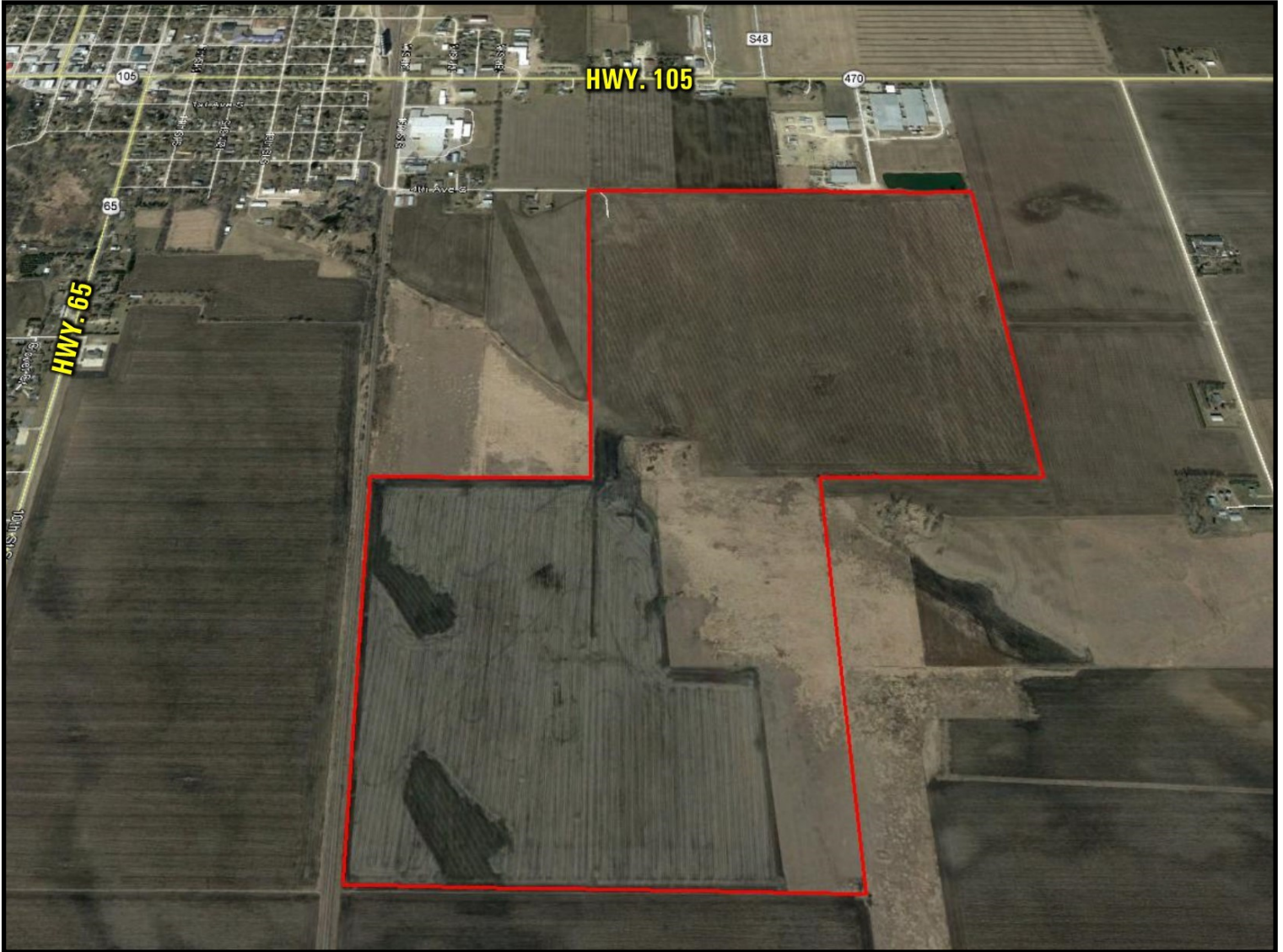


LAND FOR SALE

LISTING #13870

314 ACRES M/L
BERG, WORTH 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:

Located in Part of the South 1/2 of the Southeast 1/4 of Section 33, Township 100 North, Range 20 West of the 5th P.M. and the North fractional 1/2 of the Northeast 1/4, east of the RR ROW, in Section 4, Township 99 North, Range 20 West of the 5th P.M.

COMMENTS & BUILDING INFORMATION:

Offering 314 acres MOL of productive Worth County, Iowa, farmland. Consisting of approximately 271.13 tillable acres and 40 acres enrolled in CRP. The tillable land carries a CSR2 53.8.

LEASE/FSA INFORMATION:

The 40 acres of CRP carry an average payment of \$265.91/acre and expires in 2031.

The farm is leased for the 2020 crop year.

Berg, 314 Acres M/L, Worth County, IA

TOTAL ACRES:	314
PRICE:	\$1,727,000.00
Price Per Acre:	\$5,500.00
Owner:	Delano Berg
Operator:	Prestegard
County & State:	Worth Co., IA
Location:	Southeast side of Northwood, IA
Possession Date:	To be determined
Drainage Info:	Natural & Tile
Average Productivity:	53.8 CSR2
Taxable Acres:	\$5,712
Net RE Taxes:	312.42
Taxes Payable In:	2019-2020
Topography:	Level

F.S.A. INFORMATION:

Farmland:	314.01
Crop Acres:	311.13
CRP Acres:	40
Effective DCP Acres:	271.13
Wheat Yield:	
Corn Base:	170.15
Corn Yield:	135
Soybean Base:	94.55
Soybean Yield:	38

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	314
Tillable Acres:	274.13
CRP Acres:	40
Farmstead:	
Roads:	2.87
Waterways:	
Timber:	
Pasture:	

DOUGLAS R. YEGGE

C: 563-320-9900
O: 563-659-8185
Doug@PeoplesCompany.com

ALAN MCNEIL

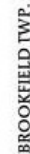
C: 563-321-1125
O: 563-659-8185
Alan@PeoplesCompany.com

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

R-20-W

BRIDGE AVE



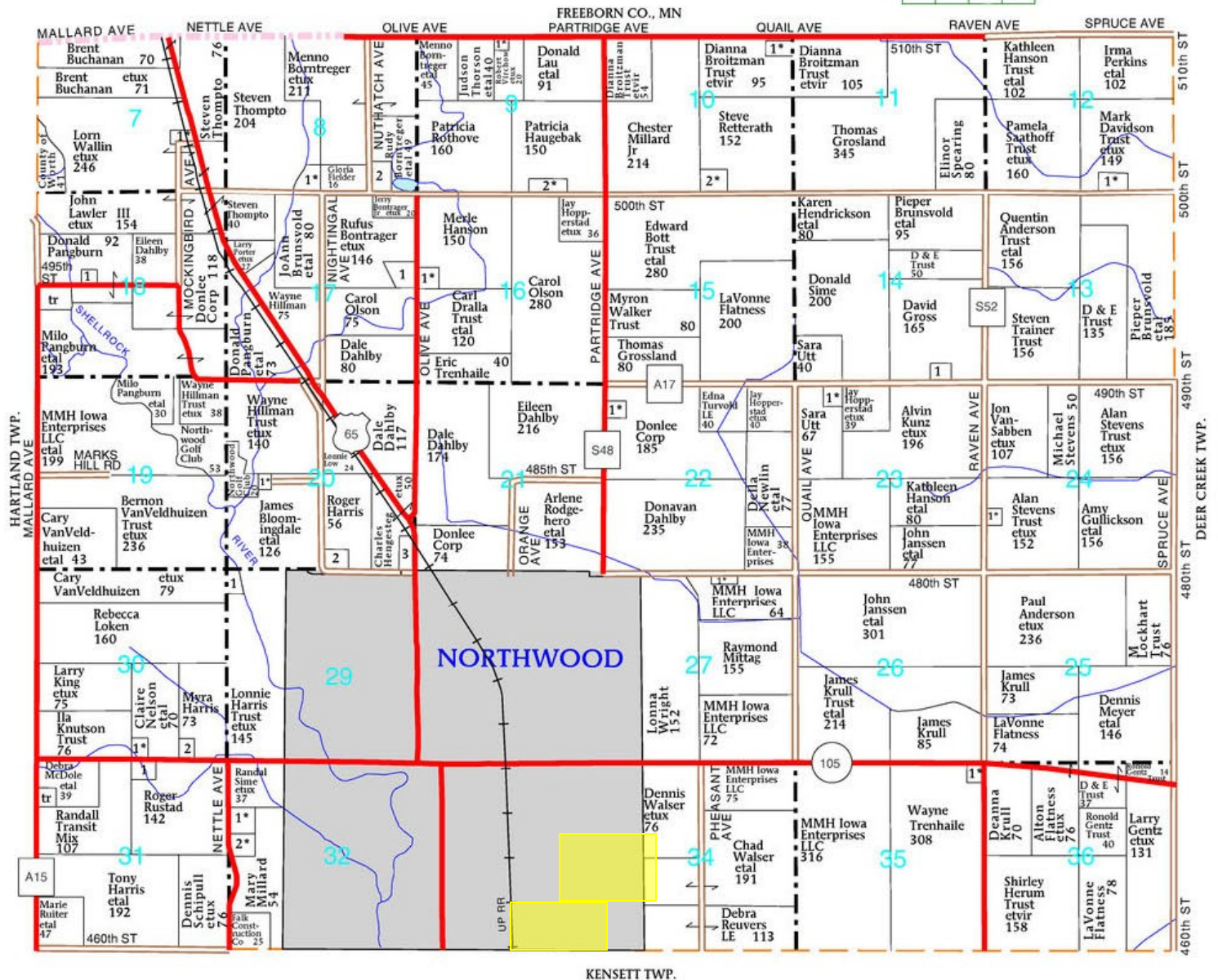
WORTH CO., IA

T-100-N

GROVE PLAT

(Landowners)

R-20-W



GROVE TOWNSHIP

SECTION 7

1. Borntreger, Daniel 10

SECTION 8

1. Virchow, Scott 9

2. Nitcher, Kent 12

SECTION 9

1. Lau, Michael 12

2. Borntreger, Christian 9

SECTION 10

1. Borntreger, Menno 11

2. Reverson, David 6

SECTION 11

1. Ziebell, Tyler 11

SECTION 12

1. Hopperstad, Jay 10

SECTION 16

1. Hanson, Merle 10

SECTION 17

1. Hanson, Merle 14

SECTION 18

1. Estes, Beverly 9

SECTION 20

1. Weeg, Warren 6

2. Chapin Trust 10

3. T S Express Inc 9

SECTION 22

1. Meland, James 9

SECTION 23

1. Hopperstad, Jerry 10

SECTION 24

1. Stevens, Michael 6

SECTION 27

1. Low, Arlene 8

SECTION 29

1. VanVeldhuizen, Cary 8

SECTION 30

1. Hegesteg, Nancy 10

2. Iverson, James 5

SECTION 31

1. Senne, Helen 10

SECTION 32

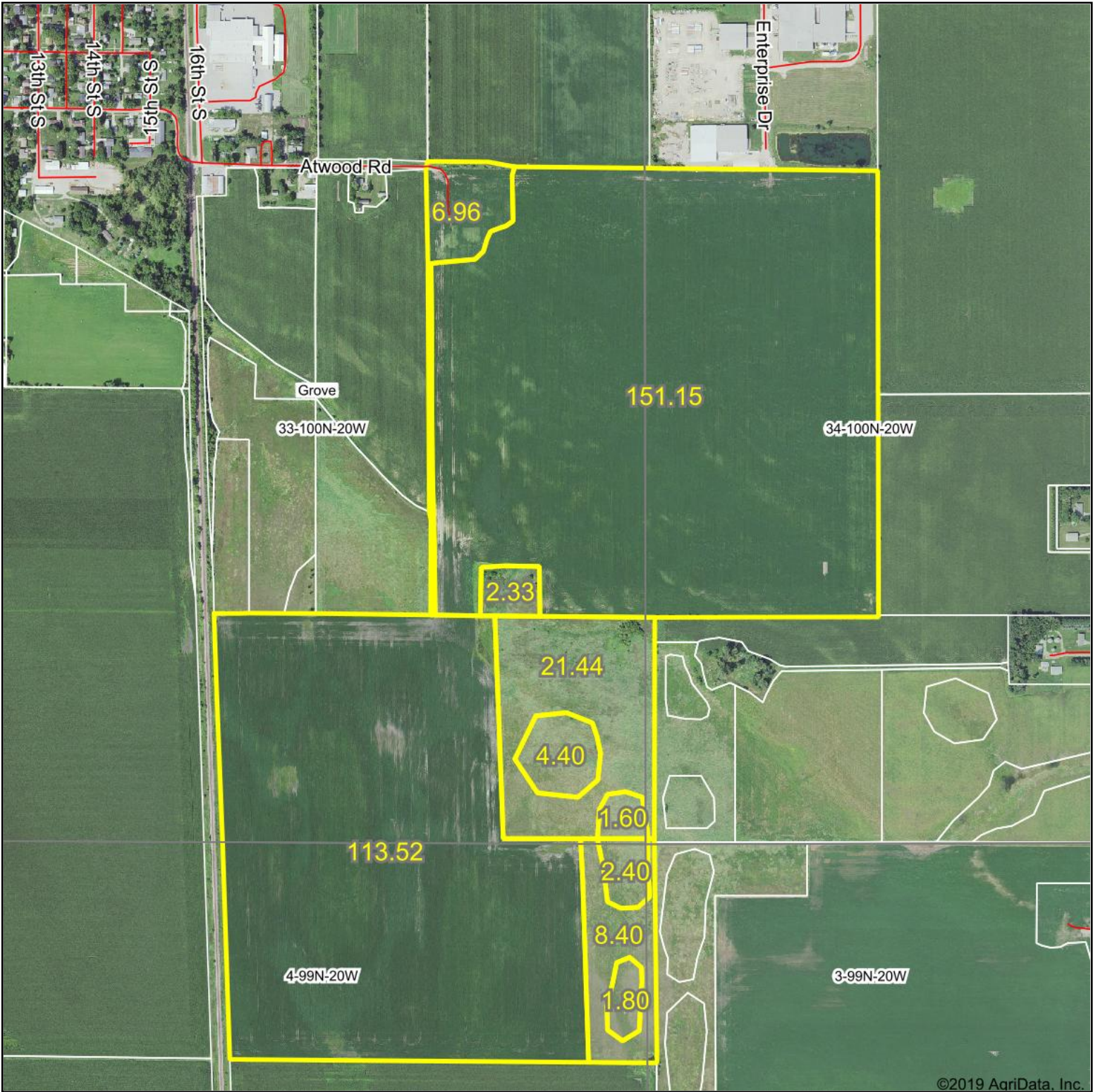
1. Wright, Larry 10

2. Kruger, Duane 11

SECTION 35

1. Quam, Gene 6

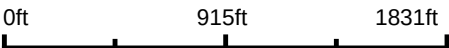
Aerial Map - Berg Total Acres



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map center: 43° 26' 3.07, -93° 12' 11.94

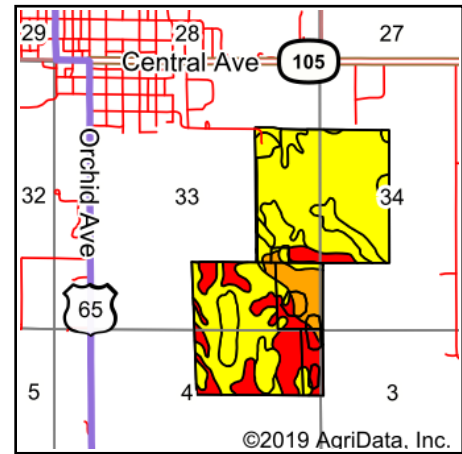


33-100N-20W
Worth County
Iowa



3/14/2019

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



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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	Corn	Oats	Soybeans	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains
1177	Saude loam, 0 to 2 percent slopes	116.87	37.2%		lls	80	2.2	23.2	1.4	2.4	60					76	76	56
560	Talcot clay loam, 0 to 2 percent slopes, rarely flooded	55.85	17.8%		llw	80	1.7	23.2	1.4	2.4	53		155	62	45	66	66	9
335	Harcot loam, 0 to 2 percent slopes, rarely flooded	52.20	16.6%		llw	80	1.7	23.2	1.4	2.4	37	63	140	56	41	68	68	9
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	34.93	11.1%		lls	80	2.1	23.2	1.4	2.4	59	70				86	86	31
521B	Klossner muck, 1 to 4 percent slopes	21.97	7.0%		lllw	80	1.7	23.2	1.4	2.4	43		148	59	43	98	98	16
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	19.58	6.2%		llw	80	1.7	23.2	1.4	2.4	54	66				84	84	14

740C2	Hawick sandy loam, 2 to 9 percent slopes, moderately eroded	6.88	2.2%		IVs	128	3.6	37.1	2.3	3.8	27		105	42	30	24	24	20
177B	Saude loam, 2 to 5 percent slopes, rarely flooded	3.31	1.1%		IIs	80	2.2	23.2	1.4	2.4	55	60	160	64	46	67	67	46
1177B	Saude loam, 2 to 5 percent slopes	2.41	0.8%		IIs	80	2.2	23.2	1.4	2.4	55					75	75	55
Weighted Average						81.1	2	23.5	1.4	2.4	52.4	*-	65.2	26.1	19	*n 74.8	*n 74.8	*n 30.7

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

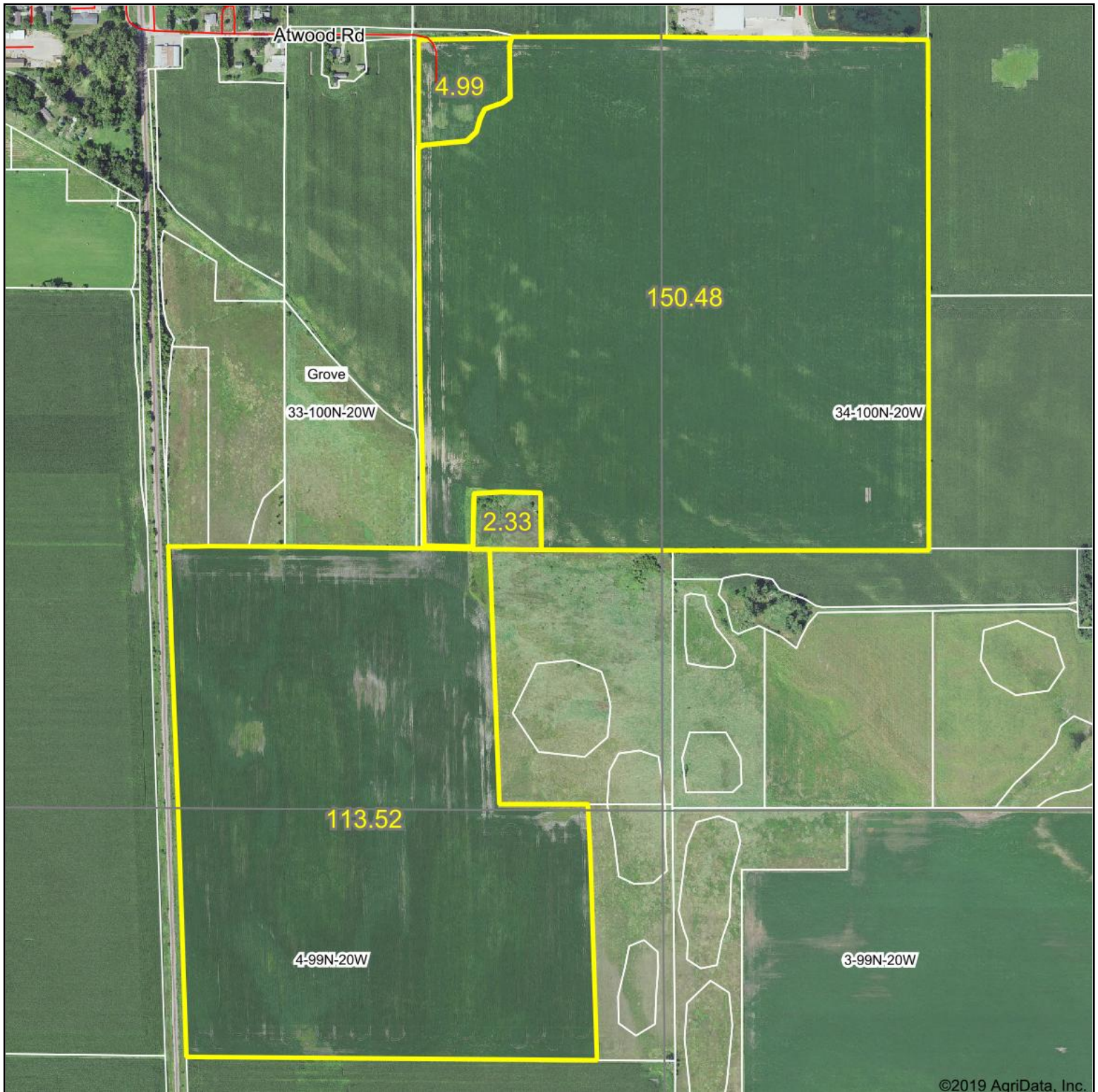
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map - Tillable Acres



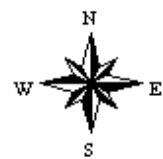
map center: 43° 25' 59.11, -93° 12' 11.94

0ft 801ft 1601ft

Maps Provided By:

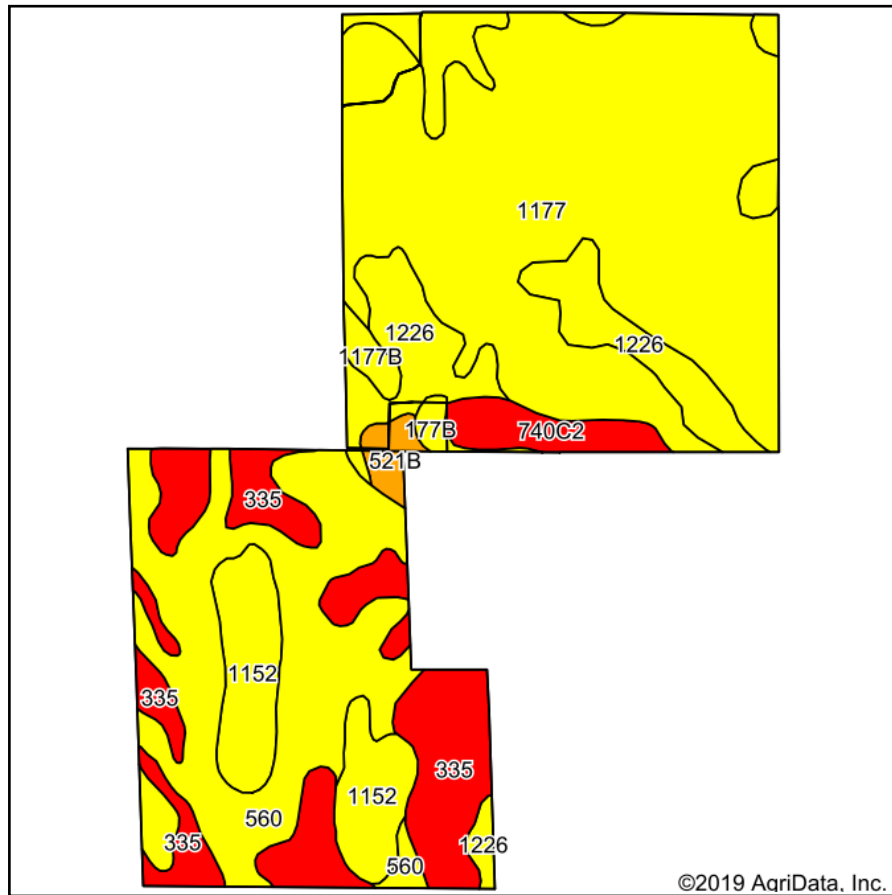
CUSTOMIZED ONLINE MAPPING
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33-100N-20W
Worth County
Iowa

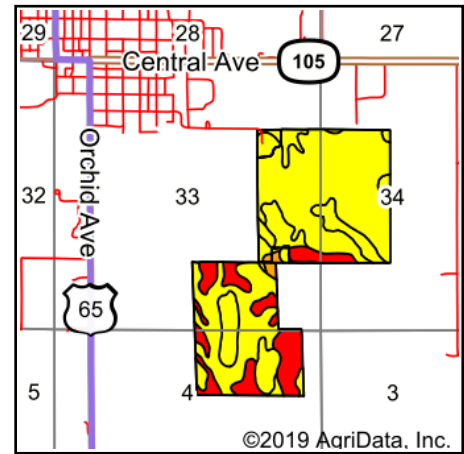


3/14/2019

Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Worth**
 Location: **33-100N-20W**
 Township: **Grove**
 Acres: **271.32**
 Date: **3/14/2019**

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Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING

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Area Symbol: IA195, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*j Corn	*j Alfalfa	*j Soybeans	*j Bluegrass	*j Tall Grasses	CSR2**	CSR	Corn	Oats	Soybeans	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*S
1177	Saupe loam, 0 to 2 percent slopes	115.80	42.7%		IIIs	80	2.2	23.2	1.4	2.4	60					76	76	56	
560	Talcot clay loam, 0 to 2 percent slopes, rarely flooded	53.23	19.6%		IIw	80	1.7	23.2	1.4	2.4	53		155	62	45	66	66	9	
335	Harcot loam, 0 to 2 percent slopes, rarely flooded	37.59	13.9%		IIw	80	1.7	23.2	1.4	2.4	37	63	140	56	41	68	68	9	
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	31.87	11.7%		IIIs	80	2.1	23.2	1.4	2.4	59	70				86	86	31	
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	19.58	7.2%		IIw	80	1.7	23.2	1.4	2.4	54	66				84	84	14	
740C2	Hawick sandy loam, 2 to 9 percent slopes, moderately eroded	6.83	2.5%		IVs	128	3.6	37.1	2.3	3.8	27		105	42	30	24	24	20	

521B	Klossner muck, 1 to 4 percent slopes	2.75	1.0%		Illw	80	1.7	23.2	1.4	2.4	43		148	59	43	98	98	16
1177B	Saude loam, 2 to 5 percent slopes	2.16	0.8%		Ils	80	2.2	23.2	1.4	2.4	55					75	75	55
177B	Saude loam, 2 to 5 percent slopes, rarely flooded	1.51	0.6%		Ils	80	2.2	23.2	1.4	2.4	55	60	160	64	46	67	67	46
Weighted Average						81.2	2	23.5	1.4	2.4	53.8	*-	54.8	21.9	16	*n 73.5	*n 73.5	*n 32.9

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

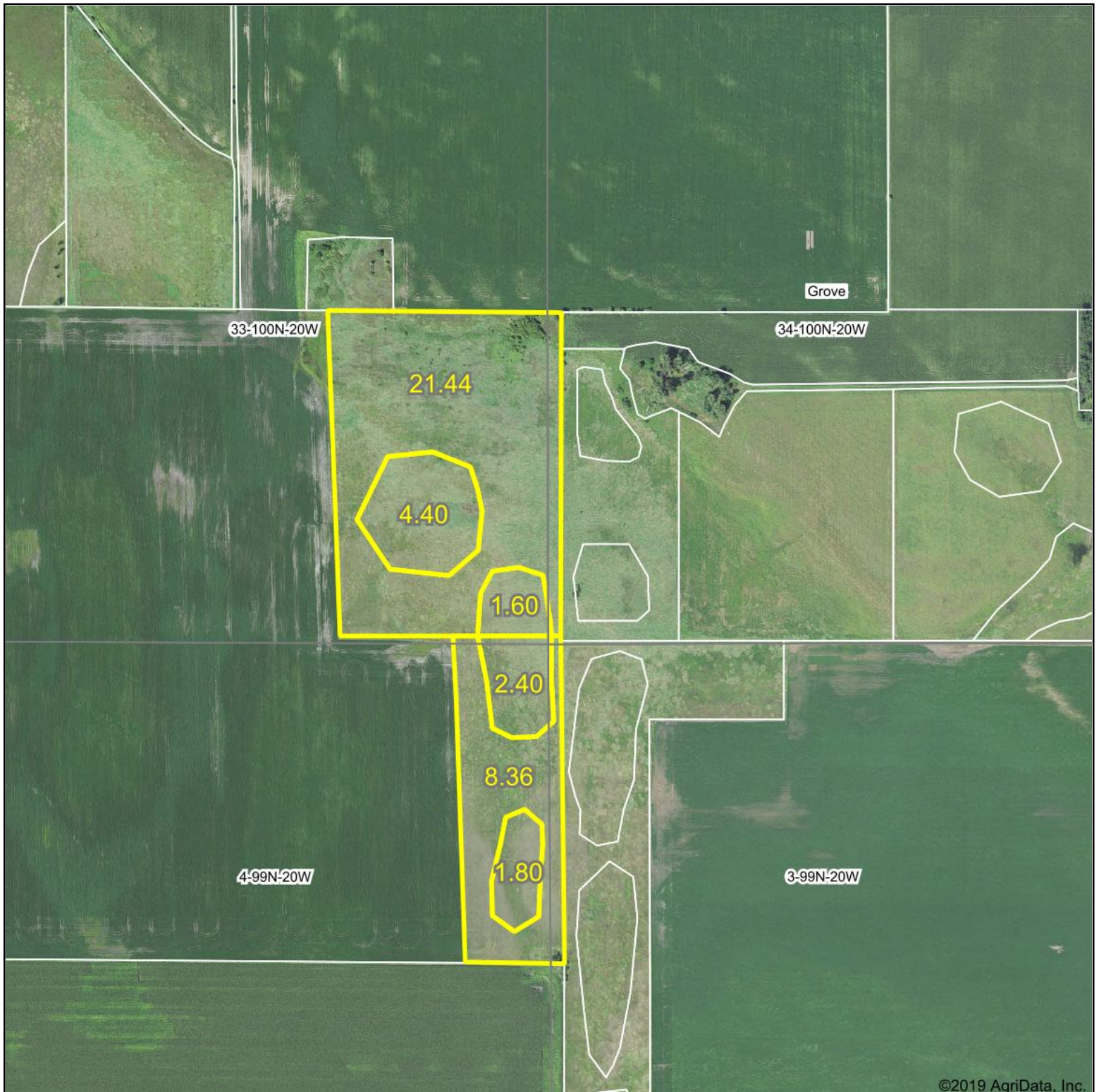
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map - Berg CRP Acres



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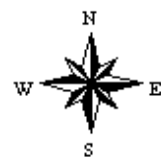
map center: 43° 25' 49.61, -93° 12' 3.96

0ft 627ft 1253ft

Maps Provided By:

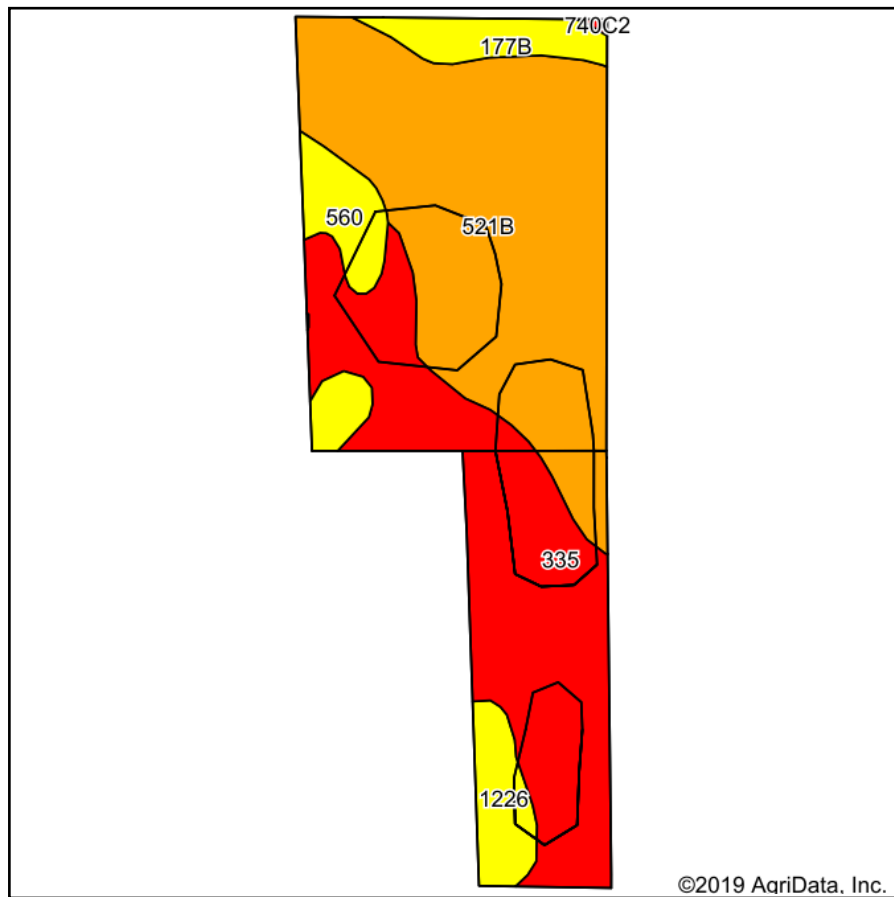
CUSTOMIZED ONLINE MAPPING
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34-100N-20W
Worth County
Iowa

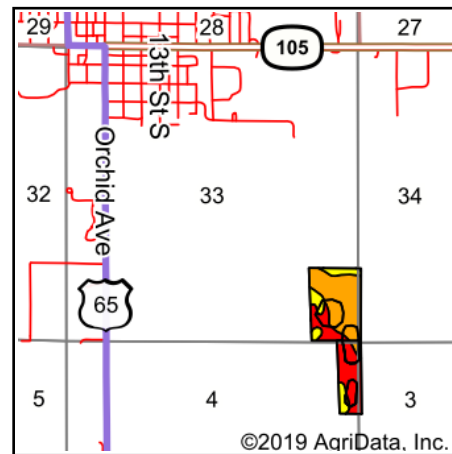


3/14/2019

Soils Map - Berg CRP



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Worth**
 Location: **34-100N-20W**
 Township: **Grove**
 Acres: **40**
 Date: **3/14/2019**

PEOPLES COMPANY
 INNOVATIVE. REAL ESTATE. SOLUTIONS.

Maps Provided By:



Area Symbol: IA195, Soil Area Version: 22

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	Corn	Oats	Soybeans	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n Soy
521B	Klossner muck, 1 to 4 percent slopes	19.20	48.0%		Illw	80	1.7	23.2	1.4	2.4	43		148	59	43	98	98	16	
335	Harcot loam, 0 to 2 percent slopes, rarely flooded	14.58	36.4%		Ilw	80	1.7	23.2	1.4	2.4	37	63	140	56	41	68	68	9	
560	Talcot clay loam, 0 to 2 percent slopes, rarely flooded	2.54	6.4%		Ilw	80	1.7	23.2	1.4	2.4	53		155	62	45	66	66	9	
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	1.87	4.7%		Ilw	80	2.1	23.2	1.4	2.4	59	70				86	86	31	
177B	Saude loam, 2 to 5 percent slopes, rarely flooded	1.81	4.5%		Ilw	80	2.2	23.2	1.4	2.4	55	60	160	64	46	67	67	46	
Weighted Average						80	1.7	23.2	1.4	2.4	42.7	*	139.2	55.6	40.5	*n 83.1	*n 83.1	*n 15.1	

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*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 major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

IOWA
WORTH
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 4094
Prepared : Mar 14, 2019
Crop Year : 2019

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ~~PRESTEGARD, JUDY A~~
Farms Associated with Operator : 27-043-566, 27-043-2421, 19-195-4094, 27-099-4464, 27-043-6810, 27-043-6936, 27-043-7018, 27-043-7594, 27-043-7672, 27-043-7701, 27-043-7856, 27-047-8376, 27-043-9994, 27-043-10000, 27-043-10168, 27-043-10206, 27-043-10388
CRP Contract Number(s) : 11307
Recon ID : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
314.00	311.32	311.32	0.00	0.00	40.00	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	271.32	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	170.15	0.00	0	135	
Soybeans	94.55	0.00	0	38	

TOTAL 264.70 0.00

NOTES

Tract Number : 1253

Description : I4 NE/SE 33 & NW/SW 34 GROVE, & H4 NE 4 KENSETT
FSA Physical Location : IOWA/WORTH
ANSI Physical Location : IOWA/WORTH
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : DELANO R BERG
Other Producers : ~~JUDY A PRESTEGARD, ALLEN PRESTEGARD~~
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
314.00	311.32	311.32	0.00	0.00	40.00	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	271.32	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	170.15	0.00	0	135

IOWA
WORTH
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4094
Prepared : Mar 14, 2019
Crop Year : 2019

Tract 1253 Continued ...

Soybeans	94.55	0.00	0	38
TOTAL	264.70	0.00		

NOTES

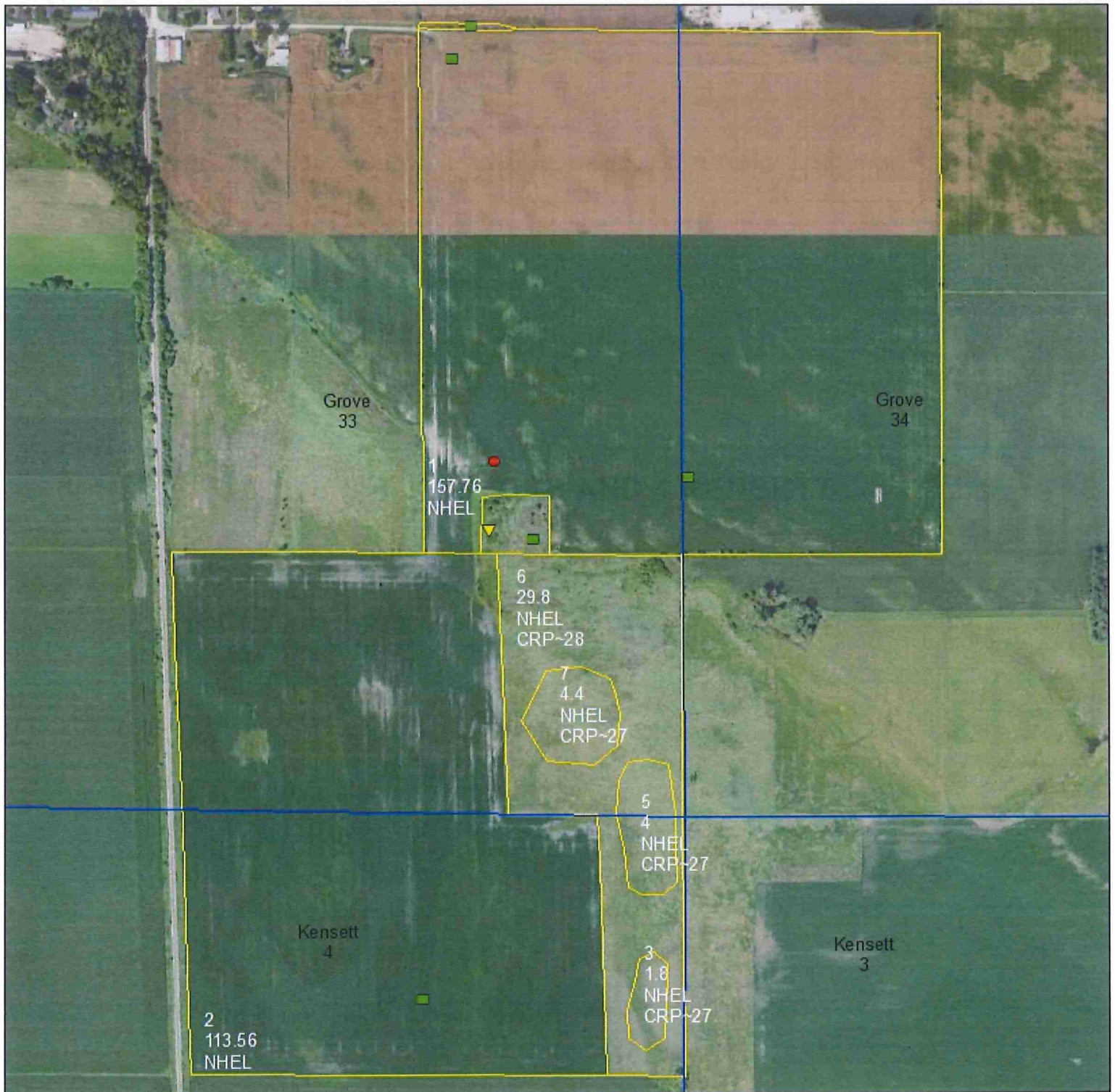
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Farm# 4094
Tract# 1253

33 & 34 GROVE AND 4 KENSETT



1 inch = 660 feet

CROP YEAR: _____

IMAGERY YEAR: 2017

Legend

Field Boundary

Wetland Determination

Wetland Determination Identifiers

Restricted Use

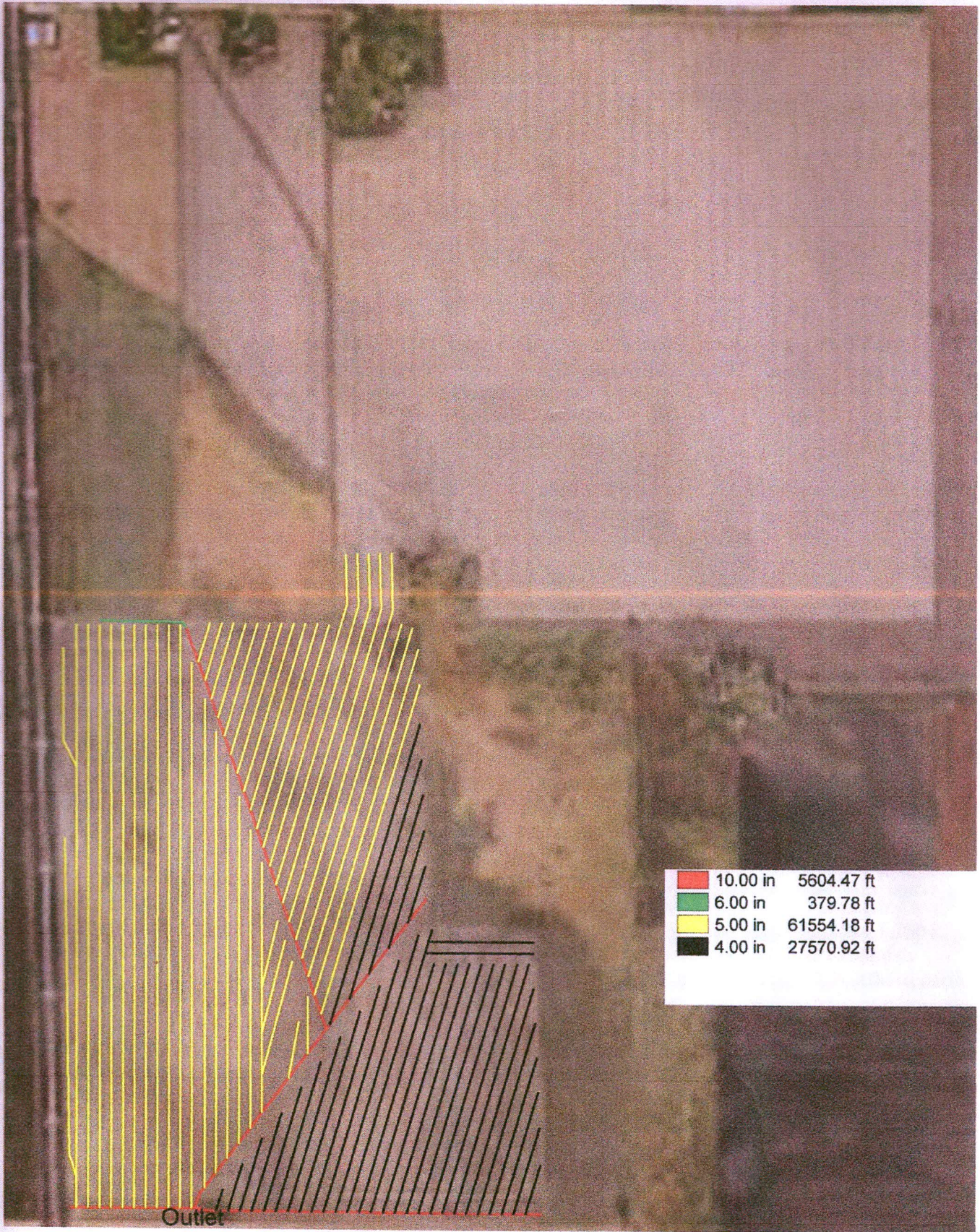
Limited Restrictions

Exempt from Conservation Compliance Provisions

Prepared by Worth County FSA
Map Printed: March 14, 2019

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33 100N 20W
Size



NT

no lines in pencil
new lines in ink

