

# LAND FOR SALE

**83.77 ACRES M/L**  
FLOYD COUNTY, IOWA

LISTING #17145



**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:

83.77 acres being part of the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4, Section 23, Township 97 North, Range 17 West, Floyd County, Iowa.

**83.77 Acres M/L, Floyd County, IA**

## COMMENTS & BUILDING INFORMATION:

Peoples Company is pleased to present the Spring farm, of 83.77 acres m/l of prime Floyd County, Iowa farmland located just Northeast of Rudd, Iowa. This nearly all-tillable farmland tract can be found in Section 23 in Rudd Township and includes 79.98 FSA cropland acres and a CSR2 soil rating of 57.7. The primary soil types on this slightly rolling farmland tract include Rockton loam, Ostender loam, and Terril loam.

The location of the farm allows for great access with County Highway T38 frontage along the east side of the property and the gravel road, Mitchell Line St., bordering the north side. There are several grain marketing options that are accessible to this farm including a variety of grain elevators and ethanol plants. Farm is leased for the 2024 Crop year, call agent for details. Agriculture is the fabric of the economy in Floyd County, Iowa and this farm allows for a great opportunity to own a highly tillable farm in 'Corn Country' whether it is an addition to an existing farming operation or a long-term investment for those looking to diversify their portfolio.

## LEASE/FSA INFORMATION:

The farm is leased for the 2024 crop year.

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|                              |                       |
|------------------------------|-----------------------|
| <b>TOTAL ACRES:</b>          | <b>83.77</b>          |
| <b>PRICE:</b>                | <b>\$680,000</b>      |
| <b>Price Per Acre:</b>       | \$8,117.46            |
| <b>Owner:</b>                | Spring                |
| <b>Operator:</b>             | Dight                 |
| <b>County &amp; State:</b>   | Floyd Co., IA         |
| <b>Location:</b>             | Northeast of Rudd, IA |
| <b>Possession Date:</b>      | As agreed             |
| <b>Drainage Info:</b>        | Natural               |
| <b>Average Productivity:</b> | 61.8 PI               |
| <b>Taxable Acres:</b>        | 83                    |
| <b>Net RE Taxes:</b>         | \$1,734               |
| <b>Taxes Payable In:</b>     | 2023-2024             |
| <b>Topography:</b>           | Level                 |

## F.S.A. INFORMATION:

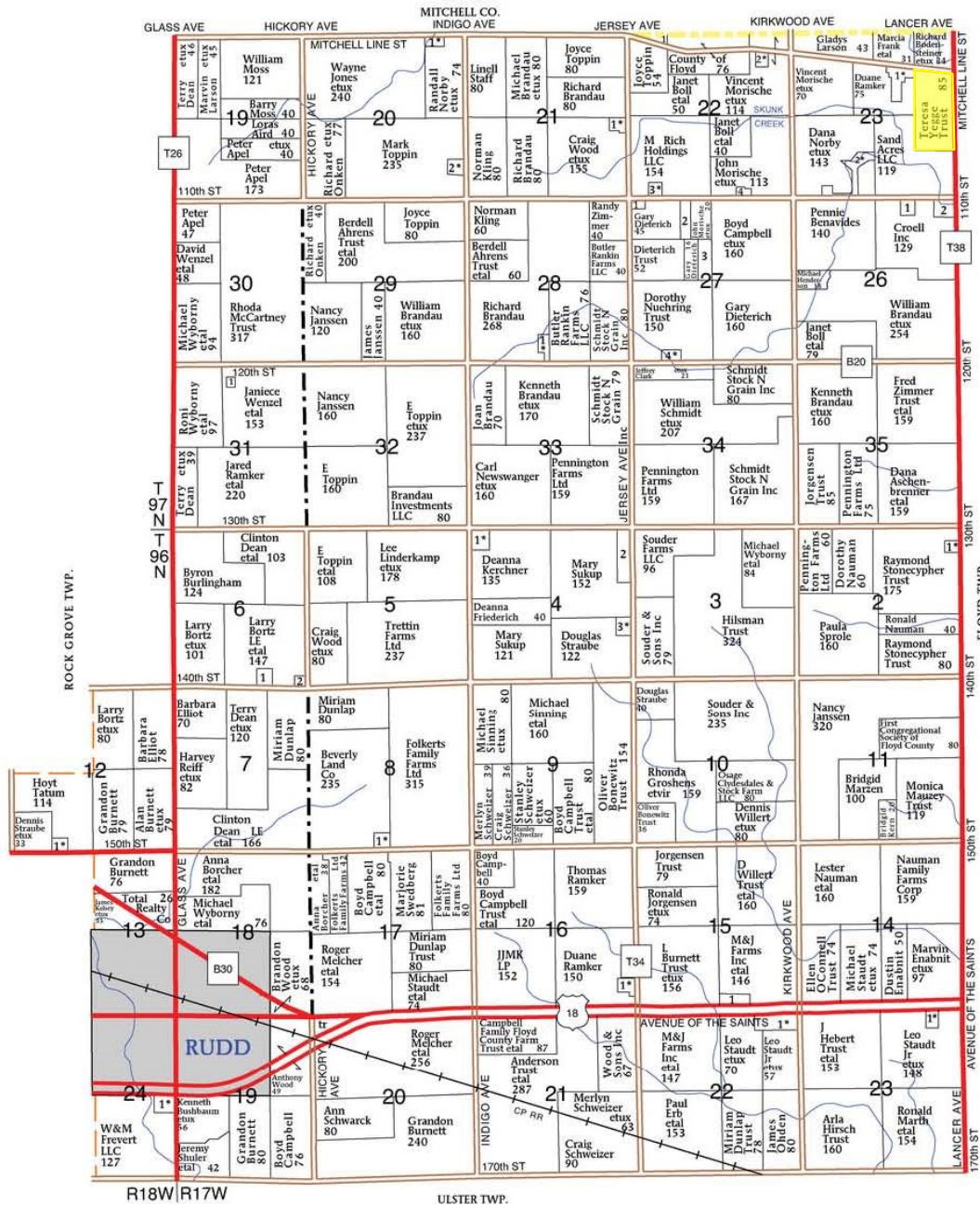
|                       |       |
|-----------------------|-------|
| <b>Farmland:</b>      | 79.98 |
| <b>Crop Acres:</b>    | 79.98 |
| <b>CRP Acres:</b>     |       |
| <b>Wheat Base:</b>    |       |
| <b>Wheat Yield:</b>   |       |
| <b>Corn Base:</b>     | 67.87 |
| <b>Corn Yield:</b>    | 136   |
| <b>Soybean Base:</b>  | .83   |
| <b>Soybean Yield:</b> | 53    |

## APPROXIMATE BREAKDOWN OF ACRES:

|                        |       |
|------------------------|-------|
| <b>Total Acres:</b>    | 83.77 |
| <b>Tillable Acres:</b> | 79.98 |
| <b>CRP Acres:</b>      |       |
| <b>Farmstead:</b>      |       |
| <b>Roads:</b>          | 3.79  |
| <b>Waterways:</b>      |       |
| <b>Timber:</b>         |       |
| <b>Pasture:</b>        |       |

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## RUDD TOWNSHIP

## SECTION 2

1. Bender, Aaron etux 6
2. Distribution Contractors Inc 16
3. Straube, Douglas etux 8
- SECTION 6
1. Bortz, Larry 8
2. LSB Pork Inc 5

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## SECTION 8

1. Griffin, Kenneth etux 5
- SECTION 12
1. Gemehlich, Jason etux 5
- SECTION 15
1. Deetz, Kevin 9
- SECTION 16
1. Ramker, Duane etal 5
- SECTION 20N
1. Wraga, Everett etux 6

## 2. Burnett, Jeanie etal 5

## SECTION 21N

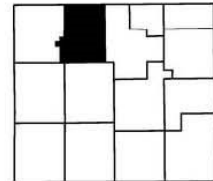
1. Onken, Richard etux 5
- SECTION 22N
1. Fulk, Robert 6
2. Elgin, Jason etux 6
3. Schriever, Jacob etux 6
4. Jones, Heather 7
- SECTION 23S
1. Parcher, Jason etux 18

## SECTION 23N

1. Jellum, Mark etux 14
2. Salisbury, Donald etux 17
- SECTION 23S
1. Staudt, Daniel etal 5
- SECTION 24
1. Schuster, Steven etux 14
- SECTION 26
1. Decker, Russell 7

## 2. Jones, Leroy 10

- SECTION 27
1. Dieterich, Betty 5
2. Dieterich, Betty 10
3. Dieterich Trust 13
4. Weaver, Kenneth etux 9
- SECTION 28
1. Brandau, Curtis etux 11
- SECTION 31
1. Wenzel, David 6



FLOYD CO., IA

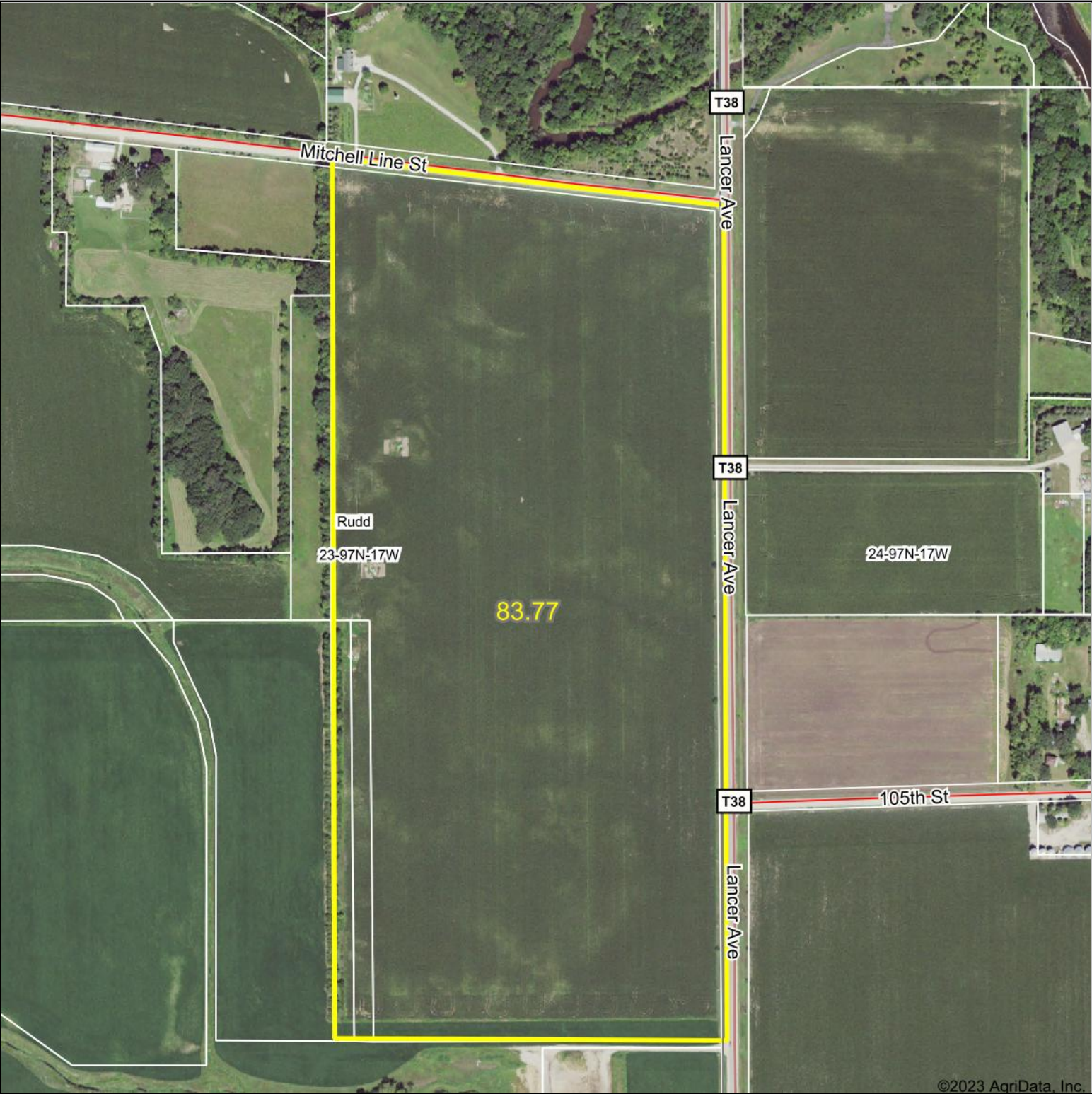
EXHIBIT A

The South One-half (S  $\frac{1}{2}$ ) of the East One-half (E  $\frac{1}{2}$ ) of the Northeast Quarter (NE  $\frac{1}{4}$ ), Section Twenty-three (23), Township Ninety-seven North (97), Range Seventeen (17) West of the 5<sup>th</sup> P.M., Floyd County, Iowa EXCEPT that part of the North Half (N  $\frac{1}{2}$ ) of the East Half (E  $\frac{1}{2}$ ) of the Northeast Quarter (NE  $\frac{1}{4}$ ) of Section Twenty-three (23), Township Ninety-seven (97) North, Range Seventeen (17) West of the 5<sup>th</sup> P.M., lying north of the existing county roadway, commencing with date of October 25, 1993 at 8:00 o'clock A.M.

AND

The Northeast Quarter (NE  $\frac{1}{4}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) of Section Twenty-three (23), Township Ninety-seven (97) North, Range Seventeen (17) West of the Fifth Principal Meridian, commencing with the Root-of-Title.

Aerial Map - Total Acres



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Boundary Center: 43° 12' 20.06, -92° 48' 46.42

23-97N-17W  
Floyd County  
Iowa

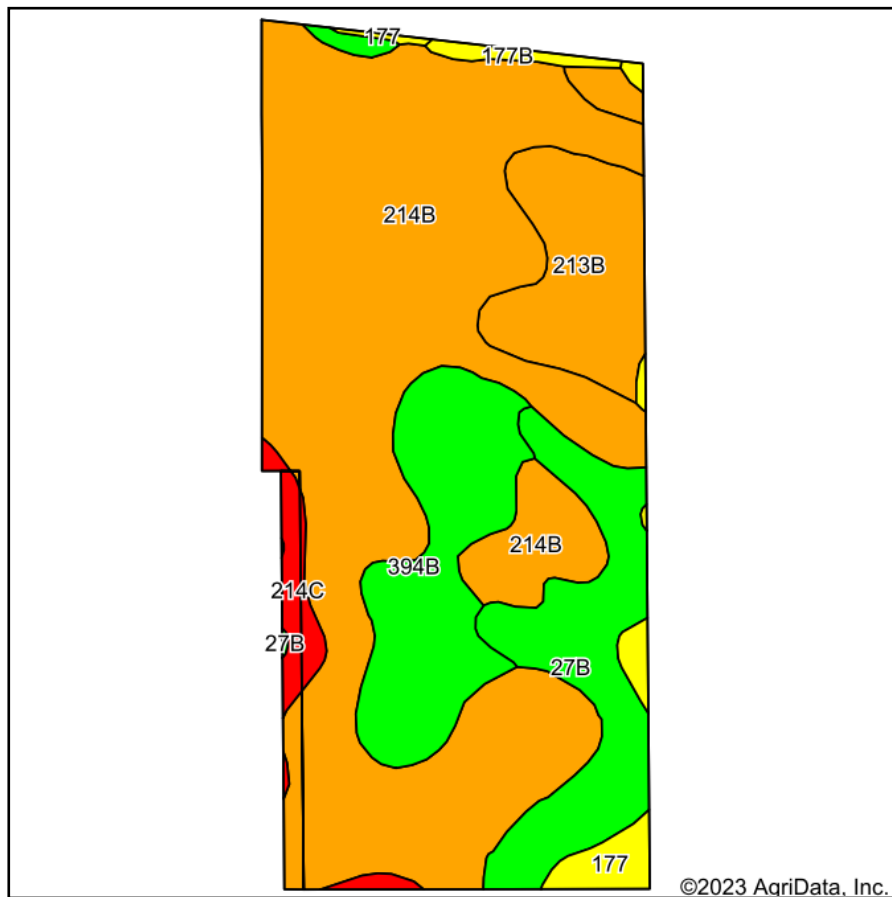


Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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9/27/2023

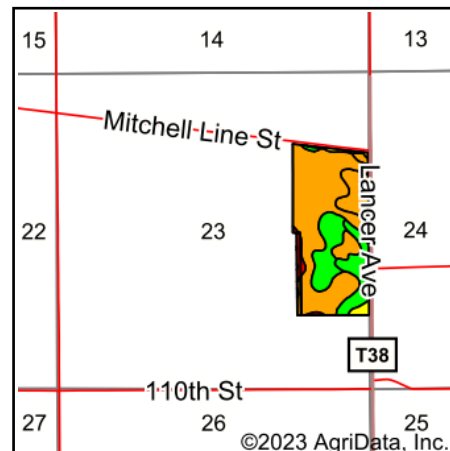
Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.

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State: **Iowa**  
 County: **Floyd**  
 Location: **23-97N-17W**  
 Township: **Rudd**  
 Acres: **79.98**  
 Date: **9/27/2023**

**PC PEOPLES**  
 COMPANY  
 INTEGRATED LAND SOLUTIONS

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA067, Soil Area Version: 28

| Code                    | Soil Description                                                              | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | *i Corn Bu   | *i Alfalfa Tons | *i Soybeans Bu | CSR2**      | *n NCCPI Overall |
|-------------------------|-------------------------------------------------------------------------------|-------|------------------|-------------|------------------|--------------|-----------------|----------------|-------------|------------------|
| 214B                    | Rockton loam, 20 to 30 inches to limestone, till plain, 2 to 5 percent slopes | 47.45 | 59.3%            |             | Ile              | 80.0         | 2.2             | 23.2           | 47          | 52               |
| 394B                    | Ostrander loam, 2 to 5 percent slopes                                         | 10.26 | 12.8%            |             | Ile              | 225.6        | 6.3             | 65.4           | 88          | 75               |
| 27B                     | Terril loam, 2 to 5 percent slopes                                            | 9.34  | 11.7%            |             | Ile              | 224.0        | 6.3             | 65.0           | 89          | 96               |
| 213B                    | Rockton loam, 30 to 40 inches to limestone, till plain, 2 to 5 percent slopes | 7.94  | 9.9%             |             | Ile              | 80.0         | 2.2             | 23.2           | 49          | 58               |
| 177                     | Saude loam, 0 to 2 percent slopes                                             | 2.05  | 2.6%             |             | Ils              | 80.0         | 2.2             | 23.2           | 60          | 78               |
| 214C                    | Rockton loam, 20 to 30 inches to limestone, till plain, 5 to 9 percent slopes | 1.99  | 2.5%             |             | Ille             | 80.0         | 2.2             | 23.2           | 40          | 50               |
| 177B                    | Saude loam, 2 to 5 percent slopes                                             | 0.59  | 0.7%             |             | Ils              | 80.0         | 2.2             | 23.2           | 55          | 76               |
| 482B                    | Racine loam, 2 to 5 percent slopes                                            | 0.36  | 0.5%             |             | Ile              | 212.8        | 6.0             | 61.7           | 76          | 65               |
| <b>Weighted Average</b> |                                                                               |       |                  |             | <b>2.02</b>      | <b>116.1</b> | <b>3.2</b>      | <b>33.7</b>    | <b>57.7</b> | <b>*n 61.5</b>   |

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

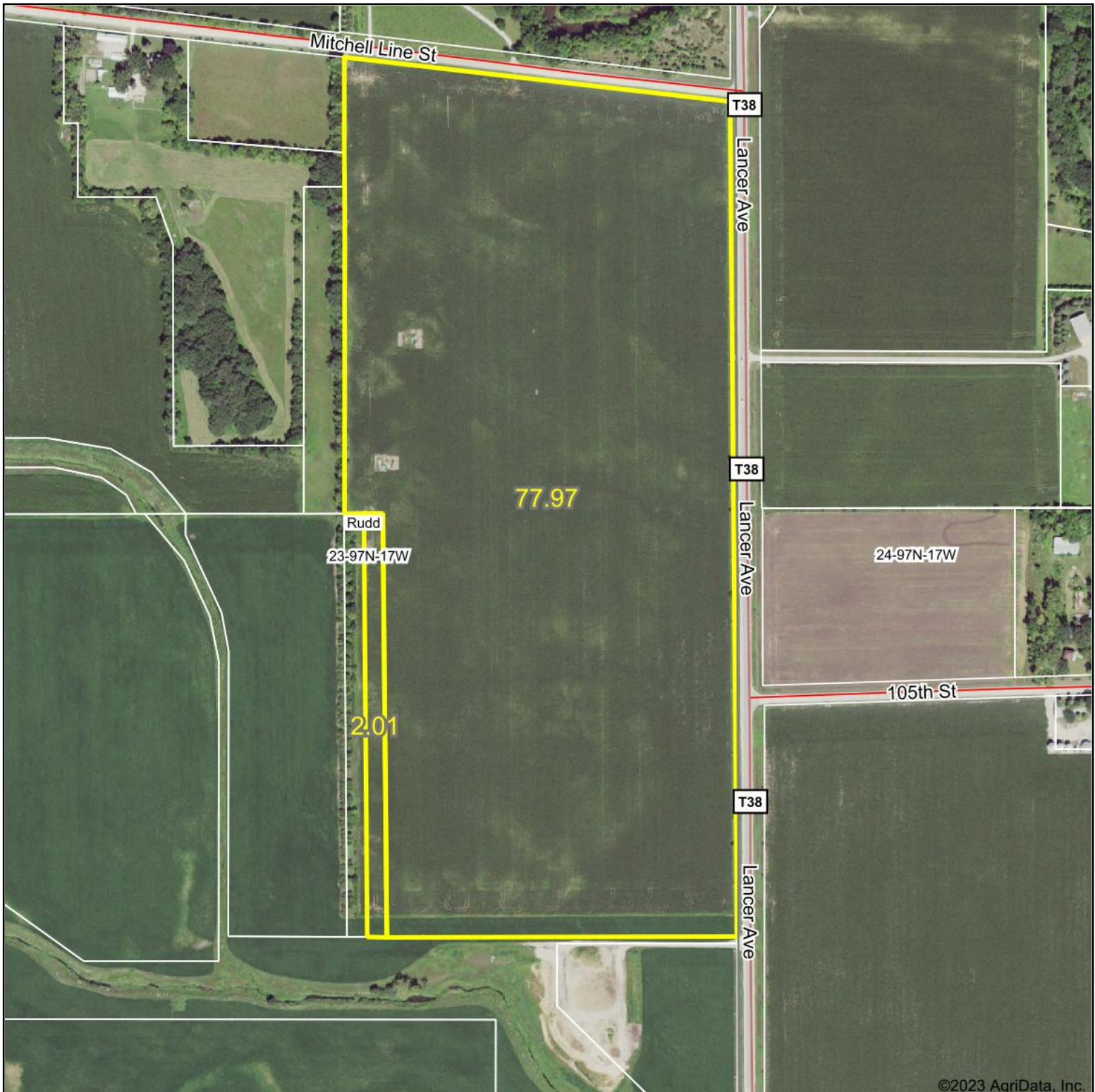
\*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

\*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.

# Aerial Map - Tillable Acres



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Boundary Center: 43° 12' 19.9, -92° 48' 46.58

0ft 509ft 1019ft

**23-97N-17W**  
**Floyd County**  
**Iowa**



Maps Provided By:



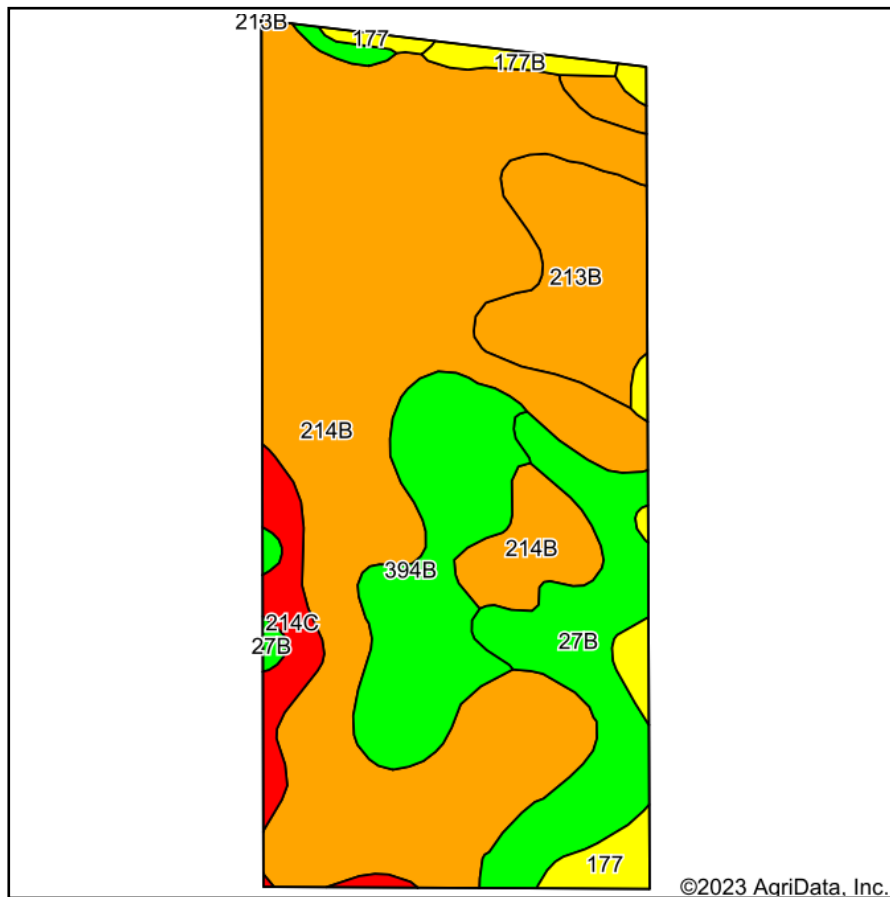
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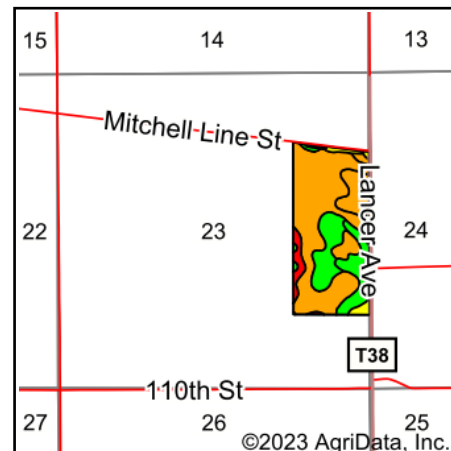
9/27/2023

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

# Soils Map - Total Acres



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Floyd**  
 Location: **23-97N-17W**  
 Township: **Rudd**  
 Acres: **83.77**  
 Date: **9/27/2023**



Maps Provided By:



Area Symbol: IA067, Soil Area Version: 28

| Code             | Soil Description                                                              | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | *i Corn Bu | *i Alfalfa Tons | *i Soybeans Bu | CSR2** | *n NCCPI Overall |
|------------------|-------------------------------------------------------------------------------|-------|------------------|-------------|------------------|------------|-----------------|----------------|--------|------------------|
| 214B             | Rockton loam, 20 to 30 inches to limestone, till plain, 2 to 5 percent slopes | 47.88 | 57.2%            |             | Ile              | 80.0       | 2.2             | 23.2           | 47     | 52               |
| 394B             | Ostrander loam, 2 to 5 percent slopes                                         | 10.26 | 12.2%            |             | Ile              | 225.6      | 6.3             | 65.4           | 88     | 75               |
| 27B              | Terril loam, 2 to 5 percent slopes                                            | 10.01 | 11.9%            |             | Ile              | 224.0      | 6.3             | 65.0           | 89     | 96               |
| 213B             | Rockton loam, 30 to 40 inches to limestone, till plain, 2 to 5 percent slopes | 8.36  | 10.0%            |             | Ile              | 80.0       | 2.2             | 23.2           | 49     | 58               |
| 214C             | Rockton loam, 20 to 30 inches to limestone, till plain, 5 to 9 percent slopes | 3.08  | 3.7%             |             | IIle             | 80.0       | 2.2             | 23.2           | 40     | 50               |
| 177              | Saude loam, 0 to 2 percent slopes                                             | 2.83  | 3.4%             |             | IIls             | 80.0       | 2.2             | 23.2           | 60     | 78               |
| 177B             | Saude loam, 2 to 5 percent slopes                                             | 0.93  | 1.1%             |             | IIls             | 80.0       | 2.2             | 23.2           | 55     | 76               |
| 482B             | Racine loam, 2 to 5 percent slopes                                            | 0.42  | 0.5%             |             | Ile              | 212.8      | 6.0             | 61.7           | 76     | 65               |
| Weighted Average |                                                                               |       |                  |             | 2.04             | 115.7      | 3.2             | 33.6           | 57.7   | *n 61.8          |

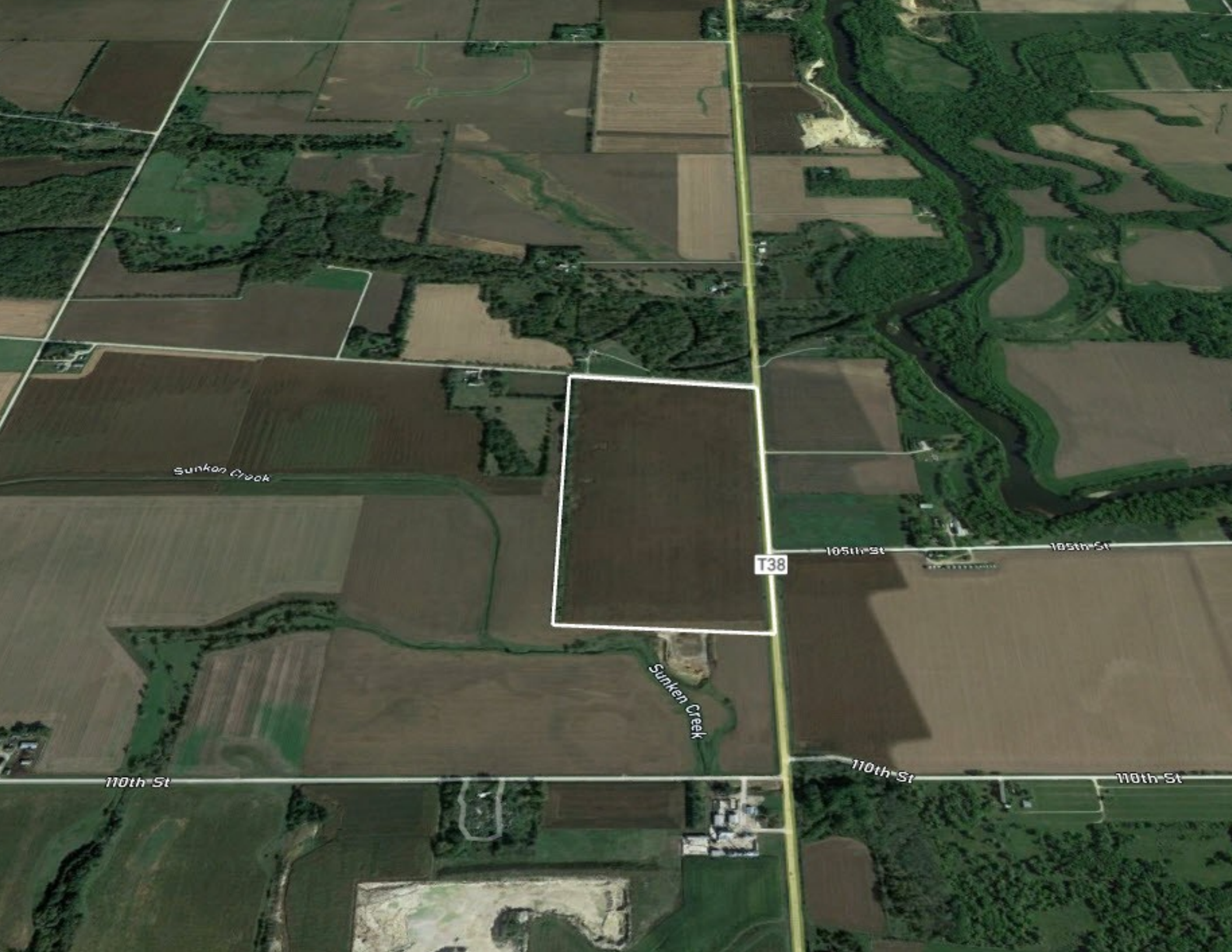
\*\*IA has updated the CSR values for each county to CSR2.

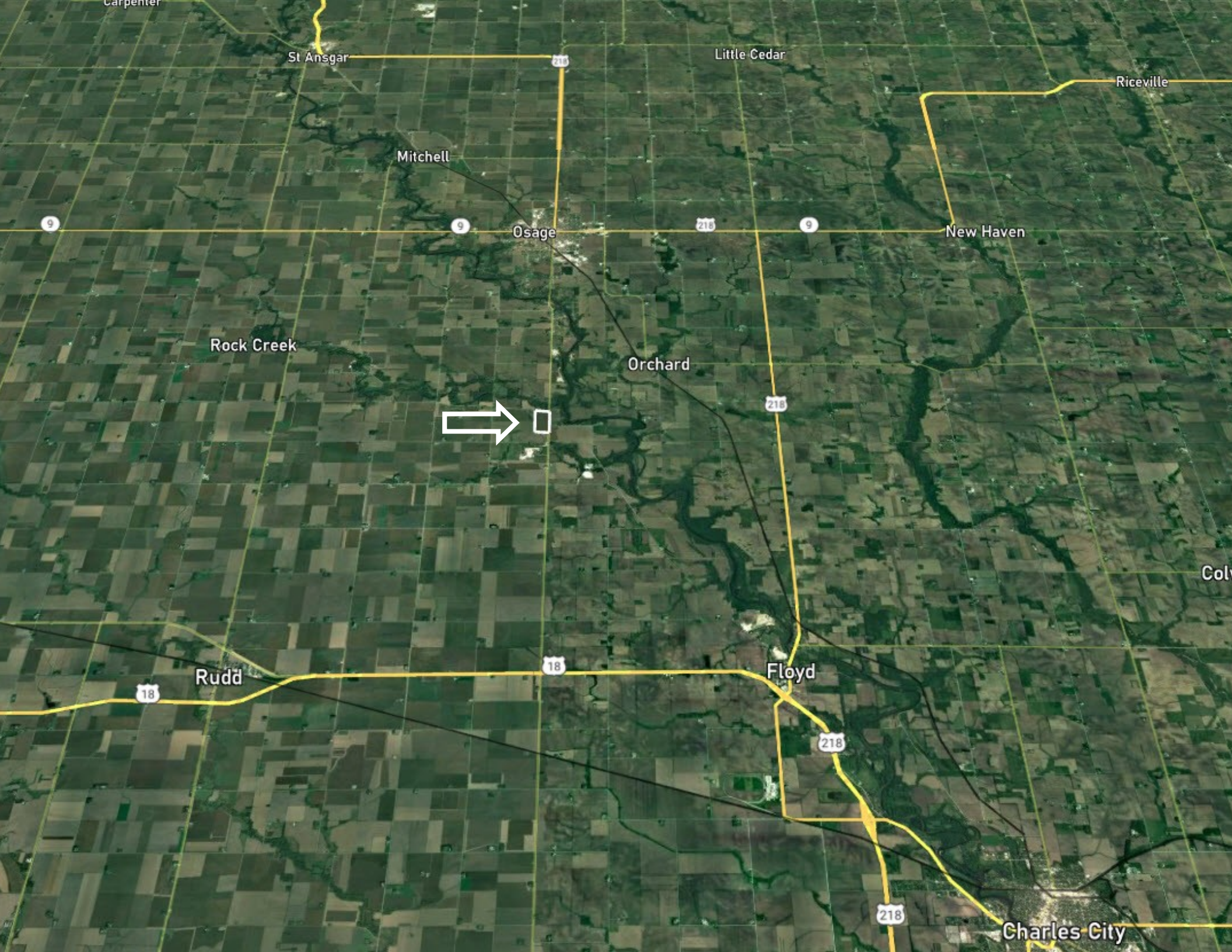
\*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

\*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.







United States  
Department of  
Agriculture

## Floyd County, Iowa



### Legend

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

### Wetland Determination Identifiers

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

Tract Cropland Total: 79.98 acres

2023 Program Year

Map Created April 07, 2023

Farm 8017

Tract 12457

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IOWA  
FLOYD



United States Department of Agriculture  
Farm Service Agency

FARM : 8017

Prepared : 9/25/23 2:21 PM CST

Form: FSA-156EZ

Crop Year : 2024

See Page 2 for non-discriminatory Statements.

### Abbreviated 156 Farm Record

Operator Name : TRENT CHARLES DIGHT  
CRP Contract Number(s) : None  
Recon ID : 19-067-2018-76  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

#### Farm Land Data

| Farmland           | Cropland           | DCP Cropland           | WBP  | EWP            | WRP  | GRP  | Sugarcane | Farm Status          | Number Of Tracts |
|--------------------|--------------------|------------------------|------|----------------|------|------|-----------|----------------------|------------------|
| 79.98              | 79.98              | 79.98                  | 0.00 | 0.00           | 0.00 | 0.00 | 0.0       | Active               | 1                |
| State Conservation | Other Conservation | Effective DCP Cropland |      | Double Cropped |      | CRP  | MPL       | DCP Ag.Rel. Activity | SOD              |
| 0.00               | 0.00               | 79.98                  |      | 0.00           |      | 0.00 | 0.00      | 0.00                 | 0.00             |

#### Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|------------|---------------------|
| None           | OATS, CORN | None                |

#### DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|-----------|------------|-----------------------------|-----------|-----|
| Oats      | 0.83       | 0.00                        | 53        |     |
| Corn      | 67.87      | 0.00                        | 136       | 0   |
| TOTAL     | 68.70      | 0.00                        |           |     |

#### NOTES

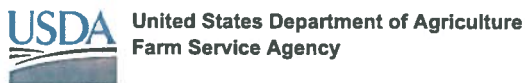
|  |
|--|
|  |
|--|

Tract Number : 12457  
Description : 23-97-17 RUDD  
FSA Physical Location : IOWA/FLOYD  
ANSI Physical Location : IOWA/FLOYD  
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 : JAMES S SPRING  
Other Producers : None  
Recon ID : 19-067-2018-73

#### Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP  | EWP  | WRP  | GRP  | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 79.98     | 79.98    | 79.98        | 0.00 | 0.00 | 0.00 | 0.00 | 0.0       |

IOWA  
FLOYD  
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 8017  
Prepared : 9/25/23 2:21 PM CST  
Crop Year : 2024

Tract 12457 Continued ...

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP  | MPL  | DCP Ag. Rel Activity | SOD  |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00               | 0.00               | 79.98                  | 0.00           | 0.00 | 0.00 | 0.00                 | 0.00 |

DCP Crop Data

| Crop Name    | Base Acres   | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|--------------|-----------------------------|-----------|
| Oats         | 0.83         | 0.00                        | 53        |
| Corn         | 67.87        | 0.00                        | 136       |
| <b>TOTAL</b> | <b>68.70</b> | <b>0.00</b>                 |           |

NOTES

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