

LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

182 ACRES M/L
MCVICKER, CLINTON COUNTY, IOWA

LISTING #421



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DOUGLAS R. YEGGE

C: 563-320-9900

O: 563-659-8185

total@totalrealtyco.com

LAND FOR SALE

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McVicker, 182 Acres M/L, Clinton County, Iowa

TOTAL ACRES:	182 MOL
PRICE:	\$1,092,000
Price Per Acre:	\$6,000
Owner:	McVicker
Operator:	
County & State:	Clinton Co., IA
Location:	1/5 miles Northwest of Toronto, IA
Possession Date:	To be agreed
Drainage Info:	Natural
Average Productivity:	55.9 CSR, 55.9 CSR2
Taxable Acres:	181.48
Net RE Taxes:	\$4,596
Taxes Payable In:	2015/2016
Topography:	Level to gentle slope

LEGAL DESCRIPTION: The fractional Southeast 1/4 of Section 6 and approximately 62 acres in the Northeast 1/4 of Section 7, Township 82 North, Range 1 East of the 5th P.M. (Exact legal description to come from survey).

COMMENTS & BUILDING INFORMATION:

Highly productive crop farm in Northwest Clinton County, Iowa. Located 1 1/2 miles Northwest of Toronto, IA.

TO CONTACT LISTING AGENT:

Call: Douglas R. Yegge
Cell: 563-320-9900
Office: 563-659-8185
Email: total@totalrealtyco.com
www.totalrealtyco.com

LEASE/FSA INFORMATION:

Open for the 2016 crop year.

CRP: 5.9 acres
Expires 9-30-2019
Annual CRP Payment: \$1,138

Marginal Pasture/Farmable Wetland Provisions (MPL/FWP) Acres: 6.9
Exp. 9-30-2019
Annual MPL/FWP Payment: \$560

F.S.A. INFORMATION:

Farmland:	182
Crop Acres:	148.6
Tillable Acres:	142.71
CRP Acres:	5.9
MPL/FWP Acres:	6.9
Corn Base:	86.6 est.
Corn Yield:	120
Soybean Base:	56.1 est.
Soybean Yield:	37

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	182
Crop Acres:	148.62
Tillable Acres:	142.7
CRP Acres:	5.9
MPL/FWP Acres:	6.9
Roads:	6
Waterways:	2
Timber:	3.64
Pasture/Wetlands:	8.94

Your Ad Could Be Here

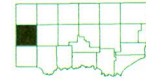
in the Next Plat and Directory Publication.

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

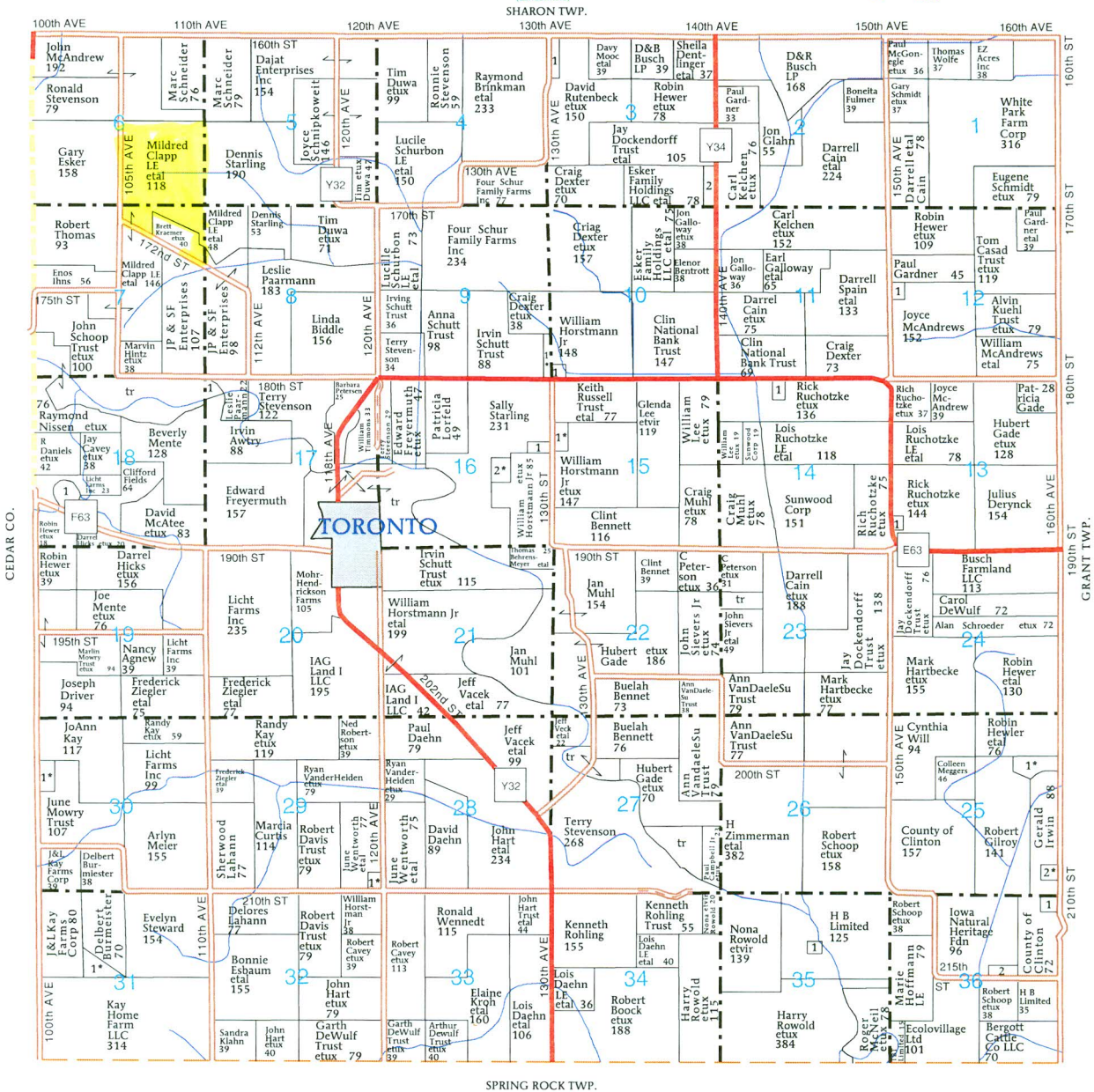
E-Mail info@farmandhomepublishers.com
to get your business added to the next year's publication

T-82-N

LIBERTY PLAT



R-1-E



LIBERTY TOWNSHIP

SECTION 3

1. Sterk, David 6

2. Snell, Daniel 10

SECTION 9

1. Russell Trust, Keith 10

SECTION 10

1. Horstmann Trust, Mabel 10

SECTION 12

1. Sullivan, Jason 9

SECTION 13

1. Krieger Jr, Robert 6

SECTION 14

1. Hainstock, Marcia 9

SECTION 15

1. Horstmann, Joanne 11

SECTION 16

1. Bennett, Clint 8
2. Schutt Trust, Irvin 13

SECTION 17

1. JP&SF Enterprises LLC 5

SECTION 18

1. Barnhart, James 12

SECTION 25

1. Wouters, David 15

2. Baxter, Kevin 5

SECTION 29

1. Rickels, Gregory 5

SECTION 30

1. Mowry Trust, Marlin 9

SECTION 31

1. McFarland, Patrick 12

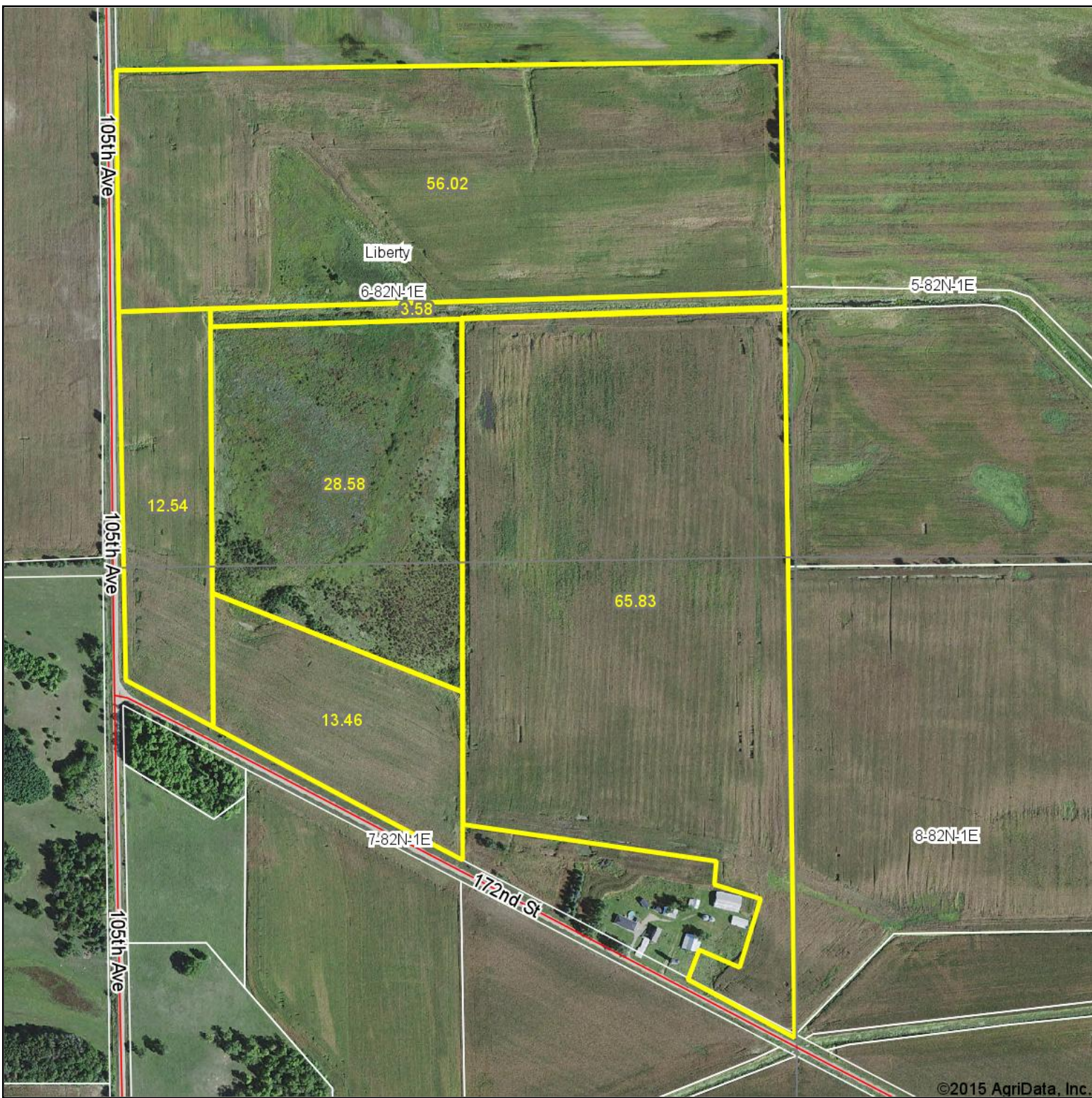
SECTION 35

1. Odell, David 6

SECTION 36

1. Mockridge, David 5
2. Wallerich, Nicholas 17

Aerial Map



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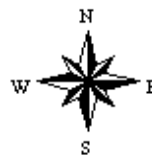
Maps Provided By:



6-82N-1E
Clinton County
Iowa

map center: 41° 55' 54.43, 90° 52' 57.39

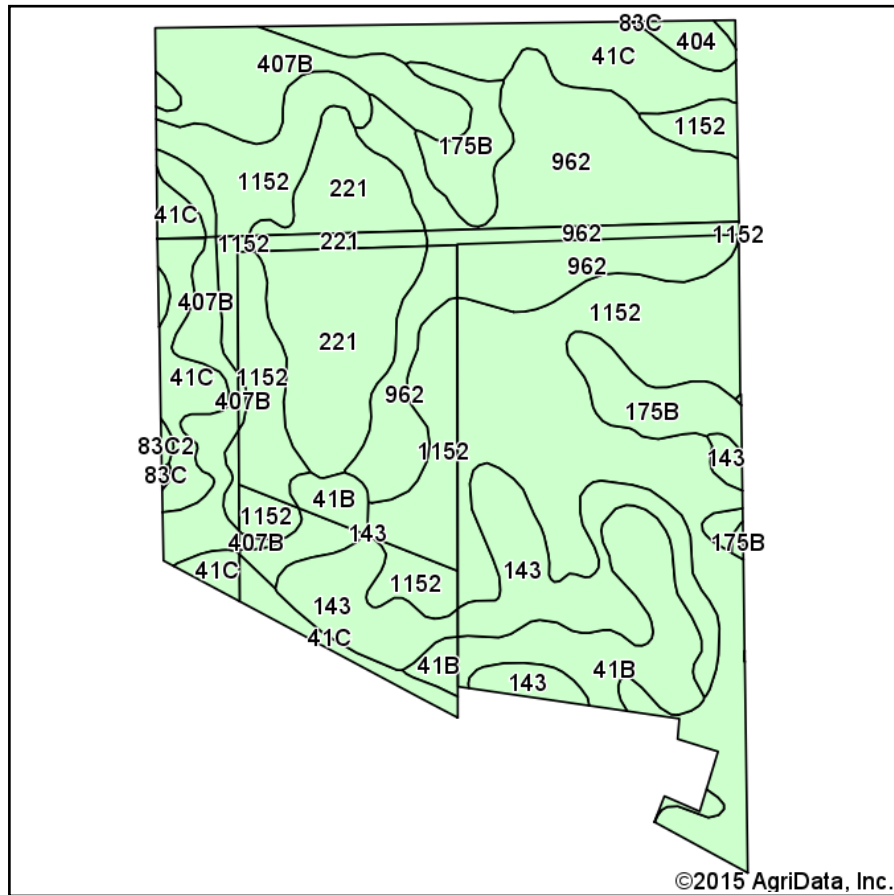
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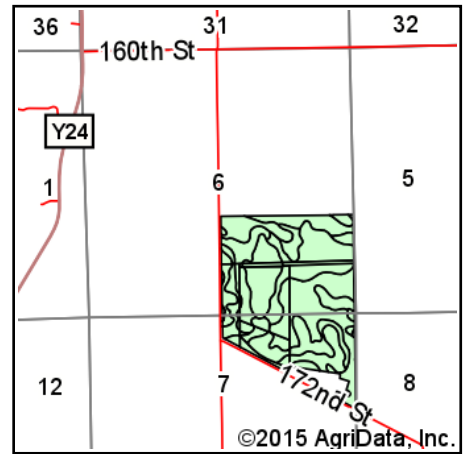
7/29/2015

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

Soils Map-CSR2



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **6-82N-1E**
 Township: **Liberty**
 Acres: **180.01**
 Date: **7/29/2015**

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Maps Provided By:



Area Symbol: IA045, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	Corn	Oats	Soybeans	NCCPI Overall
1152	Marshan clay loam, 0 to 2 percent slopes	56.58	31.4%	IIw		55	70				84
962	Elvira silty clay loam, 0 to 2 percent slopes	28.84	16.0%	IIw		83	60				78
41C	Sparta loamy fine sand, 5 to 9 percent slopes	18.57	10.3%	VIIs		33	25				44
143	Brady sandy loam, 1 to 3 percent slopes	18.37	10.2%	IIw		61	60				76
221	Palms muck, 0 to 3 percent slopes	17.87	9.9%	IIIw		27	30				94
407B	Schley loam, 1 to 4 percent slopes	15.86	8.8%	IIw		81	73				88
41B	Sparta loamy fine sand, 2 to 5 percent slopes	13.51	7.5%	IVs	Ile	38	40				44
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	8.51	4.7%	IIIe		51	56				57
404	Thorp silt loam, 0 to 2 percent slopes	1.40	0.8%	IIw		60	57				94
41E	Sparta loamy fine sand, 9 to 18 percent slopes	0.21	0.1%	VIIIs		5	10				41
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	0.19	0.1%	IIIe		84	69	212	88	61	67
83C	Kenyon loam, 5 to 9 percent slopes	0.10	0.1%	IIIe		85	72	188	90.5	48.5	83
Weighted Average						55.9	55.9	0.3	0.1	0.1	75.2

Area Symbol: IA045, Soil Area Version: 19

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Iowa
Clinton

U.S. Department of Agriculture
Farm Service Agency

FARM: 5869

Prepared: 7/13/15 7:43 AM

Crop Year: 2015

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

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
JOSEPH R VEACH	04 DIV OF 2429	

Farms Associated with Operator:
None

CRP Contract Number(s): 1500A, 1505A

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
320.98	278.46	278.46	0.0	0.0	5.9	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		FAV/WR History	
0.0	0.0	272.56	0.0	6.9	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	159.7		120	0.0
SOYBEANS	103.6		37	0.0
Total Base Acres:	263.3			

Tract Number: 72 Description: A-5 SE1/4 OF 6; NE1/4 OF 7; NW1/4 OF 8

BIA Range Unit Number:

FAV/WR
History
N

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
233.99	193.61	193.61	0.0	0.0	5.9	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	187.71	0.0	6.9	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	90.6		120	0.0
SOYBEANS	93.1		37	0.0
Total Base Acres:	183.7			

Owners: BONNIE MAE MCVICKER

Other Producers: JOSEPH R VEACH JR

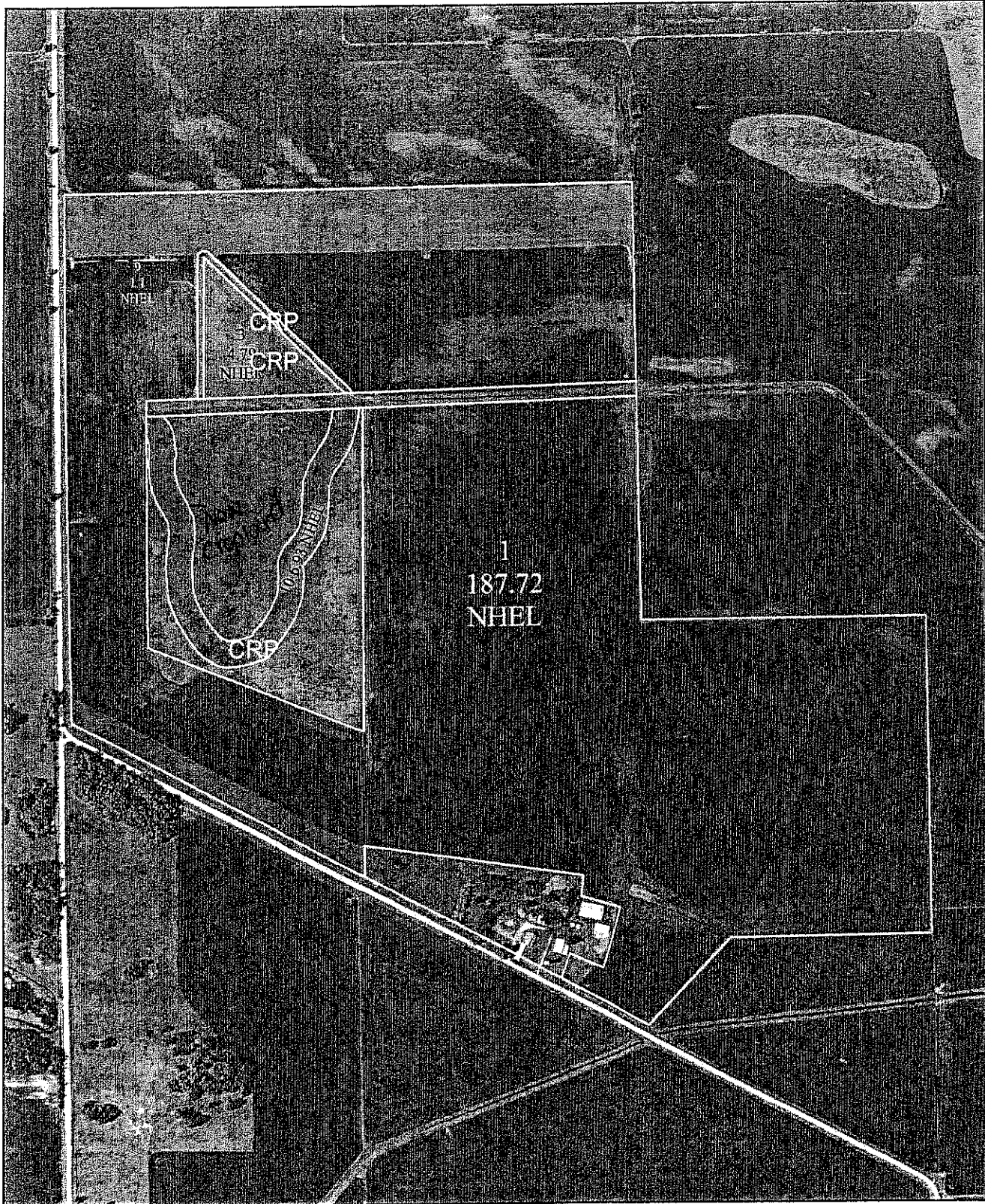
BILLY R VEACH

Farm# 5869

Tract# 72

Sec 6

Township: Liberty



660 Feet



1 inch equals 660 feet

Clinton County FSA

September 05, 2012

Legend

Wetland Determination

Wetland Determination Identifiers

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

193.61

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.

This form is available electronically.

CRP-1 (03-26-04)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 19 045	2. SIGN-UP NUMBER 37
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 1500A	4. ACRES FOR ENROLLMENT 6.9
7. COUNTY OFFICE ADDRESS (Include Zip Code): CLINTON COUNTY FSA OFFICE 1212 17TH AVE. DEWITT, IA 52742-1033		5. FARM NUMBER 5869	6. TRACT NUMBER(S) 72
TELEPHONE NUMBER (Include Area Code): 563-659-3456		8. OFFER (Select one) GENERAL ☐ ENVIRONMENTAL PRIORITY ☒	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 03-01-2009 09-30-2019

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre	\$	81.20	11. Identification of CRP Land (See Page 2 for additional space)				
B. Annual Contract Payment	\$	560	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment	\$	327	72	10	CP30	6.9	0
(Item 10C applicable only to continuous signup when the first year payment is prorated.)							

12. PARTICIPANTS

A(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code): Bonnie McVicker 16348 Panoramic View Sherrill, IA 52073	(2) SHARE 100 %	(3) SOCIAL SECURITY NUMBER: 479-76-3946
		(4) SIGNATURE <i>Bonnie McVicker</i> (If more than three individuals are signing, continue on attachment.)
B(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code): (	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE (If more than three individuals are signing, continue on attachment.)
C(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE (If more than three individuals are signing, continue on attachment.)

(If more than three individuals are signing, continue on attachment.)

13. CCC USE ONLY - Payments according to the shares are approved.	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
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NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue Code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility, and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotype, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Avenue, SW, Washington, D. C. 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.

☐ Original - County Office Copy

☐ Owner's Copy

☐ Operator's Copy

This form is available electronically.

CRP-1
(03-26-04)

U.S. DEPARTMENT OF AGRICULTURE
Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection is estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

7. COUNTY OFFICE ADDRESS (Include Zip Code):

Clinton County FSA
1212 17th Avenue
De Witt, IA 52742

1. ST. & CO. CODE & ADMIN.
LOCATION

19 045

2. SIGN-UP NUMBER

37

3. CONTRACT NUMBER

1505A

4. ACRES FOR ENROLLMENT

5.9

5. FARM NUMBER

5869

6. TRACT NUMBER(S)

72

8. OFFER (Select one)

GENERAL

ENVIRONMENTAL PRIORITY

9. CONTRACT PERIOD

FROM:
(MM-DD-YYYY)

TO:
(MM-DD-YYYY)

04-01-2009

09-30-2019

TELEPHONE NUMBER (Include Area Code): (563) 659-3456

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10A. Rental Rate Per Acre	\$	192.84	11. Identification of CRP Land (See Page 2 for additional space)				
B. Annual Contract Payment	\$	1,138	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment	\$	569	72	3	CP27	4.8	0
(Item 10C applicable only to continuous signup when the first year payment is prorated.)			72	9	CP28	1.1	0

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