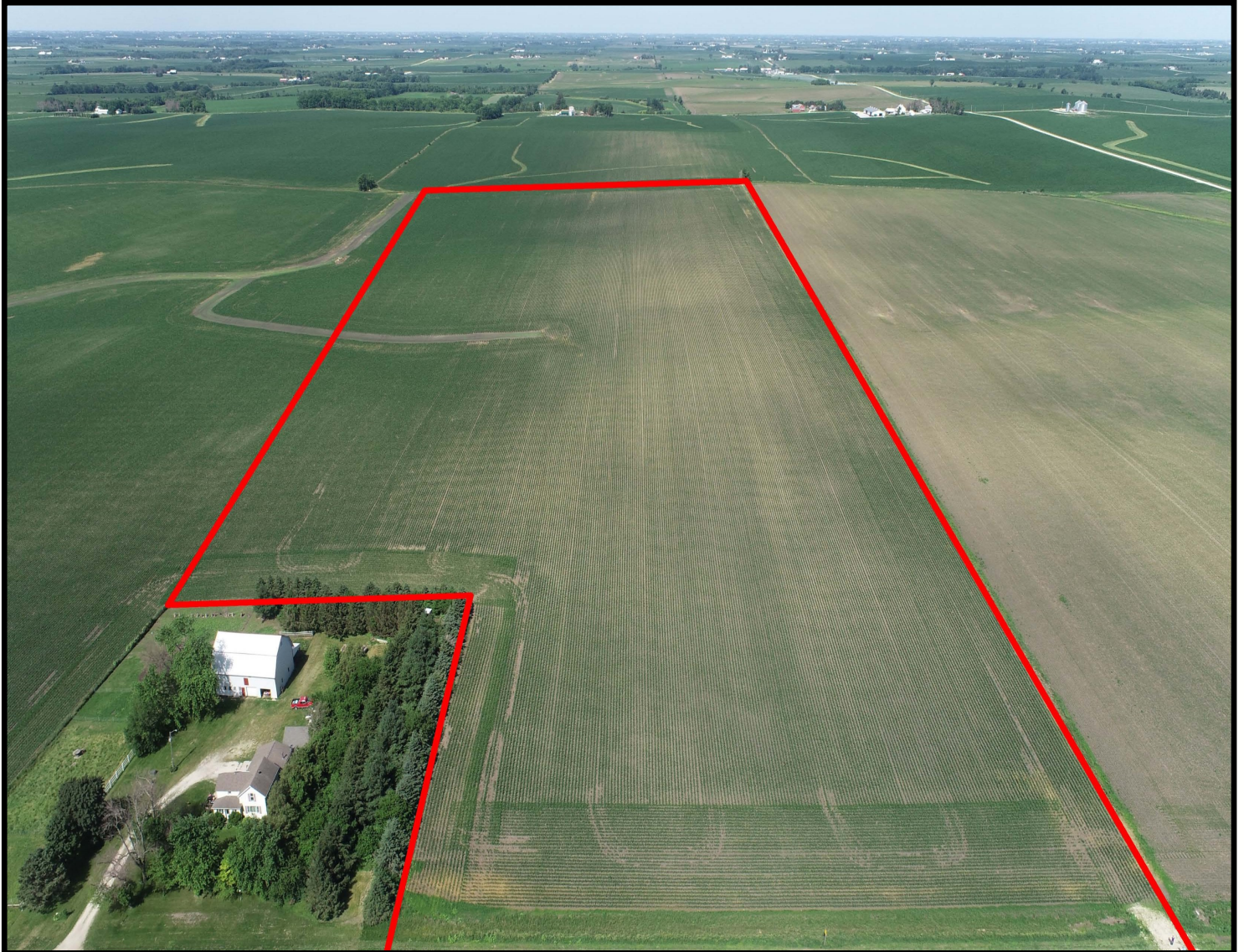


# LAND FOR SALE

**50 ACRES M/L**

LISTING #16261

BROWNELL - FAYETTE COUNTY, IA



**DOUGLAS R. YEGGE**

C: 563-320-9900

O: 563-659-8185

[Doug@PeoplesCompany.com](mailto:Doug@PeoplesCompany.com)

**ALAN MCNEIL**

C: 563-321-1125

O: 563-659-8185

[Alan@PeoplesCompany.com](mailto:Alan@PeoplesCompany.com)

[YEGGEMCNEILLAND.COM](http://YEGGEMCNEILLAND.COM)

[Yeggemcneilland.com](http://Yeggemcneilland.com)

[PeoplesCompany.com](http://PeoplesCompany.com)

**563.659.8185**

700 6th Ave

DeWitt, Iowa 52742

# LAND FOR SALE

## LEGAL DESCRIPTION:

Part of the South 1/2 of the Northeast 1/4, Section 6, Township 92 North, Range 9 West, Fayette Co., IA.

## COMMENTS & BUILDING INFORMATION:

Peoples Company is pleased to present the Brownell farm. This farm, of 50 acres MOL, is a nice parcel of Fayette County farmland. Located just Northwest of Maynard, Iowa on R Ave. A piece like this doesn't come along often, don't miss this nice investment opportunity!

The farm will be surveyed prior to closing.

The sale of the farm is subject to the Buyer leasing the farm to the Seller.

## LEASE/FSA INFORMATION:

Call Listing Agent for lease details.

## 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](http://Yeggemcneilland.com)

**50 Acres M/L (to be surveyed), Fayette County, Iowa**

<b>TOTAL ACRES:</b>	<b>50 MOL (to be surveyed)</b>
<b>PRICE:</b>	<b>\$725,000 (price to be determined by surveyed acres)</b>
<b>Price Per Acre:</b>	\$14,500
<b>Owner:</b>	Brownell
<b>Operator:</b>	Brownell
<b>County &amp; State:</b>	Fayette Co., IA
<b>Location:</b>	Maynard, IA
<b>Possession Date:</b>	As agreed
<b>Drainage Info:</b>	Natural
<b>Average Productivity:</b>	89.4 CSR2
<b>Taxable Acres:</b>	50 est.
<b>Net RE Taxes:</b>	\$2,037
<b>Taxes Payable In:</b>	2021-2022
<b>Topography:</b>	Level

## F.S.A. INFORMATION:

<b>Farmland:</b>	50 est.
<b>Crop Acres:</b>	50 est.
<b>Effective DCP Cropland</b>	
<b>CRP Acres:</b>	
<b>Corn Base:</b>	25.75
<b>Corn Yield:</b>	174
<b>Soybean Base:</b>	7.75
<b>Soybean Yield:</b>	53

## APPROXIMATE BREAKDOWN OF ACRES:

<b>Total Acres:</b>	50 est.
<b>Tillable Acres:</b>	50 est.
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	
<b>Waterways:</b>	
<b>Timber:</b>	
<b>Pasture:</b>	

**Yeggemcneilland.com**  
**PeoplesCompany.com**  
**563.659.8185**

700 6th Ave  
DeWitt, Iowa 52742

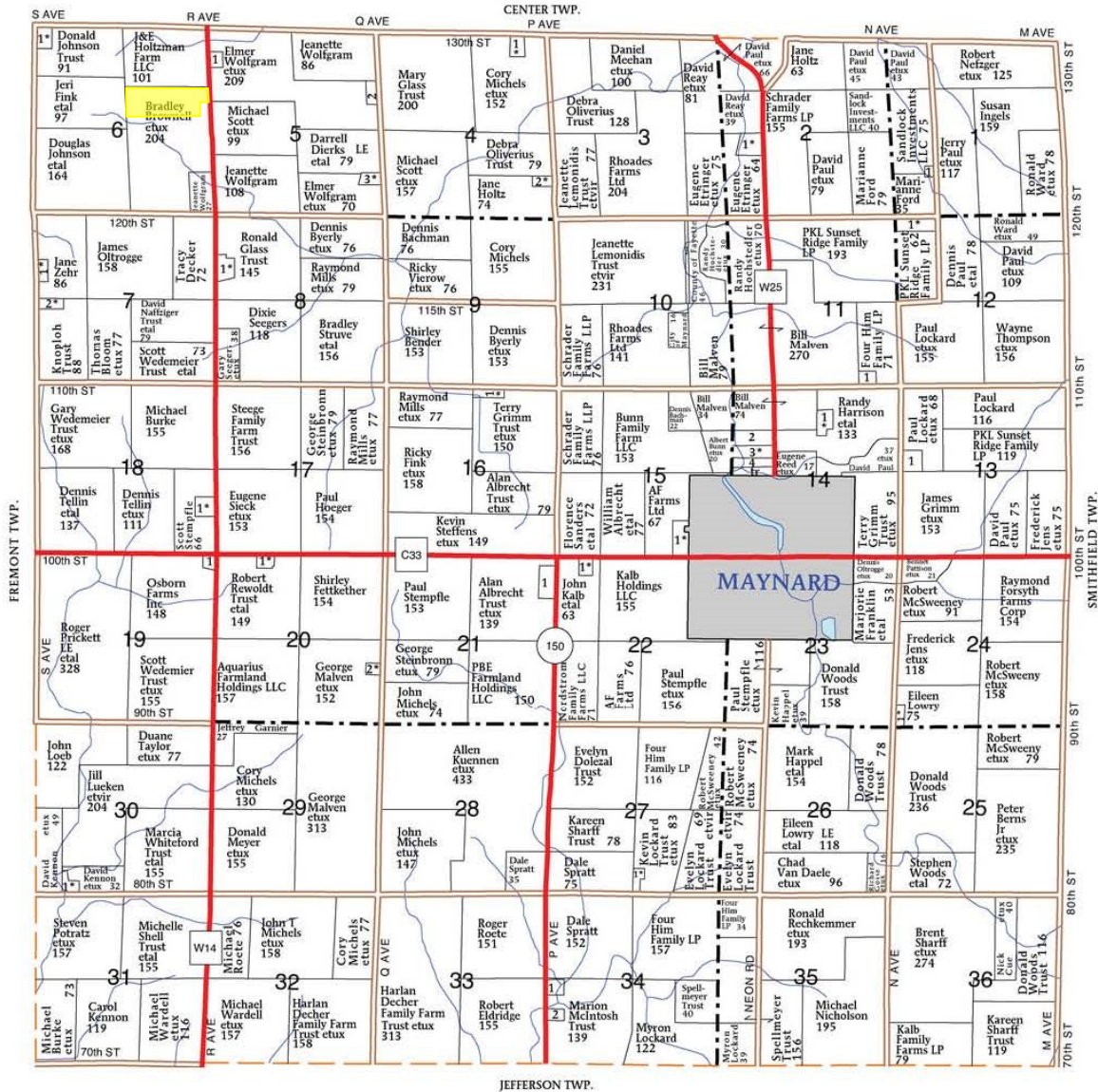


T-92-N

## HARLAN PLAT

(Landowners)

R-9-W



## HARLAN TOWNSHIP

## SECTION 1

1. Lockard Trust, Kevin 5

## SECTION 2

1. Pape, Bruce etux 12

## SECTION 4

1. Poole, James etux 7

2. Kuennen, James etux 5

## SECTION 5

1. McClain, Larry 5

2. Heath, Donna 7

3. Wilhelmi, Robert etux 6

## SECTION 6

1. Johnson, Douglas etal 8

## SECTION 7

1. Walenceus, William etux 5

2. Wedemeier Trust, Gary etux 5

## SECTION 8

1. Kappmeyer, Chris etux 9

## SECTION 10

1. Bunn, Donald etux 6

## SECTION 11

1. Kennon, Ryan 6

## SECTION 12

1. Murray-John, Gordon etux 14

## SECTION 13

1. Lockard Trust, Evelyn 10

## SECTION 14

1. Harrison, Randy etux 6

2. City of Maynard 10

3. Bunn, Albert etux 11

4. Quandt, Kenneth 8

## SECTION 15

1. Albrecht, William etux 9

## SECTION 16

1. Fitzgerald, Donald etux 5

## SECTION 18

1. Rueber, Dale etux 9

## SECTION 19

1. Paris, Jonica 5

## SECTION 20

1. Albrecht, Scott etal 5

2. Annis, Chad etal 5

## SECTION 21

1. AF Farms Ltd 11

## SECTION 22

1. Steinbronn, Kurt etux 5

## SECTION 24

1. Lowry, Duane etux 5

## SECTION 27

1. Bencke, Kenneth etux 5

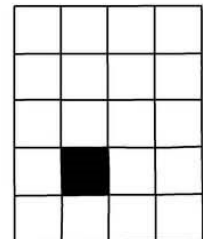
## SECTION 30

1. Bond Jr, Jerry etux 6

## SECTION 34

1. Aldrich, Jane 5

2. Kuennen, Joseph 7

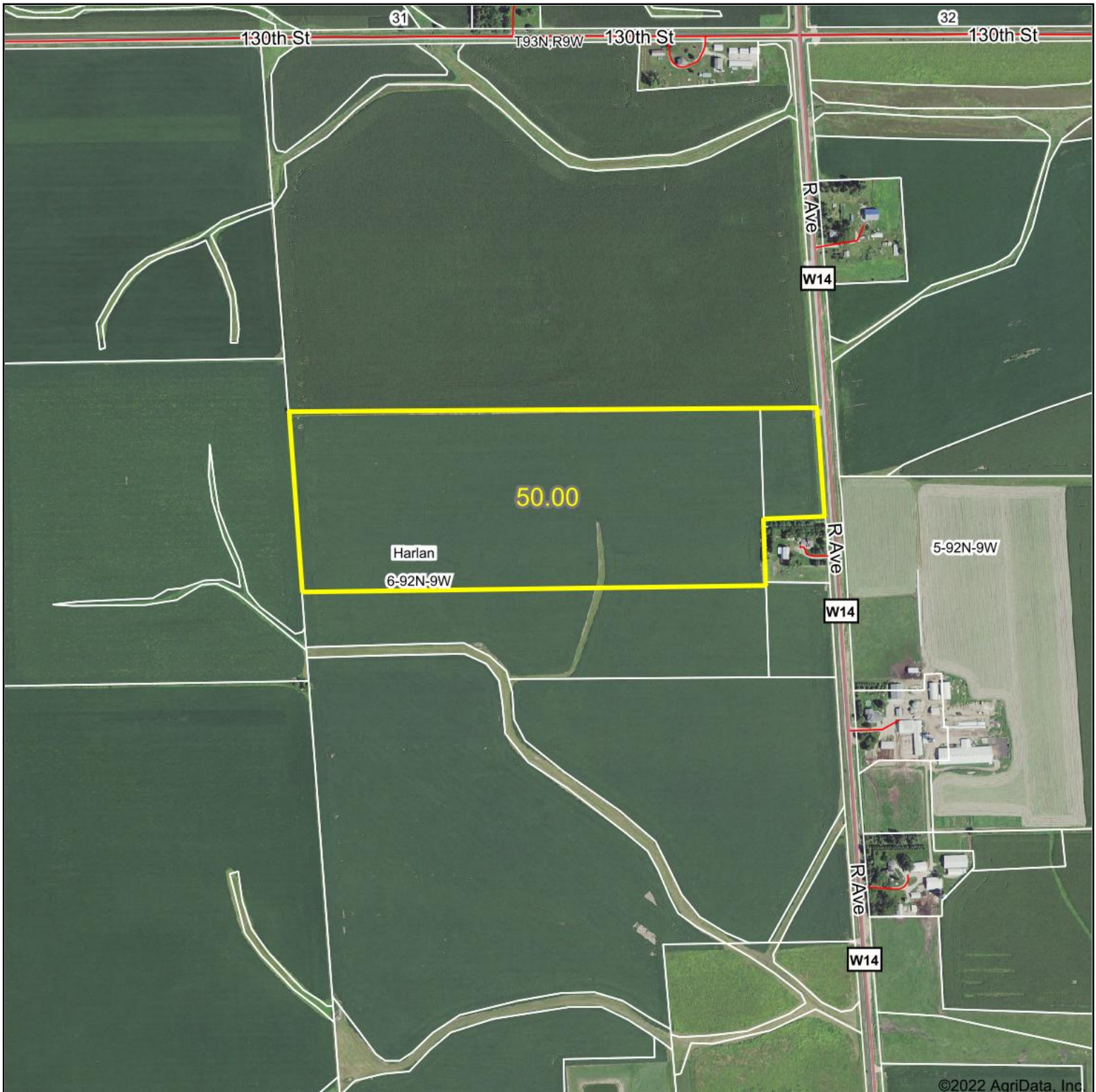


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FAYETTE CO., IA

# Aerial Map



Map Center: 42° 48' 41.12, -91° 56' 54.7

0ft 765ft 1530ft

**6-92N-9W**  
**Fayette County**  
**Iowa**

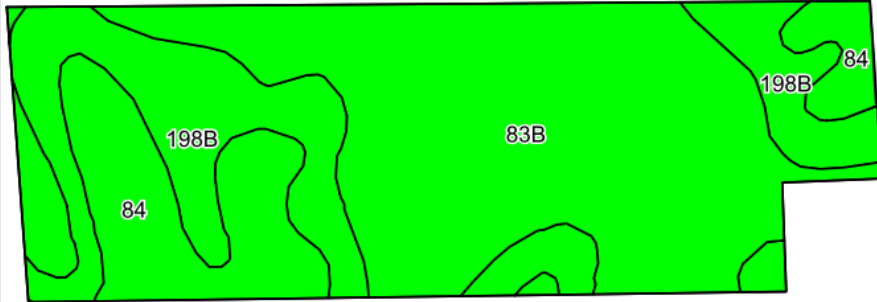


Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2021 www.AgriDataInc.com

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

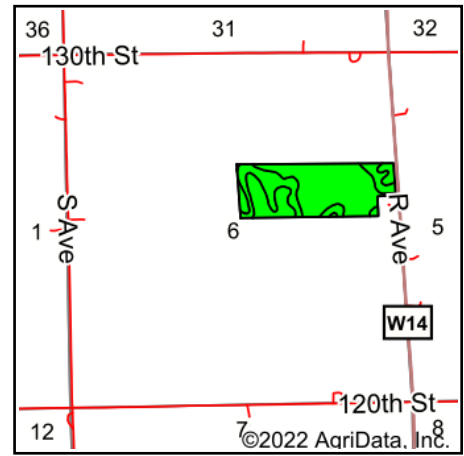


# Soils Map



©2022 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Fayette**  
 Location: **6-92N-9W**  
 Township: **Harlan**  
 Acres: **50**  
 Date: **6/15/2022**



Maps Provided By:



Area Symbol: IA065, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	Corn Bu	Oats Bu	Soybeans Bu	*n NCCPI Overall
83B	Kenyon loam, 2 to 5 percent slopes	27.46	54.9%		Ile	225.6	6.3	65.4	90	210	91	61	87
198B	Floyd loam, 1 to 4 percent slopes	13.63	27.3%		Ilw	222.4	5.8	64.5	89				85
84	Clyde clay loam, 0 to 3 percent slopes	8.91	17.8%		Ilw	224.0	4.7	65.0	88				90
Weighted Average					2.00	224.4	5.9	65.1	89.4	115.3	50	33.5	*n 87

\*\*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.

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Iowa  
Fayette

U.S. Department of Agriculture  
Farm Service Agency

FARM: 3853  
Prepared: 6/14/22 12:13 PM  
Crop Year: 2022  
Page: 2 of 2

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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.

Other Producers: None

Tract Number: 1426 Description E 10 SEC 6 HARLAN

FSA Physical Location : Fayette, IA ANSI Physical Location: Fayette, IA

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
197.88	177.79	177.79	0.0	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	177.79	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	91.54	174	0.00
SOYBEANS	27.57	53	0.00
Total Base Acres:	119.11		

Owners: BROWNELL, BRADLEY GENE

BROWNELL, KRISTI MARIE

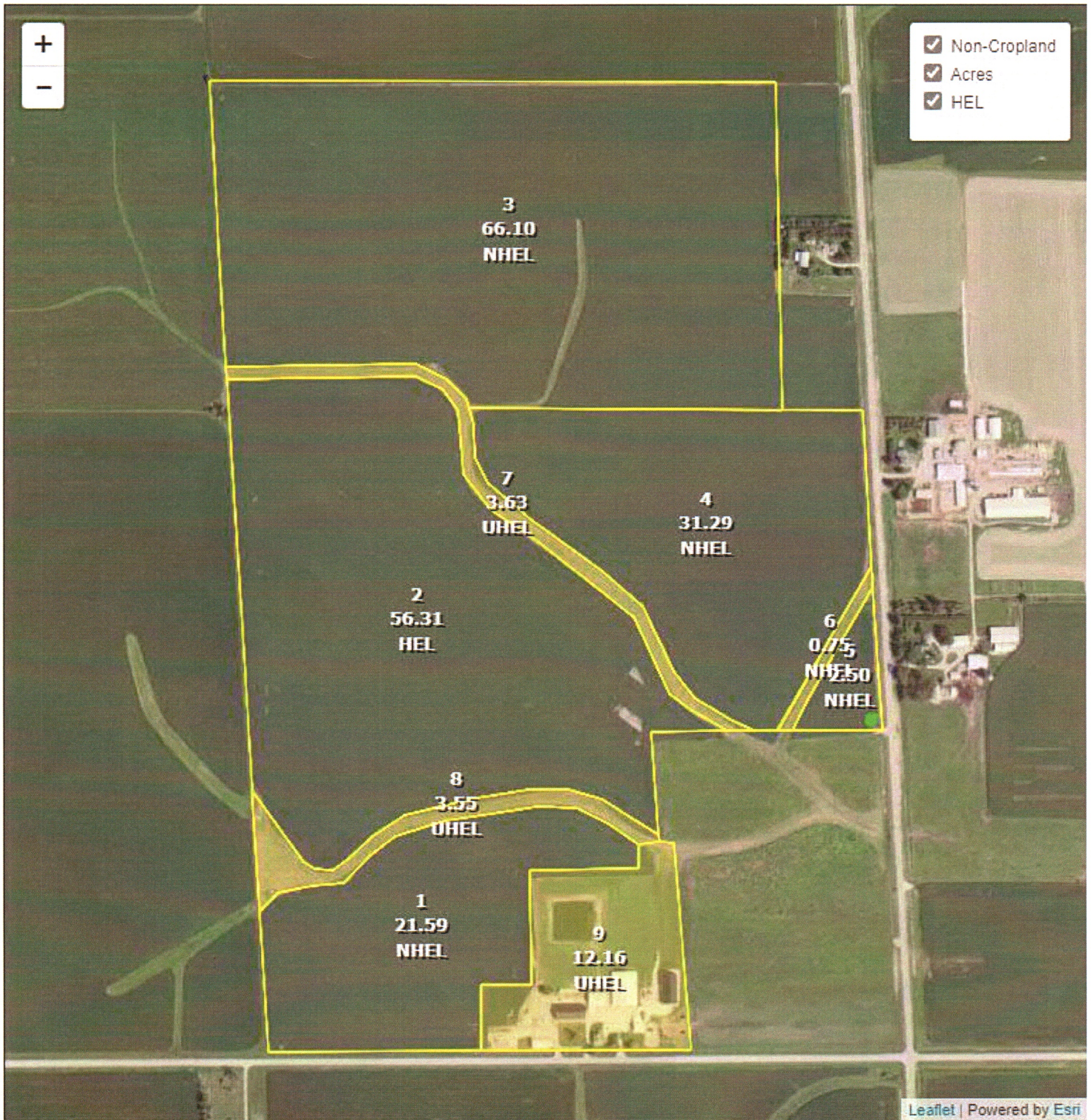
Other Producers: None



Natural Resource Conservation Service (NRCS)



## Fayette County, Iowa



## Common Land Unit

  Cropland
   Non-cropland
   CRP

Farm **3853**  
Tract **1426**

## Wetland Determination Identifiers

● Restricted Use  
▼ Limited Restrictions

2022 Crop Year





Iowa

Fayette

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 3853

Prepared: 6/14/22 12:13 PM

Crop Year: 2022

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

BROWNELL, BRADLEY GENE

Farm Identifier

92 DIV OF 2781

Farms Associated with Operator:

122, 886, 1145, 2290

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
207.25	184.92	184.92	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	184.92	0.0	0.0	0.0				

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	95.22	174	0.00	0
SOYBEANS	28.68	53	0.00	
Total Base Acres:	123.9			

Tract Number: 1425 Description E 10 SEC 6 HARLAN

FSA Physical Location : Fayette, IA

ANSI Physical Location: Fayette, IA

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
9.37	7.13	7.13	0.0	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	7.13	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	3.68	174	0.00
SOYBEANS	1.11	53	0.00
Total Base Acres:	4.79		

Owners: BROWNELL, BRADLEY GENE

BROWNELL, KRISTI MARIE





Common Land Unit

Cropland Non-cropland CRP

Farm 3853  
Tract 1425

Wetland Determination Identifiers

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

2022 Crop Year





W14

130TH STREET

SAVENUE

RAVENUE

120TH ST.

120th St

120th St

120th St



