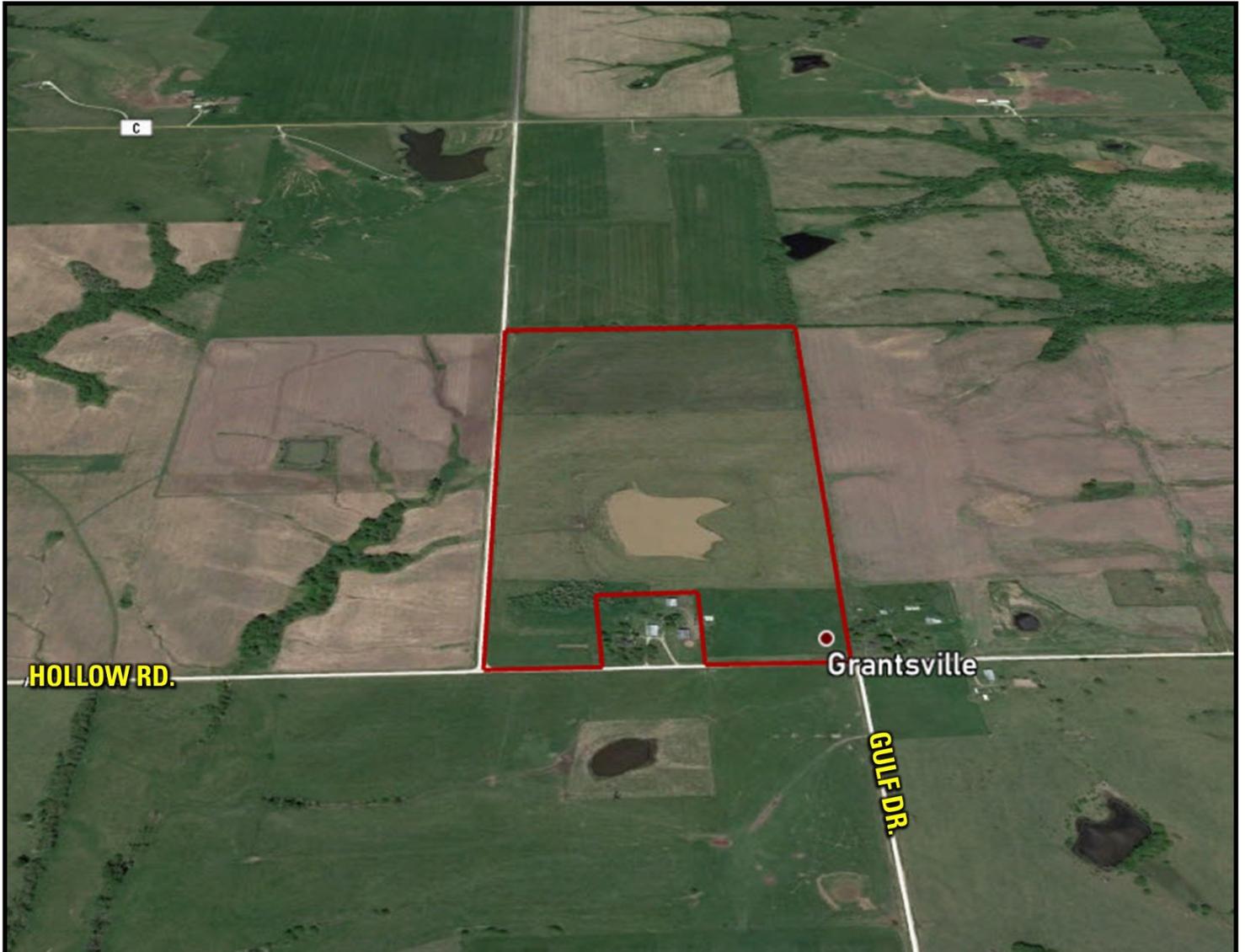


LAND FOR SALE

LISTING #15082

76 ACRES M/L
LINN COUNTY, MISSOURI



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

YEGGEMCNEILLAND.COM

peoplescompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

Yegge, 76 Acres M/L, Linn County, MO

LEGAL DESCRIPTION: The East 1/2 of the Southeast 1/4, excluding 4 acres MOL in the Southeast 1/4 of the Southeast 1/4, of Section 10, Township 59 North, Range 20 West, Linn Co., Missouri.

COMMENTS & BUILDING INFORMATION: Peoples Company is pleased to be represent 76 acres MOL of nice laying farm land just 3 miles east of Purdin, Missouri. The farm consists of 71.48 crop acres. Primary soil types are, Leonard, Lagonda, Kilwinning and Armstrong. Attractive investment.

Owner is a real estate Broker in the State of Missouri.

LEASE/FSA INFORMATION:

Leased for the 2020 crop year.

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

TOTAL ACRES:	76
PRICE:	\$340,000
Price Per Acre:	\$4,474
Owner:	Douglas R. Yegge Trust
Operator:	Peters
County & State:	Linn Co., MO
Location:	Hollow Rd., Purdin, MO
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	
Taxable Acres:	75.18
Net RE Taxes:	\$228.57
Taxes Payable In:	2019-2020
Topography:	Level to Gently Rolling

F.S.A. INFORMATION:

Farmland:	76.7
Crop Acres:	71.48
Effective DCP Cropland	71.48
Wheat Base:	8.3
Wheat Yield:	36
Corn Base:	4.8
Corn Yield:	89
Grain Sorghum Base:	1.1
Grain Sorghum Yield:	80

APPROXIMATE BREAKDOWN OF ACRES:

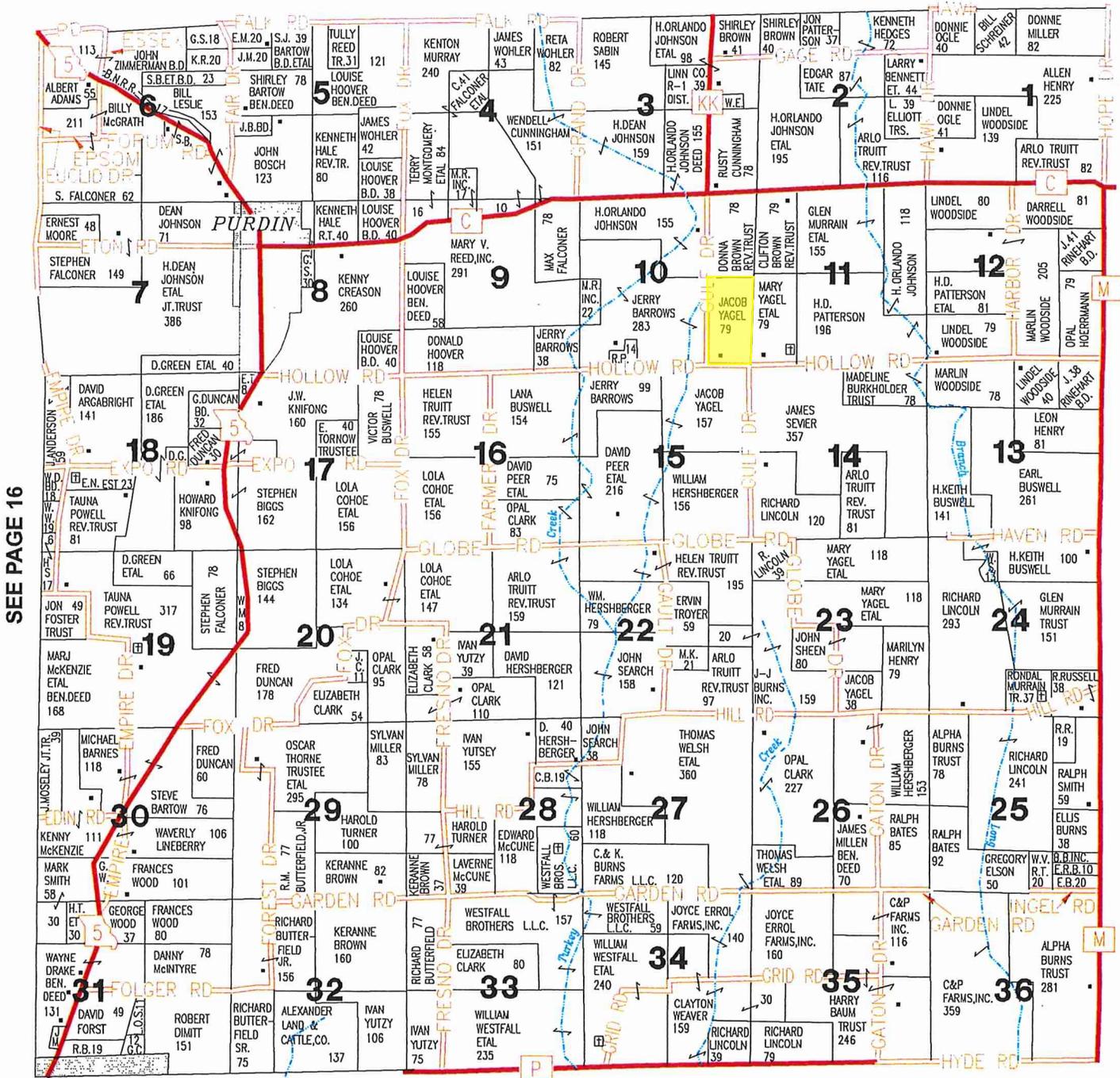
Total Acres:	76
Tillable Acres:	71.48
CRP Acres:	
Farmstead:	
Roads:	1.52
Waste:	
Pond:	3
Pasture:	

peoplescompany.com
563.659.8185

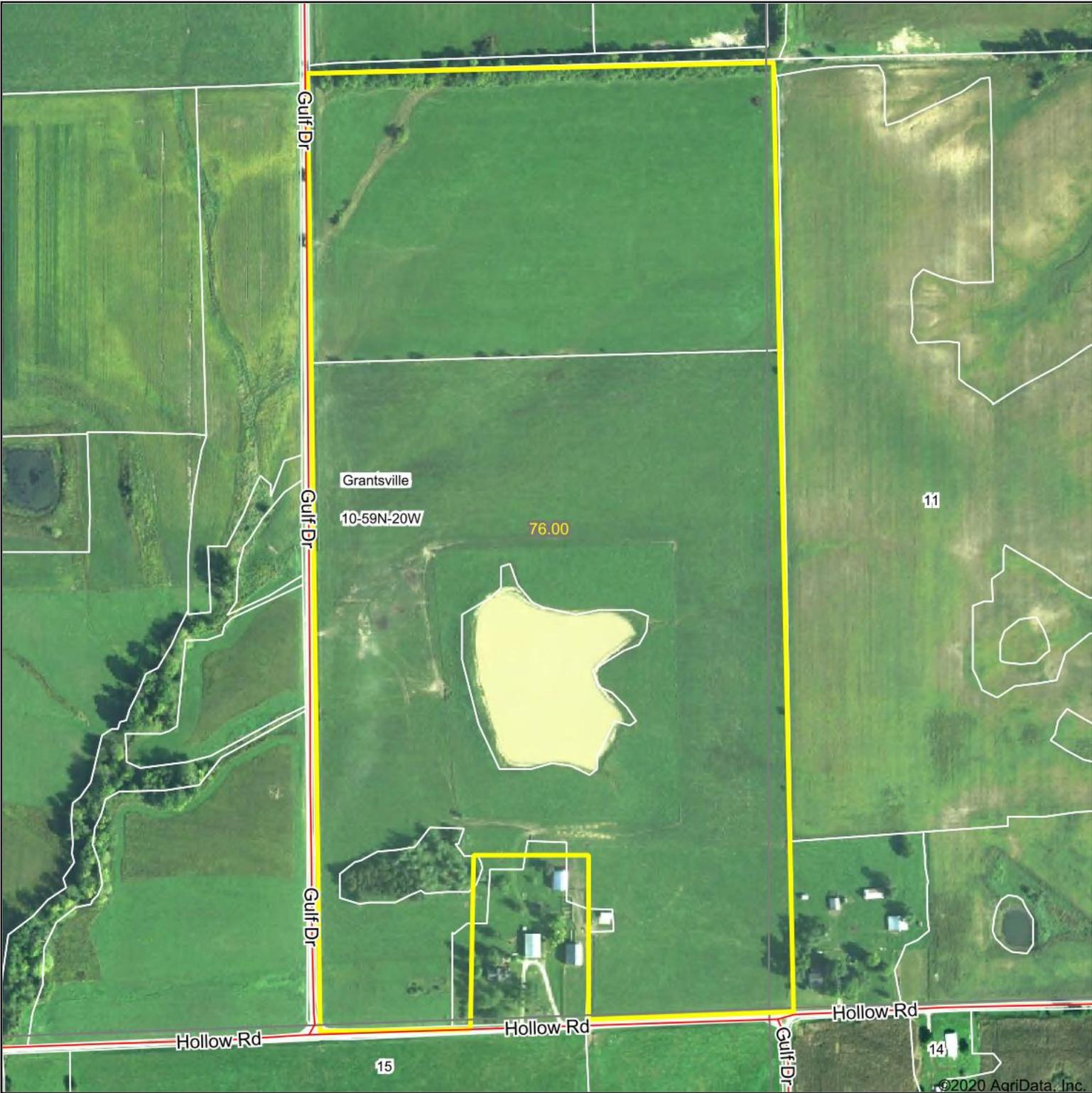
700 6th Ave
DeWitt, Iowa 52742

TOWNSHIP 59N • RANGE 20W

SEE PAGE 12



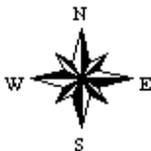
Aerial Map - Total Acres



Map Center: 39° 56' 47.36, -93° 6' 55.98



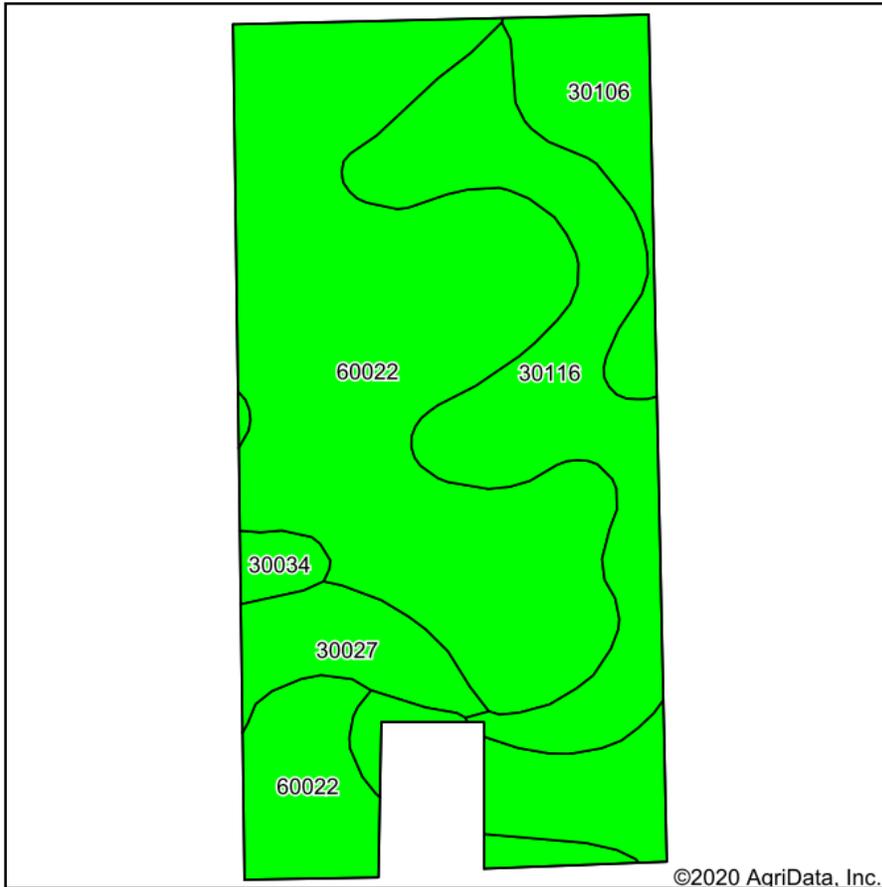
10-59N-20W
Linn County
Missouri



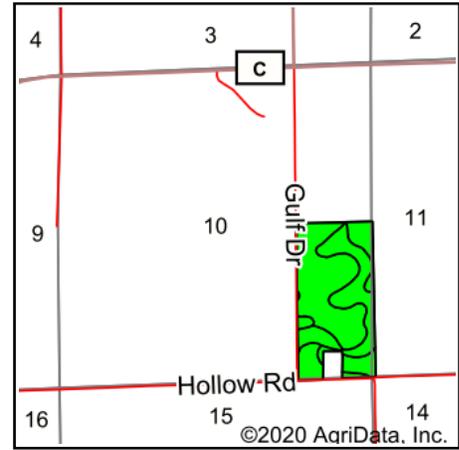
7/22/2020

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

Soils Map - Total Acres



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Linn**
 Location: **10-59N-20W**
 Township: **Grantsville**
 Acres: **76**
 Date: **7/22/2020**



Maps Provided By:



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Area Symbol: MO115, Soil Area Version: 21									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	42.38	55.8%		IIIe	48	48	35	48
30116	Lagonda silt loam, 2 to 5 percent slopes, eroded	17.31	22.8%		IIIe	56	56	33	50
30106	Kilwinning silt loam, 1 to 5 percent slopes	10.61	14.0%		IIIe	59	59	38	54
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	4.44	5.8%		IIIe	53	53	34	39
30034	Armstrong loam, 2 to 5 percent slopes, eroded	1.26	1.7%		IIIe	60	60	36	49
Weighted Average						*n 51.8	*n 51.8	*n 34.9	*n 48.8

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

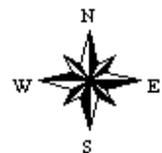
Aerial Map - Tillable Acres



Map Center: 39° 56' 46.79, -93° 6' 55.82



10-59N-20W
Linn County
Missouri



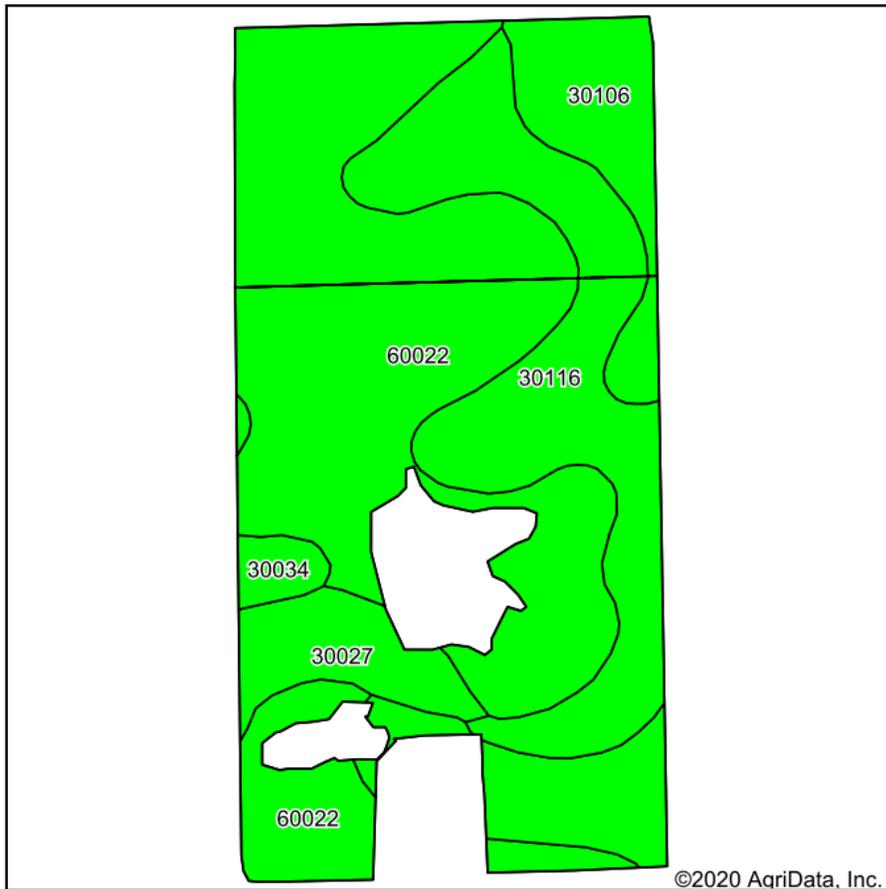
7/22/2020



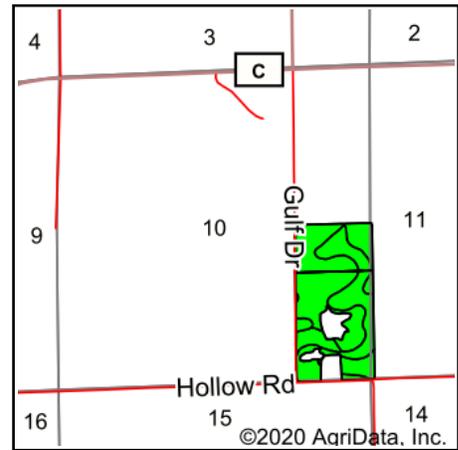
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Linn**
 Location: **10-59N-20W**
 Township: **Grantsville**
 Acres: **71.48**
 Date: **7/22/2020**



Maps Provided By:



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Area Symbol: MO115, Soil Area Version: 21									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	37.53	52.5%		IIIe	48	48	35	48
30116	Lagonda silt loam, 2 to 5 percent slopes, eroded	17.46	24.4%		IIIe	56	56	33	50
30106	Kilwinning silt loam, 1 to 5 percent slopes	10.86	15.2%		IIIe	59	59	38	54
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	4.30	6.0%		IIIe	53	53	34	39
30034	Armstrong loam, 2 to 5 percent slopes, eroded	1.33	1.9%		IIIe	60	60	36	49
Weighted Average						*n 52.1	*n 52.1	*n 34.9	*n 48.9

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

S-10-T59N-R20W

6
24.26
HEL

CRD GULF DR

S-11-T59N-R20W

27
47.22

CRD HOLLOW RD

S-15-T59N-R20W

CRD GULF DR

S-14-T59N-R20W

All Measurements are
For FSA Programs Only

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.

Linn Co. FSA

C=Com-YEL-GR SB=Soybean-COM-GR
 SRW=Wheat-SRW-GR Milo=Sorgh-GRS-GR
 FG=grass or mixfg-fg CCM=covrc-mix-c
 ALF-alfalfa-fg GZ=grass or mixfg-gz
 F=failed PP=prevent plant
 DC=double crop LS=left standing
 All fields are NI non-irrigated*
 *Unless notated on Map

1:3,950

Program Year: 2020

Created: 3/17/2020

Flown: 2016-06-09

- clu
- crp
- plss

**Farm 5896
Tract 4892**





Abbreviated 156 Farm Record

Operator Name : XXXXXXXXXX
 Farms Associated with Operator : 29-115-5896
 CRP Contract Number(s) : None
 Recon ID : 29-115-2020-36
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
76.70	71.48	71.48	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.Rel. Activity	Broken From Native Sod
0.00	0.00	71.48	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SORGH	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	8.30	0.00	36	
Corn	4.80	0.00	89	
Grain Sorghum	1.10	0.00	80	
TOTAL	14.20	0.00		

NOTES

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Tract Number : 4892

Description :
 FSA Physical Location : MISSOURI/LINN
 ANSI Physical Location : MISSOURI/LINN
 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 : DOUGLAS R YEGGE TRUST
 Other Producers : None
 Recon ID : 29-115-2020-35

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
76.70	71.48	71.48	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	71.48	0.00	0.00	0.00	0.00	0.00

Abbreviated 156 Farm Record

DCP Crop Data

Tract 4892 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	8.30	0.00	36
Corn	4.80	0.00	89
Grain Sorghum	1.10	0.00	80
TOTAL	14.20	0.00	

NOTES

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