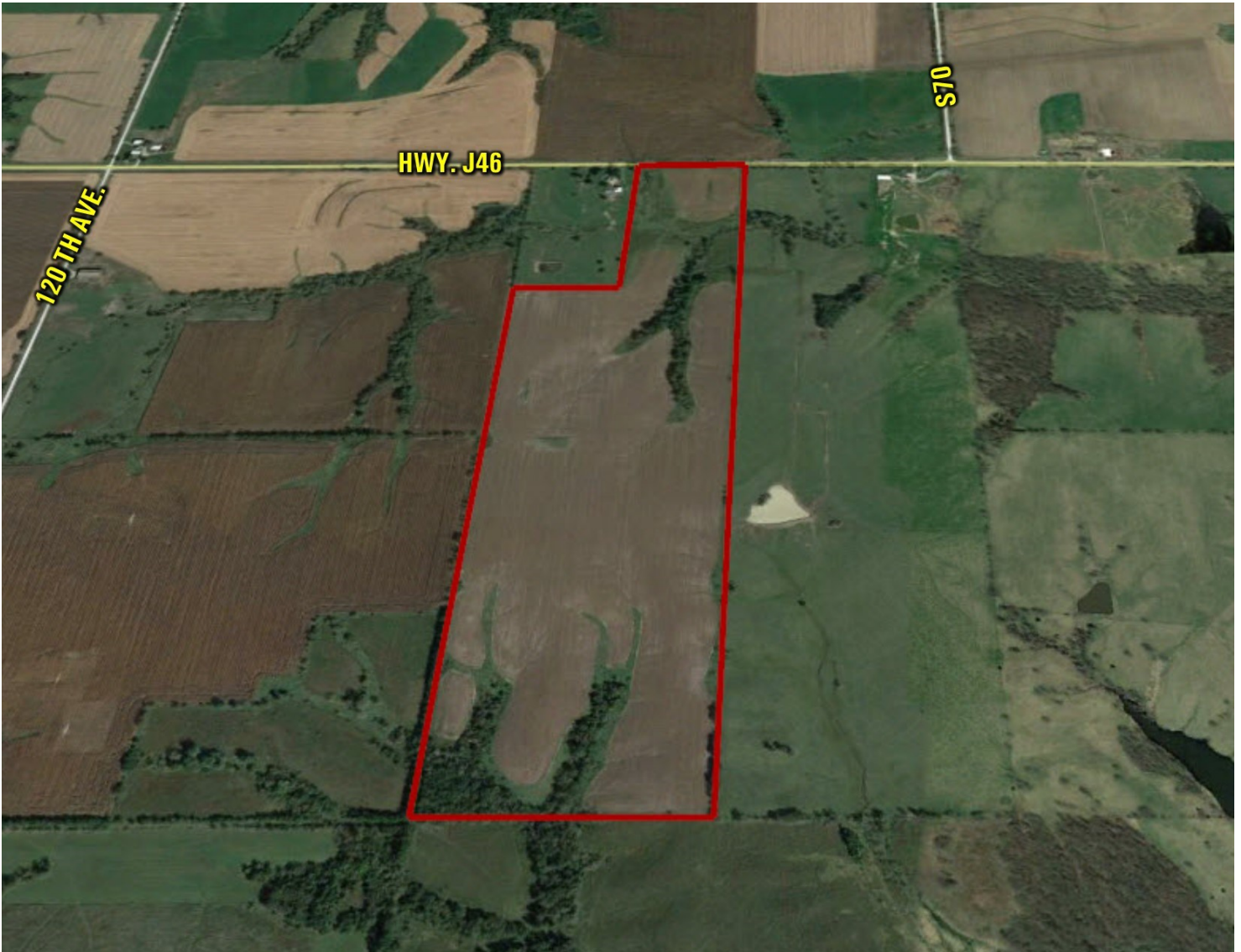


LAND FOR SALE

LISTING #14265

138 ACRES M/L
APPANOOSE 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 West 1/2 of the Southeast 1/4;
 Southwest 1/4 of the Northeast 1/4
 and East 1/2 of the Northwest 1/4 of
 the Northeast 1/4, all in Section 21,
 Township 68 North, Range 19 West.

COMMENTS & BUILDING INFORMATION:

One of the better high quality farms in
 Appanoose County. Farm is in
 excellent shape and has been both
 terraced and tiled.

TO CONTACT LISTING AGENT:

Call: **Douglas R. Yegge**
 Cell: 563.320.9900
 Office: 563.659.8185
 Doug@PeoplesCompany.com

Call: **Alan McNeil**
 Cell: 563.321-1125
 Office: 563.659.8185
 Alan@PeoplesCompany.com

Yeggemcneilland.com

LEASE/FSA INFORMATION:

Owner operated

Smaniotto, 138 Acres M/L, Appanoose County, IA

TOTAL ACRES:	138
PRICE:	621,000
Price Per Acre:	\$4,500
Owner:	Smaniotto
Operator:	
County & State:	Appanoose Co., IA
Location:	3 miles west of Numa, IA
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	51.7 CSR2
Taxable Acres:	138.62
Net RE Taxes:	\$1,240
Taxes Payable In:	2017-2018
Topography:	Level to Gentle Slope

F.S.A. INFORMATION:

Farmland:	137.8
Crop Acres:	111.19
Effective DCP Cropland	
CRP Acres:	
Corn Base:	43.8
Corn Yield:	110
Soybean Base:	23.6
Soybean Yield:	39

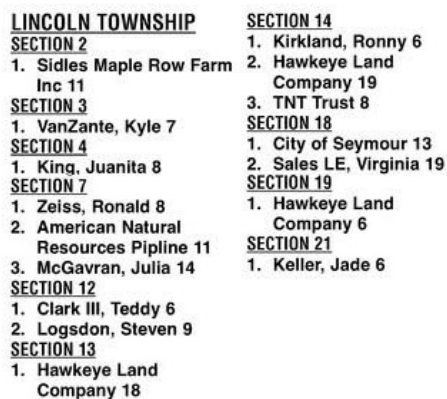
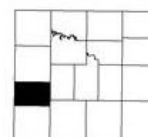
APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	138
Tillable Acres:	111.19
CRP Acres:	
Farmstead:	
Roads:	.31
Waterways:	10.79
Timber:	15
Pasture:	

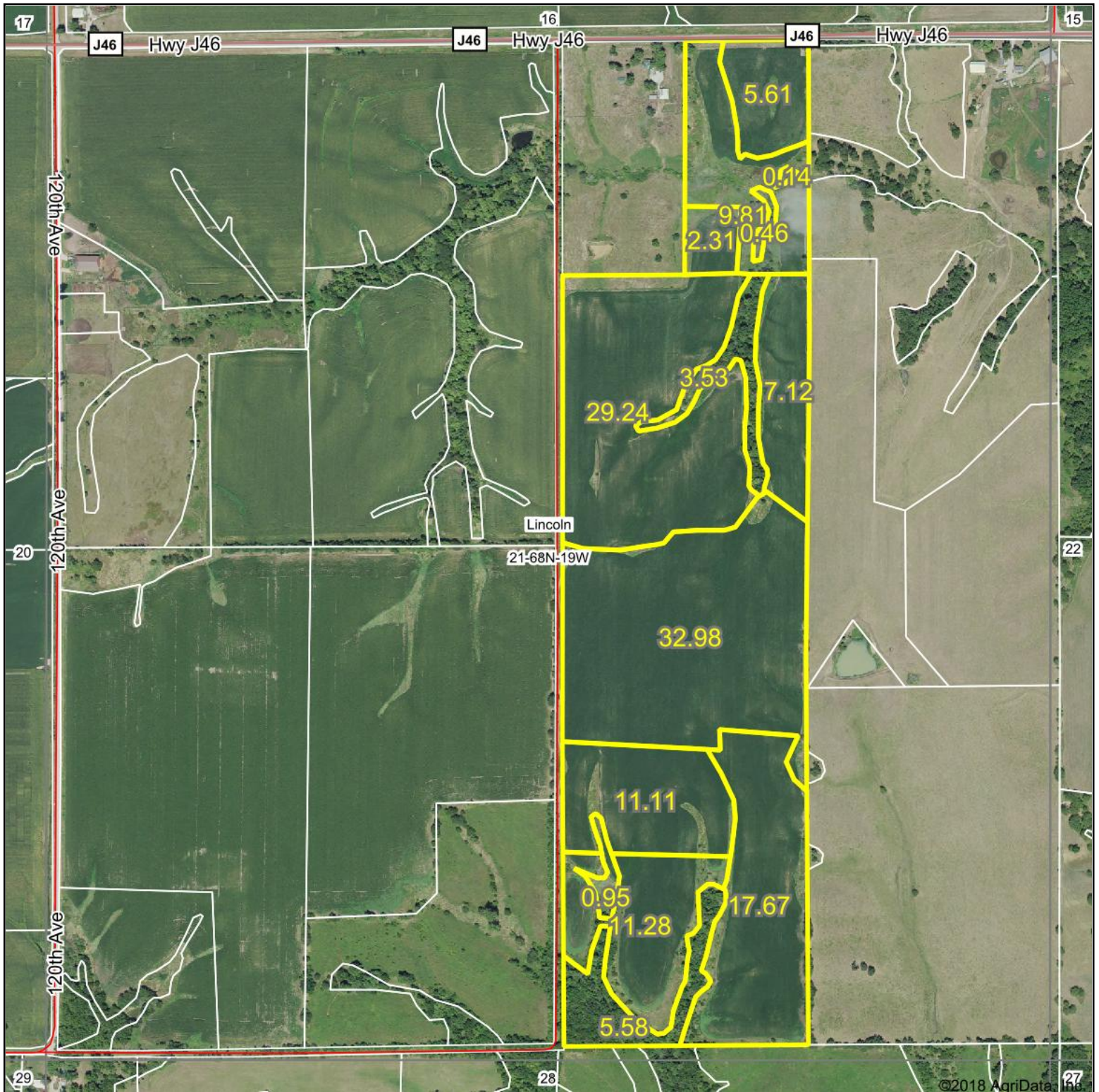
PeoplesCompany.com
563.659.8185

700 6th Ave
 DeWitt, Iowa 52742

R-19-W



Aerial Map - Total Acres

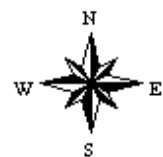


PEOPLES
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

map center: 40° 40' 26.95, -93° 2' 57.18

0ft 817ft 1634ft

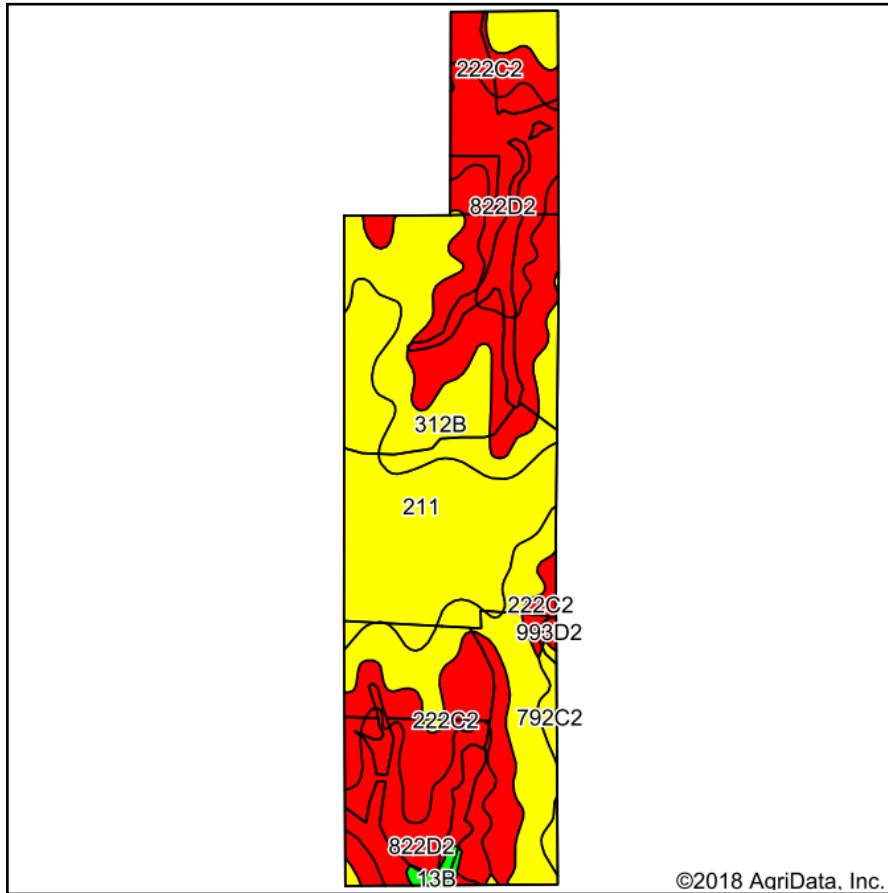
21-68N-19W
Appanoose County
Iowa



7/25/2018

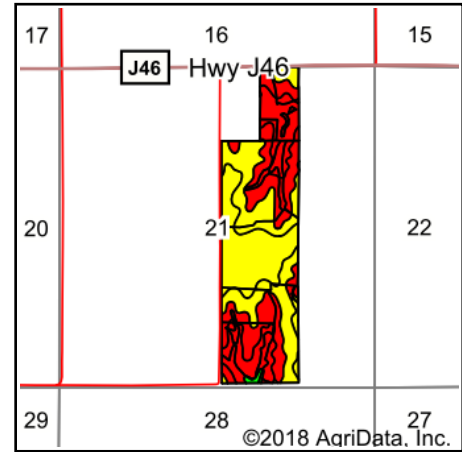
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2018 www.AgriDataInc.com

Soils Map - Total Acres



Soils data provided by USDA and NRCS.

©2018 AgriData, Inc.



State: **Iowa**
 County: **Appanoose**
 Location: **21-68N-19W**
 Township: **Lincoln**
 Acres: **137.79**
 Date: **7/25/2018**

PEOPLES™
COMPANY
 INNOVATIVE. REAL ESTATE. SOLUTIONS.

Maps Provided By:

surety®
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2018 www.AgriDataInc.com



Area Symbol: IA007, Soil Area Version: 24

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	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
312B	Seymour silt loam, 2 to 5 percent slopes	39.31	28.5%		IIIe	80	2.1	23.2	1.4	2.4	64	60	71	71	47
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	37.60	27.3%		IVw	140.8	3	40.8	2.5	4.2	34	25	45	45	14
211	Edina silt loam, 0 to 1 percent slopes	30.54	22.2%		IIIw	177.6	3.7	51.5	3.2	5.3	59	60	72	72	45
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	27.18	19.7%		IVe	100.8	2.6	29.2	1.8	3	29	15	69	69	45
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	1.84	1.3%		IIIe	123.2	3.2	35.7	2.2	3.7	51	26	60	60	34
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	0.90	0.7%		IIw	192	4	55.7	3.5	5.8	79	68	93	93	63
993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded complex	0.42	0.3%		IVe	131.2	3.4	38	2.4	3.9	22	20	58	58	40
Weighted Average						123.8	2.8	35.9	2.2	3.7	47.6	41	63.7	63.7	37.1

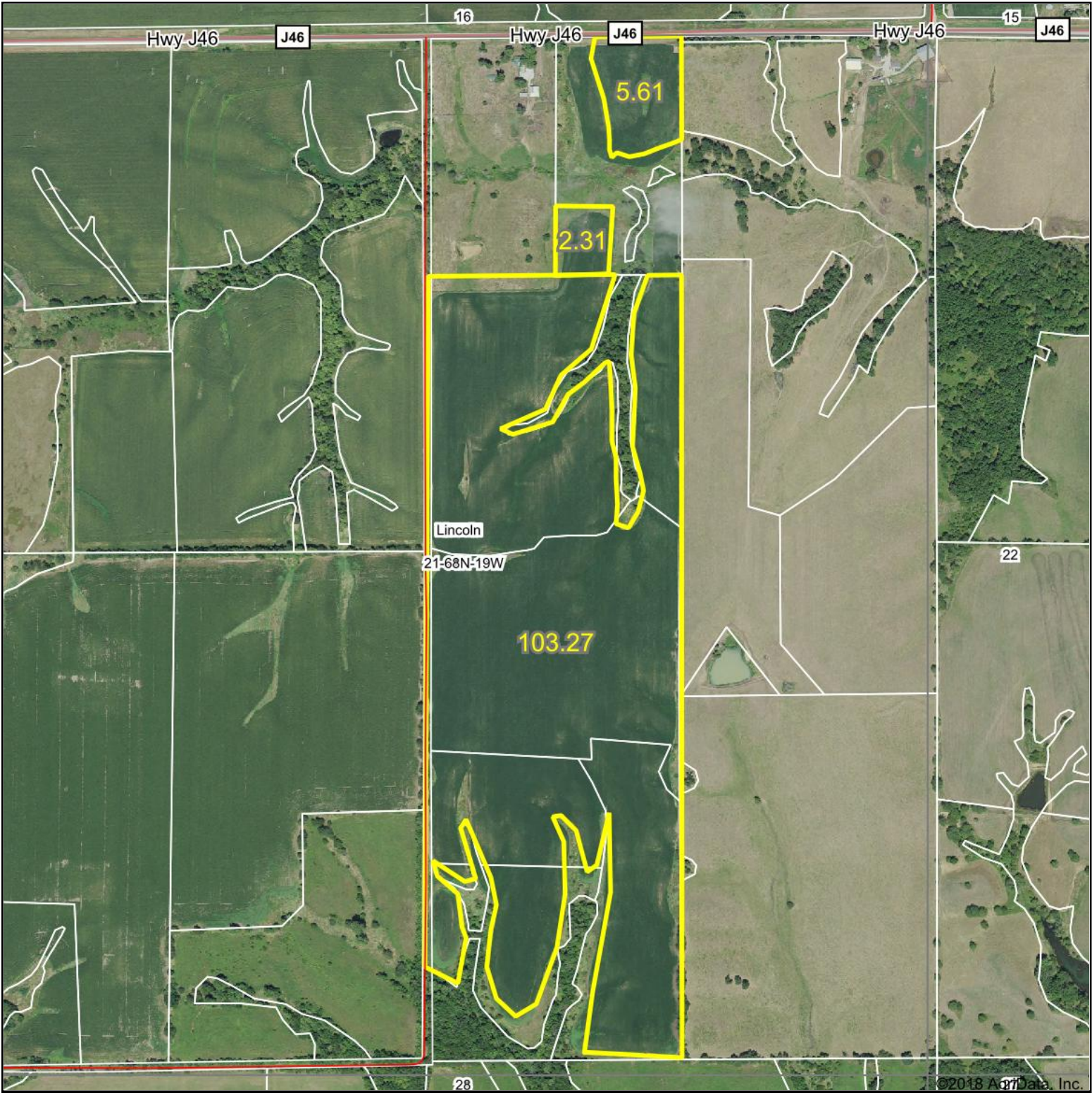
**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

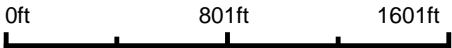
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map - Tillable Acres - Per Co. FSA



map center: 40° 40' 27.32, -93° 2' 48.52

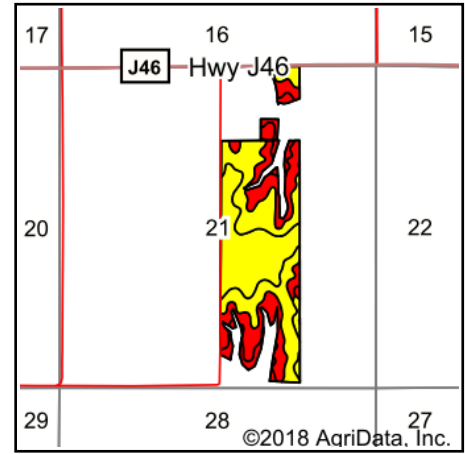
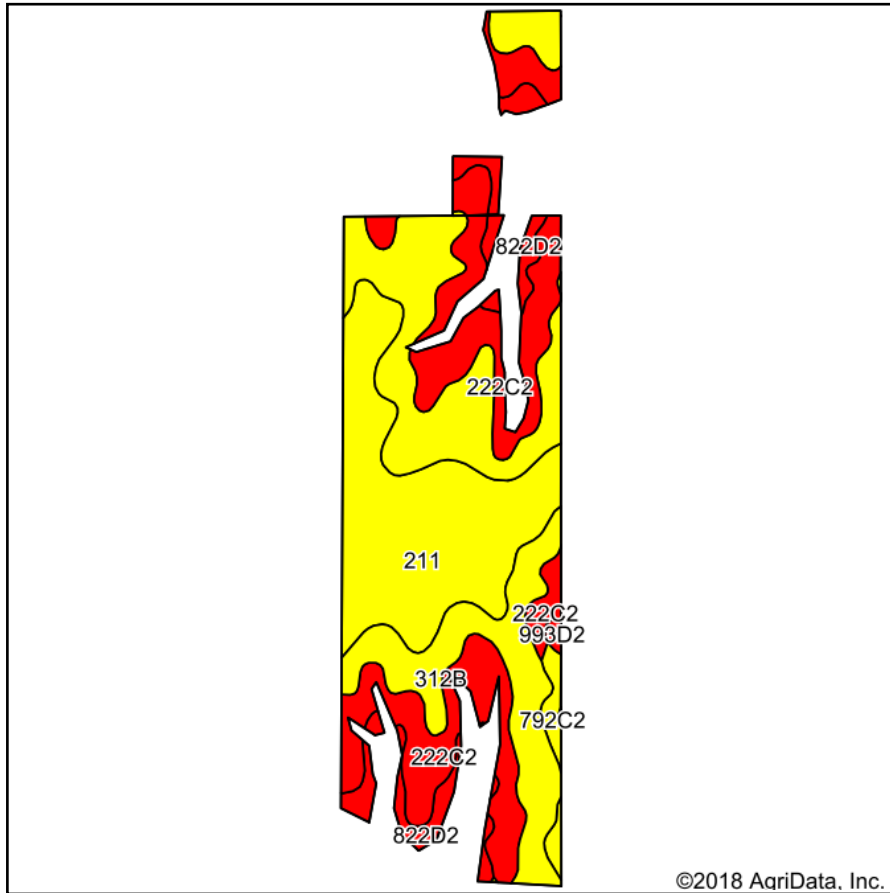


21-68N-19W
Appanoose County
Iowa



7/26/2018

Soils Map - Tillable Acres - Per Co. FSA



State: **Iowa**
 County: **Appanoose**
 Location: **21-68N-19W**
 Township: **Lincoln**
 Acres: **111.19**
 Date: **7/26/2018**

PEOPLES
 COMPANY
 INNOVATIVE. REAL ESTATE. SOLUTIONS.

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2018 www.AgriDataInc.com



Area Symbol: IA007, Soil Area Version: 24

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	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
312B	Seymour silt loam, 2 to 5 percent slopes	39.50	35.5%		Ille	80	2.1	23.2	1.4	2.4	64	60	71	71	47
211	Edina silt loam, 0 to 1 percent slopes	31.69	28.5%		Illw	177.6	3.7	51.5	3.2	5.3	59	60	72	72	45
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	30.49	27.4%		IVw	140.8	3	40.8	2.5	4.2	34	25	45	45	14
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	7.16	6.4%		IVe	100.8	2.6	29.2	1.8	3	29	15	69	69	45
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	1.98	1.8%		Ille	123.2	3.2	35.7	2.2	3.7	51	26	60	60	34
993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded complex	0.37	0.3%		IVe	131.2	3.4	38	2.4	3.9	22	20	58	58	40
Weighted Average						126.8	2.9	36.8	2.3	3.8	51.7	46.8	63.8	63.8	37

**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.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

IOWA

WAYNE

Form: FSA-156EZ

See Page 4 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

FARM : 5182

Prepared : Jul 26, 2018

Crop Year : 2018

Abbreviated 156 Farm Record

Operator Name : MR ALDO JOSEPH SMANIOTTO

Farms Associated with Operator : 19-185-768, 19-185-888, 19-185-993, 19-185-1382, 19-007-1960, 19-185-3168, 19-007-3499, 19-185-3800, 19-185-4027, 19-185-4420, 19-007-4581, 19-185-5182, 19-185-5344, 19-185-5571, 19-185-5708

CRP Contract Number(s) : None

Recon ID : 19-185-2014-4

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
1,655.03	1,561.59	1,564.79	0.00	0.00	0.00	0.00	0.00	Active	5
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	1,564.79	0.00		0.00		0.00	3.20	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Oats	4.80	0.00	0	47	
Corn	844.90	0.00	0	110	
Soybeans	485.90	0.00	0	39	

TOTAL 1335.60 0.00

Tract Number : 4037

Description : Sec 21 Lincoln Twp, Appanoose

FSA Physical Location : IOWA/APPANOOSE

ANSI Physical Location : IOWA/APPANOOSE

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 : ALDO SMANIOTTO TRUST

Other Producers : None

Recon ID : None

Tract Land Data

Tract 4037 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
137.80	111.19	111.19	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	111.19	0.00	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	43.80	0.00	0	110
Soybeans	23.60	0.00	0	39

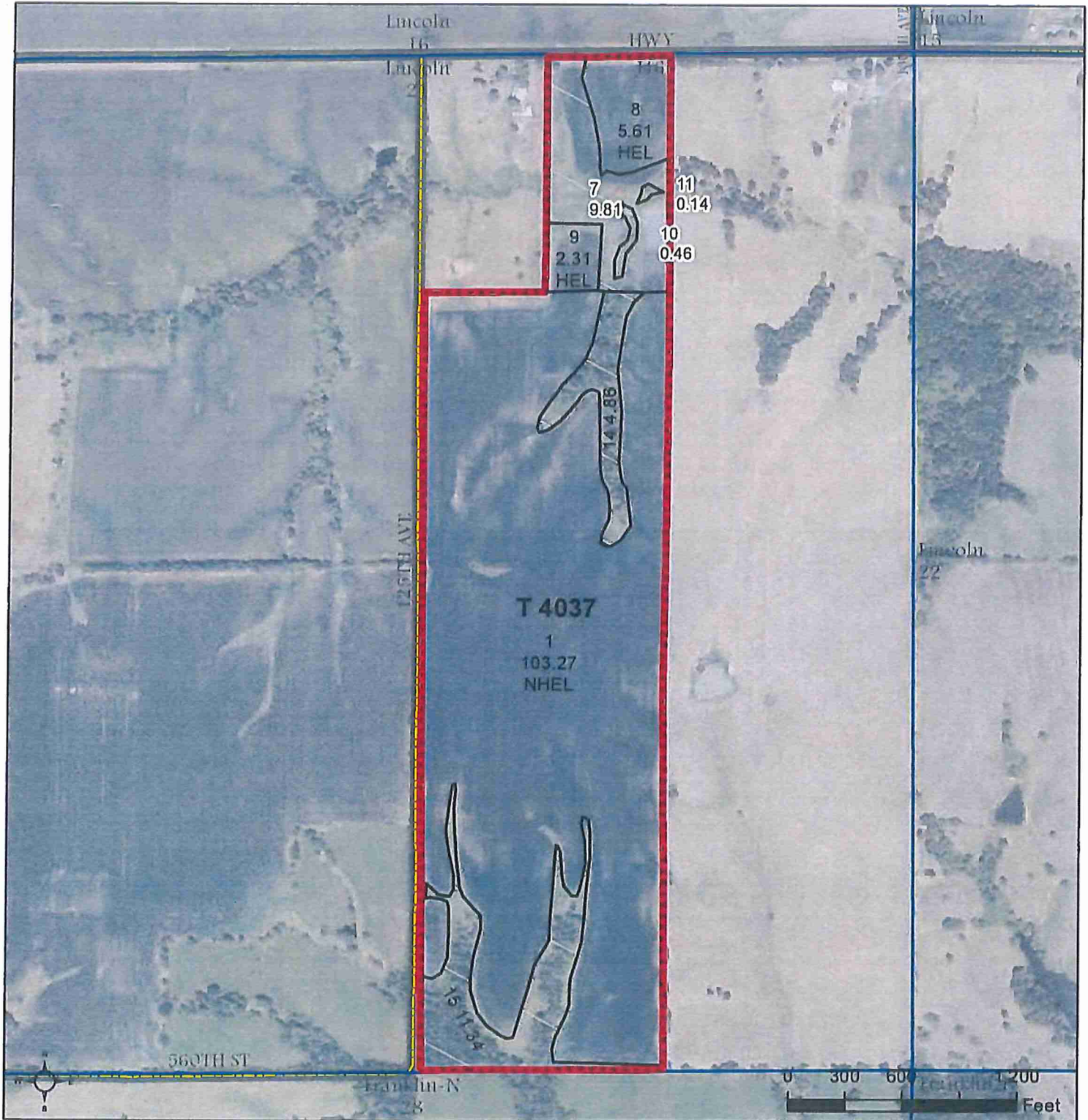
TOTAL 67.40 0.00

NOTES



United States
Department of
Agriculture

Wayne County, Iowa



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 111.19 acres

2019 Program Year

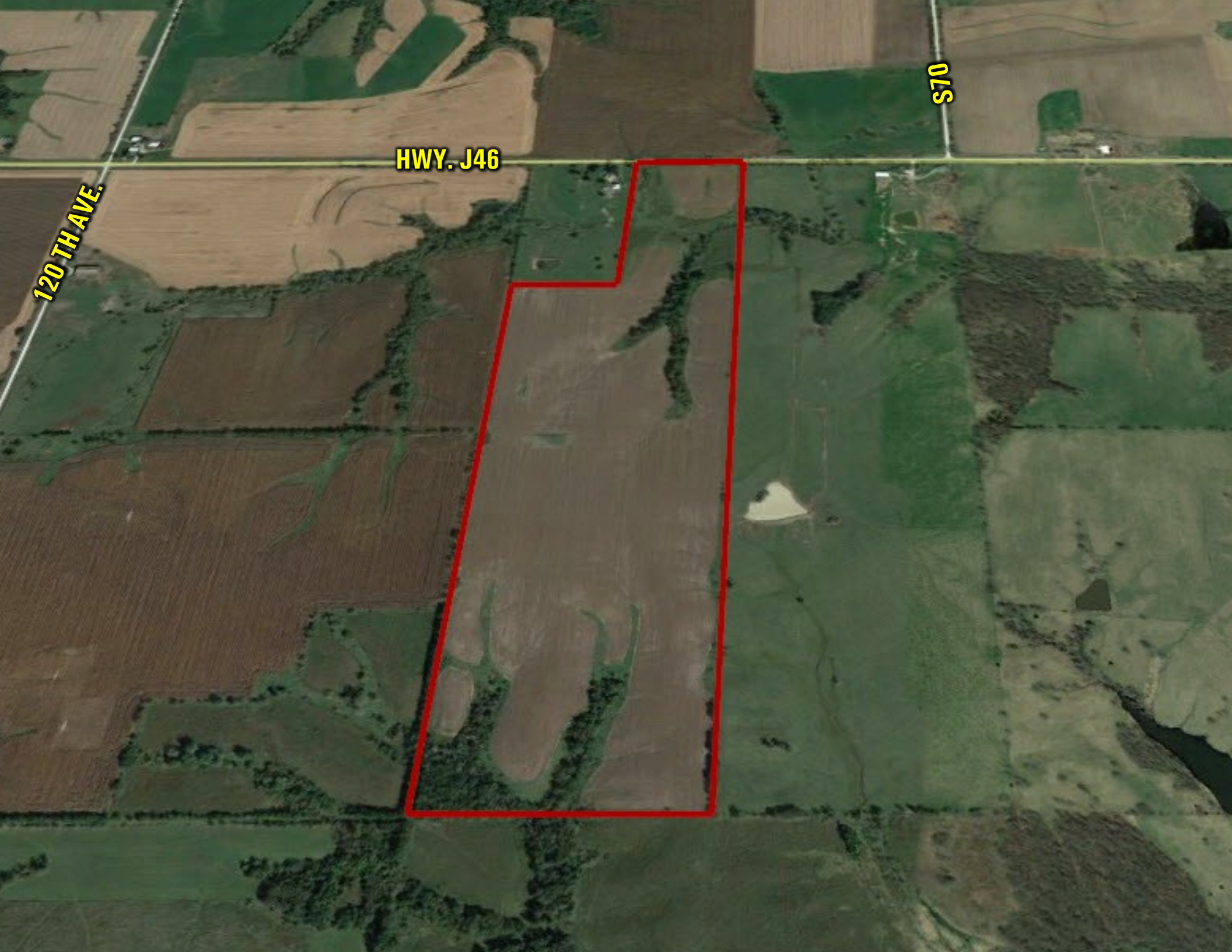
Map Created May 11, 2018

Farm 5182

Tract 4037

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.





HWY 2

HWY S60

SEYMOUR

HWY J46

NUMA



thAve