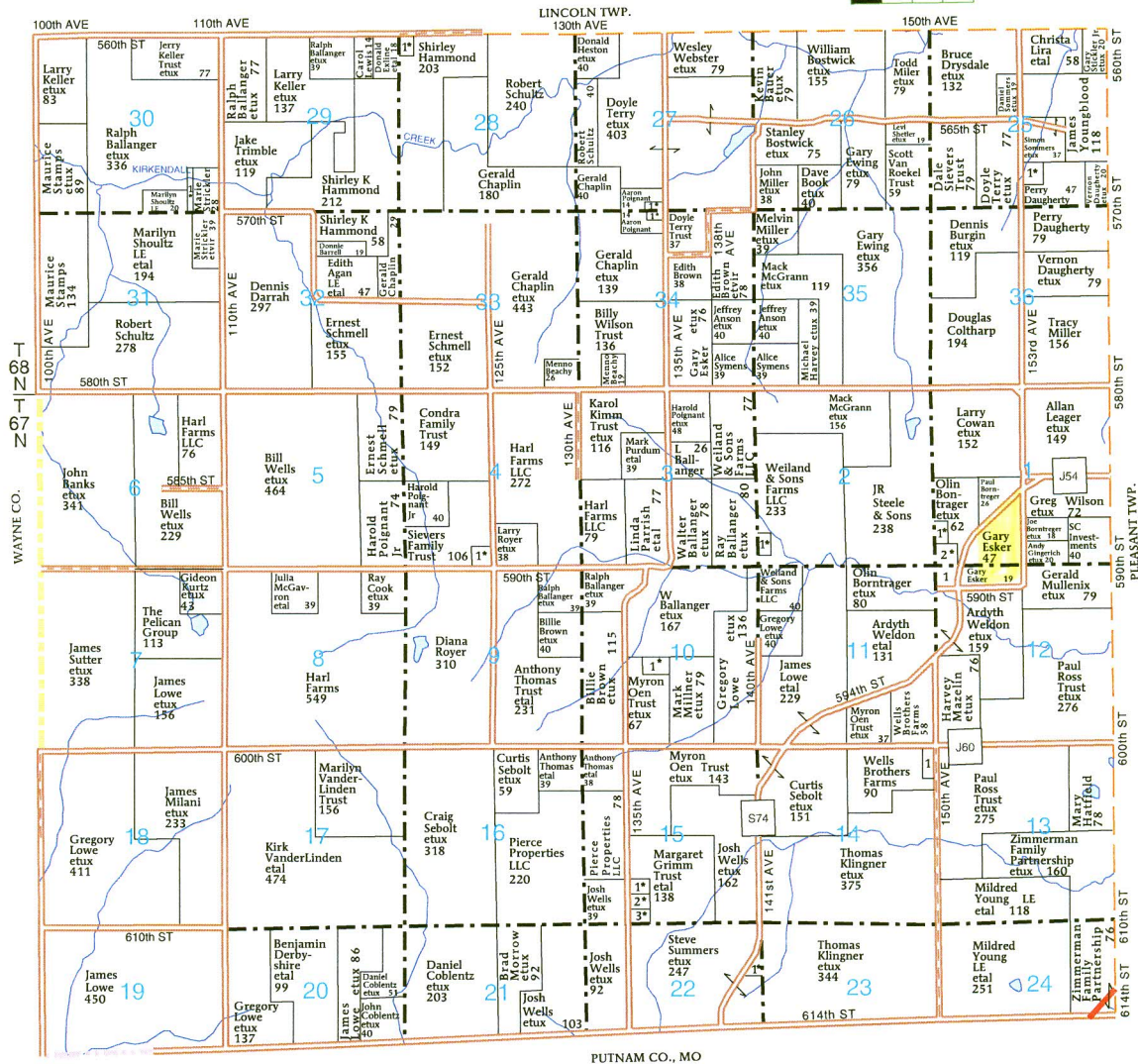
to get your business added to the next year's publication

T-67-68-N

FRANKLIN PLAT

(Landowners)

R-19-W



FRANKLIN TOWNSHIP

SECTION 1

1. Weldon, Ardyth 6
2. Borntrager, Abraham 9

SECTION 2

1. Malin, Freddie 7

SECTION 4

1. Beachy, Ben 10

SECTION 10

1. Davis, Quintin 9

SECTION 12

1. Bontrager, Olin 6

SECTION 14

1. Yoder, Mose 6

SECTION 15

1. Parker, Janette 7
2. Cavin, Christy 6
3. Tieden, Mylinda 7

SECTION 22

1. Blades, Landon 6

SECTION 25

1. Hysell, James 10

SECTION 27

1. Borntrager, Perry 6

SECTION 28

1. Enright, Jerry 15

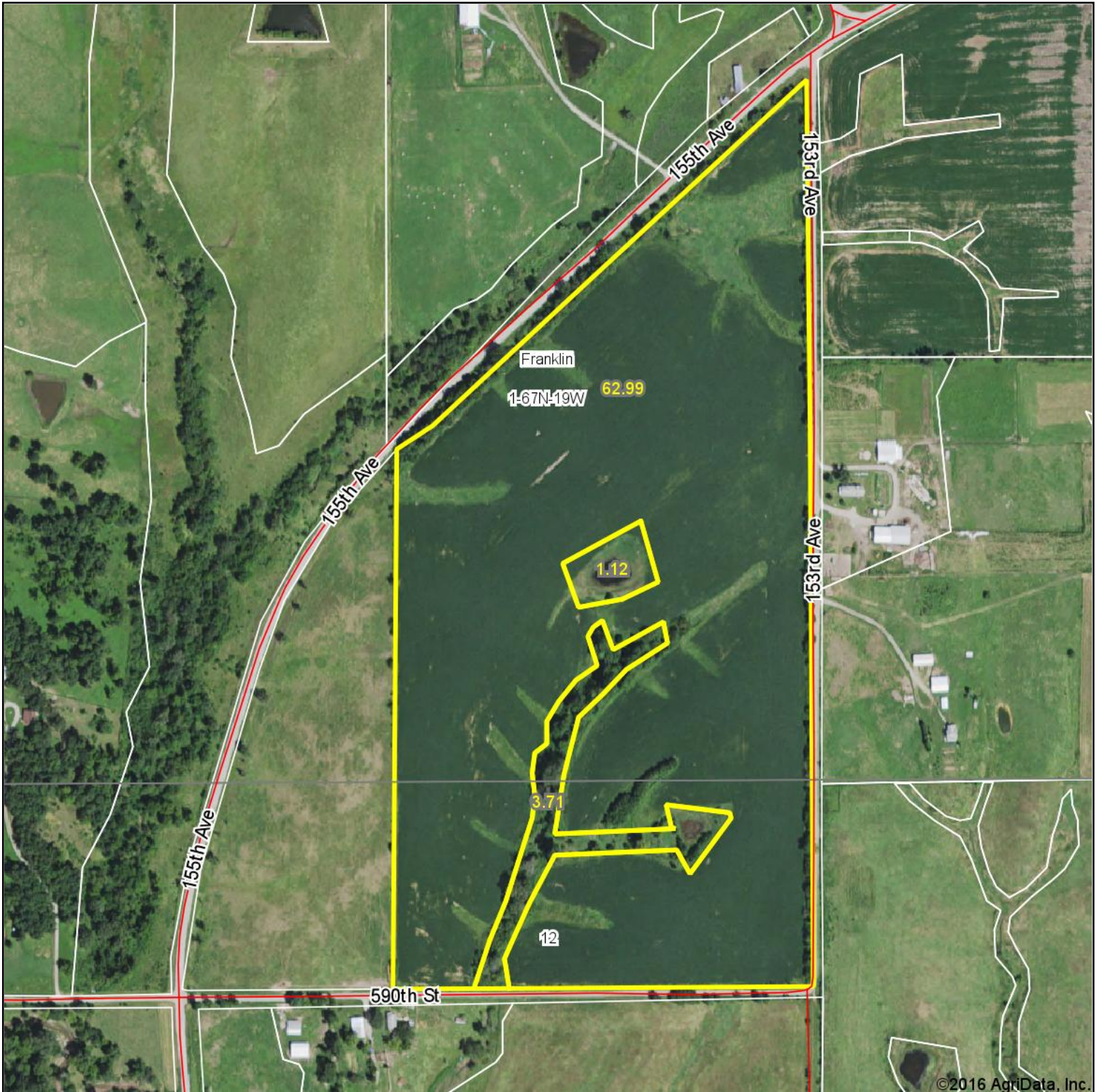
SECTION 30

1. Stamps, Ernest 5

SECTION 34

1. Borntrager, Perry 5

Aerial Map



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Maps Provided By:



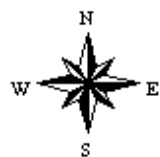
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map center: 40° 37' 31.83, -92° 59' 41.25

1-67N-19W
Appanoose County
Iowa

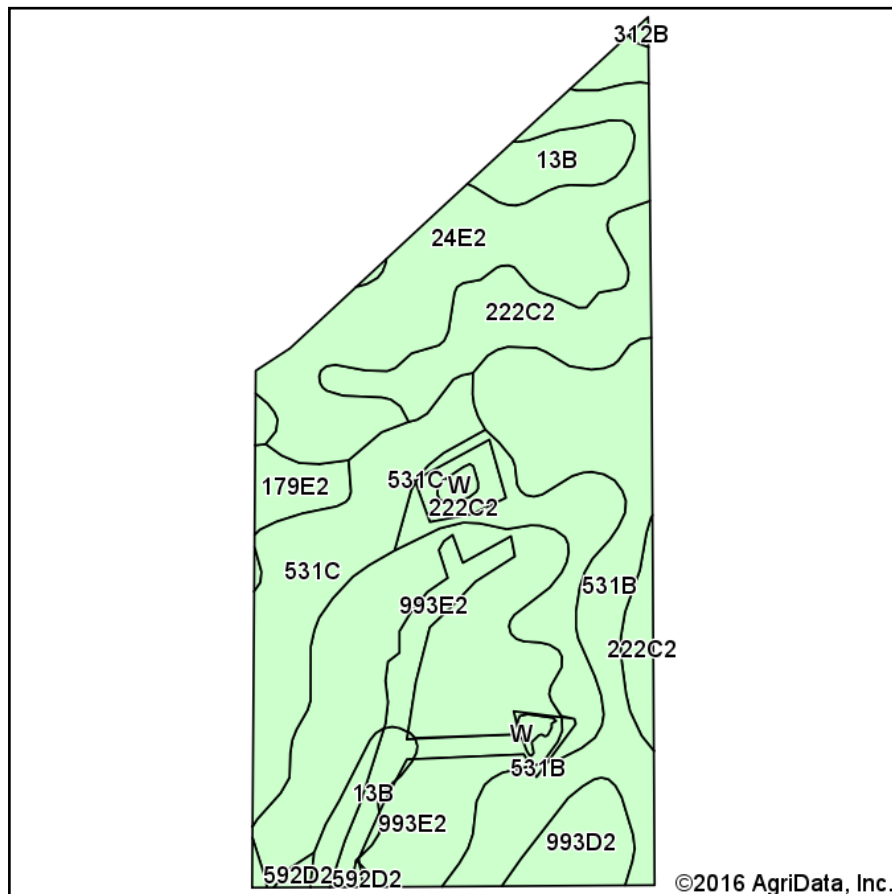
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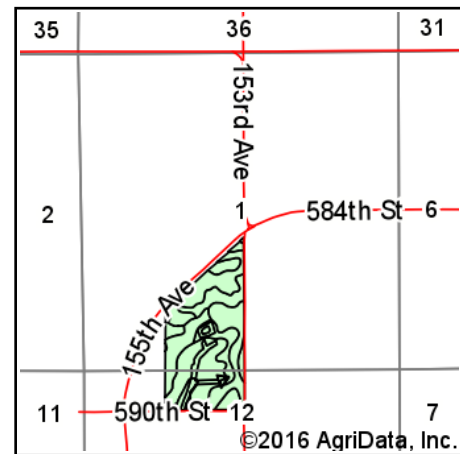
11/30/2016

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Appanoose**
 Location: **1-67N-19W**
 Township: **Franklin**
 Acres: **67.82**
 Date: **11/30/2016**

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Maps Provided By:



Area Symbol: IA007, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	*n NCCPI Overall
993E2	Armstrong-Gara loams, 14 to 18 percent slopes, moderately eroded complex	16.94	25.0%	Vle	104	2.7	30.2	1.9	3.1	17	10	53
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	12.53	18.5%	IVw	140.8	3	40.8	2.5	4.2	34	25	45
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	11.24	16.6%	IVe	144	4	41.8	2.6	4.3	40	38	62
531B	Kniiffin silt loam, 2 to 5 percent slopes	11.20	16.5%	IIle	177.6	4.6	51.5	3.2	5.3	55	58	61
531C	Kniiffin silt loam, 5 to 9 percent slopes	7.21	10.6%	IIle	155.2	4	45	2.8	4.7	52	36	60
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	4.16	6.1%	IIw	192	4	55.7	3.5	5.8	79	68	91
993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded complex	2.24	3.3%	IVe	131.2	3.4	38	2.4	3.9	22	20	58
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	1.39	2.0%	Vle	139.2	3.9	40.4	2.5	4.2	24	33	56
W	Water	0.45	0.7%		0	0	0	0	0	0	0	0
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	0.28	0.4%	IVe	88	2.3	25.5	1.6	2.6	49	5	57
592C2	Mystic silt loam, 5 to 9 percent slopes, moderately eroded	0.10	0.1%	IIle	115.2	3	33.4	2.1	3.5	23	21	59
312B	Seymour silt loam, 2 to 5 percent slopes	0.08	0.1%	IIle	177.6	4.6	51.5	3.2	5.3	64	60	71
Weighted Average					141.4	3.5	41	2.6	4.2	38.1	32.5	*n 57.3

Area Symbol: IA007, Soil Area Version: 21

**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.

*n: NCCPI updated on 1-25-2016

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

IOWA

APPANOOSE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

FARM : 3731

Prepared : Nov 10, 2016

Crop Year : 2017

Abbreviated 156 Farm Record

Operator Name : MARVIN SWAN

Farms Associated with Operator : 19-007-662, 19-185-3423, 19-007-3731, 19-185-2095, 19-185-4996, 19-185-5240

CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
67.82	62.49	62.49	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	62.49	0.00		0.00	No	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	15.60	0.00	0	92	
Soybeans	31.10	0.00	0	35	
TOTAL	46.70	0.00			

NOTES

Tract Number : 3043

Description : SW1/4 SEC 1 & NW 1/4 SEC 12-FRANKLIN

BIA Unit Range Number :

HEL Status : HEL determinations not completed for all fields on the tract

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : GARY L ESKER

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
67.82	62.49	62.49	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	62.49	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	15.60	0.00	0	92
Soybeans	31.10	0.00	0	35
TOTAL	46.70	0.00		

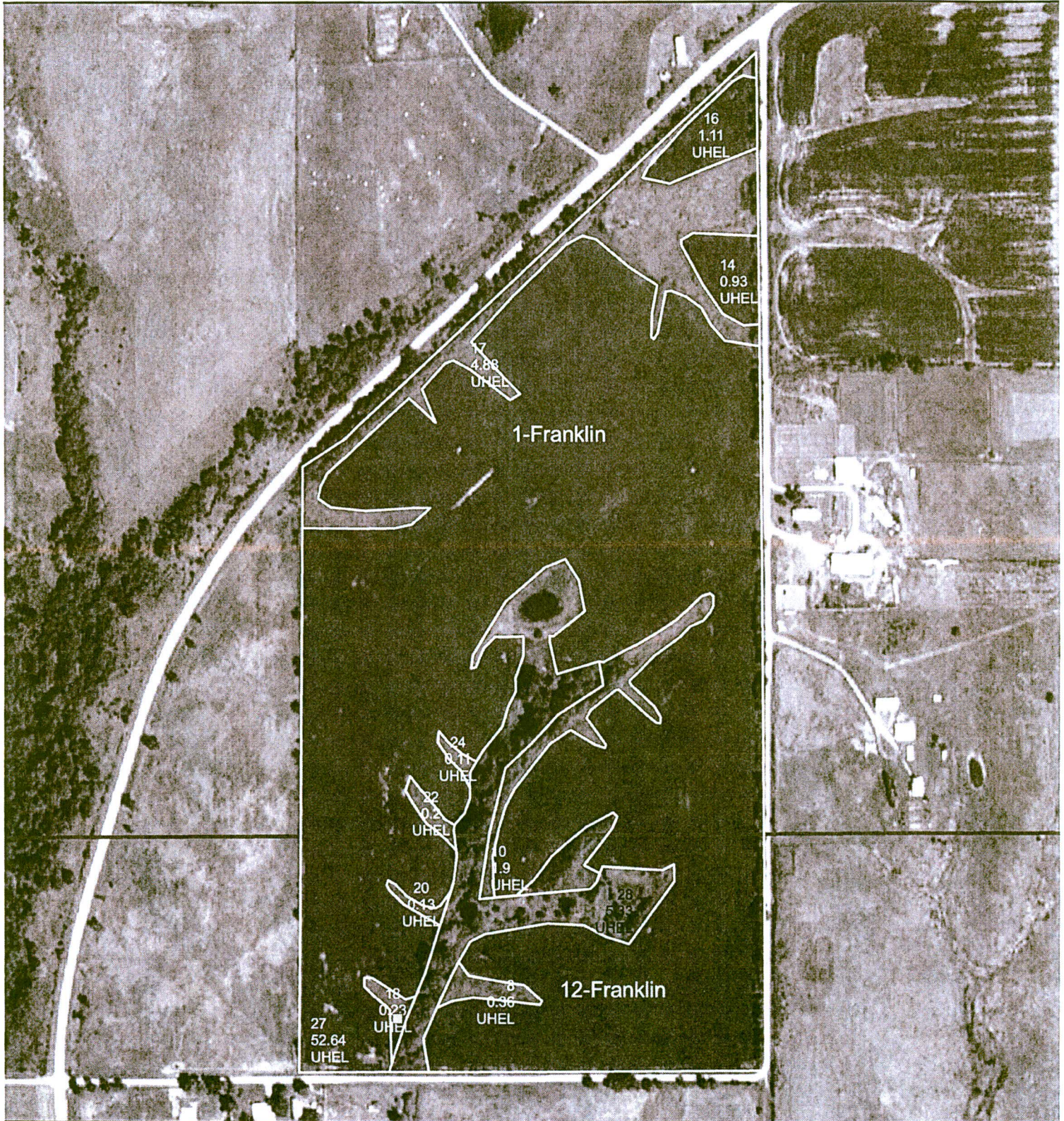
NOTES

Appanoose Co.

Sec: 1 12
Twp: Franklin



2015 Ortho Imagery



Legend

National_Wetland.SDE.wetlands
Wetland Determination Identifiers

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

Disclaimer: 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 wetland boundaries and determinations or contact NRCS "

Monroe-Appanoose County FSA

1 inch = 364.606147 feet

Farm# 3731
Tract# 3043

Map Printed:
February 01, 2016