

# LAND FOR SALE

LISTING #14302

**101 ACRES M/L**  
SCOTT 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

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

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

700 6th Ave  
DeWitt, Iowa 52742

# LAND FOR SALE

## LEGAL DESCRIPTION:

The Northeast 1/4 of the Northwest 1/4, the Northwest 1/4 of the Northeast 1/4, the Northwest 1/4 of the Northwest 1/4, lying north of the creek. Exact legal description to come from survey.

## COMMENTS & BUILDING INFORMATION:

Peoples Company is pleased to offer this hard to find, high quality farm in Scott County, Iowa. Located west of Plainview and northwest of Walcott, IA.

## 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)

## LEASE/FSA INFORMATION:

## Friederichs, 101 Acres M/L, Scott County, IA

<b>TOTAL ACRES:</b>	<b>101</b>
<b>PRICE:</b>	<b>\$1,060,500</b>
<b>Price Per Acre:</b>	\$10,500
<b>Owner:</b>	Friederichs
<b>Operator:</b>	Friederichs
<b>County &amp; State:</b>	Scott Co., IA
<b>Location:</b>	Plainview, IA
<b>Possession Date:</b>	At Closing
<b>Drainage Info:</b>	Tile & Natural
<b>Average Productivity:</b>	78.6 CSR2
<b>Taxable Acres:</b>	101.1 est.
<b>Net RE Taxes:</b>	\$2,703 est.
<b>Taxes Payable In:</b>	2017-18
<b>Topography:</b>	Level

## F.S.A. INFORMATION: (ESTIMATED)

<b>Farmland:</b>	101
<b>Crop Acres:</b>	94.8
<b>Effective DCP Cropland</b>	94.8
<b>CRP Acres:</b>	N/A
<b>Corn Base:</b>	69.38 est.
<b>Corn Yield:</b>	165
<b>Soybean Base:</b>	25.42 est.
<b>Soybean Yield:</b>	56

## APPROXIMATE BREAKDOWN OF ACRES:

<b>Total Acres:</b>	101
<b>Tillable Acres:</b>	94.8
<b>CRP Acres:</b>	N/A
<b>Farmstead:</b>	N/A
<b>Roads:</b>	1
<b>Waterways:</b>	5.2
<b>Timber:</b>	N/A
<b>Pasture:</b>	N/A

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

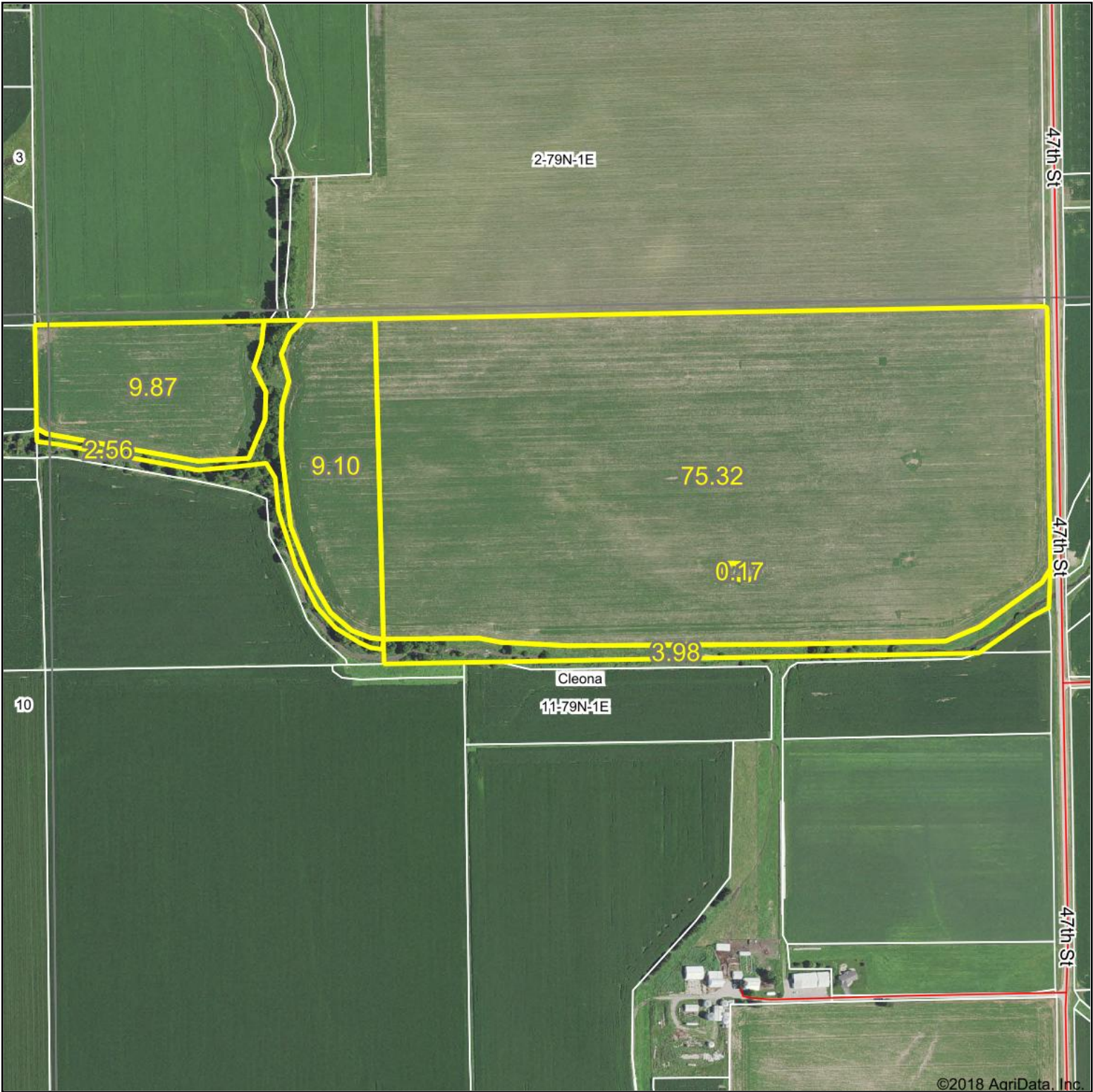
700 6th Ave  
DeWitt, Iowa 52742







Aerial Map - Total Acres



©2018 AgriData, Inc.



map center: 41° 40' 0.59, -90° 48' 51.45



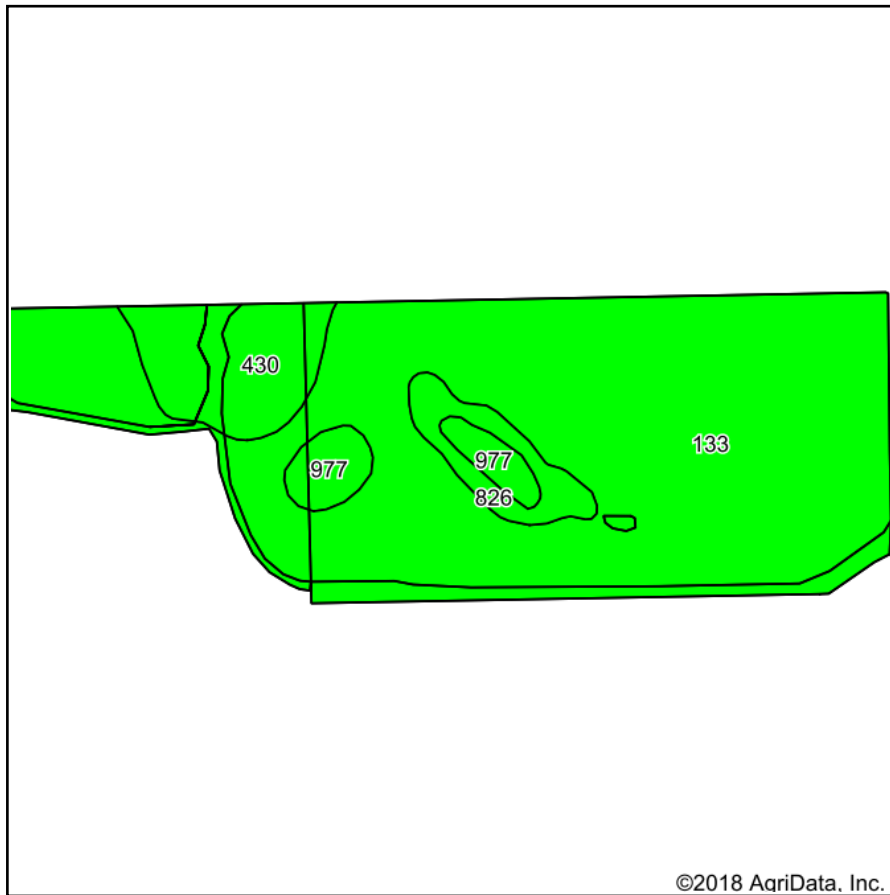
11-79N-1E  
Scott County  
Iowa



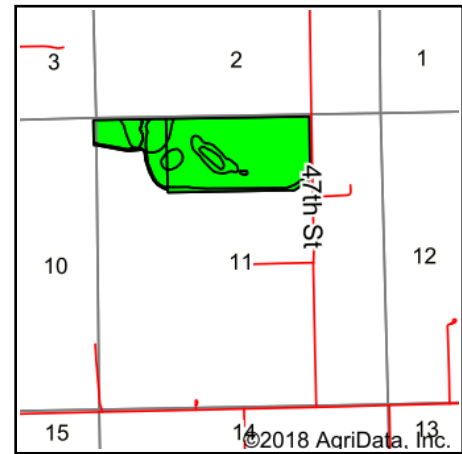
8/27/2018

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: **Scott**  
 Location: **11-79N-1E**  
 Township: **Cleona**  
 Acres: **101**  
 Date: **8/27/2018**

**PEOPLES**™  
**COMPANY**  
 INNOVATIVE. REAL ESTATE. SOLUTIONS.

Maps Provided By:

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



## Area Symbol: IA163, Soil Area Version: 25

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	NCCPI Soybeans	NCCPI Cotton
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	82.71	81.9%		llw	204.8	4.3	59.4	3.7	6.1	78	80	95	95	12	71	0
430	Ackmore silt loam, 0 to 2 percent slopes	9.81	9.7%		llw	203.2	5.3	58.9	3.7	6.1	77	83	87	87	56	76	0
977	Richwood silt loam, 0 to 2 percent slopes	4.27	4.2%		l	240	6.7	69.6	4.3	7.2	100	95	92	92	73	86	9
826	Rowley silt loam, 0 to 2 percent slopes	4.21	4.2%		lw	80	2.1	23.2	1.4	2.4	76	95	87	87	51	84	0
<b>Weighted Average</b>						<b>200.9</b>	<b>4.4</b>	<b>58.3</b>	<b>3.6</b>	<b>6</b>	<b>78.7</b>	<b>81.6</b>	<b>93.8</b>	<b>93.8</b>	<b>20.5</b>	<b>72.7</b>	<b>0.4</b>

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

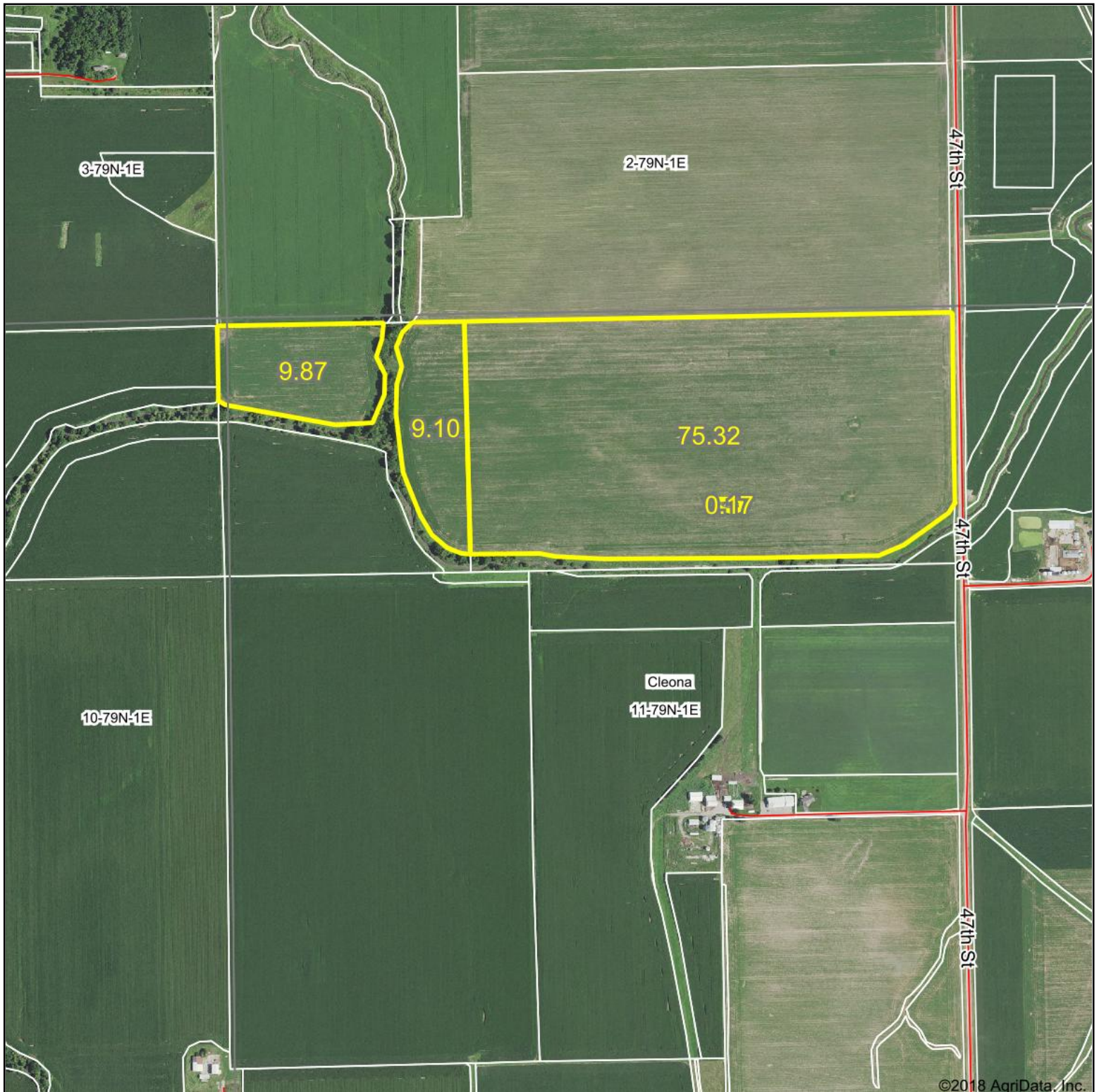
\*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# Aerial Map - Tillable Acres



map center: 41° 39' 57.42, -90° 48' 54.4

0ft 830ft 1660ft

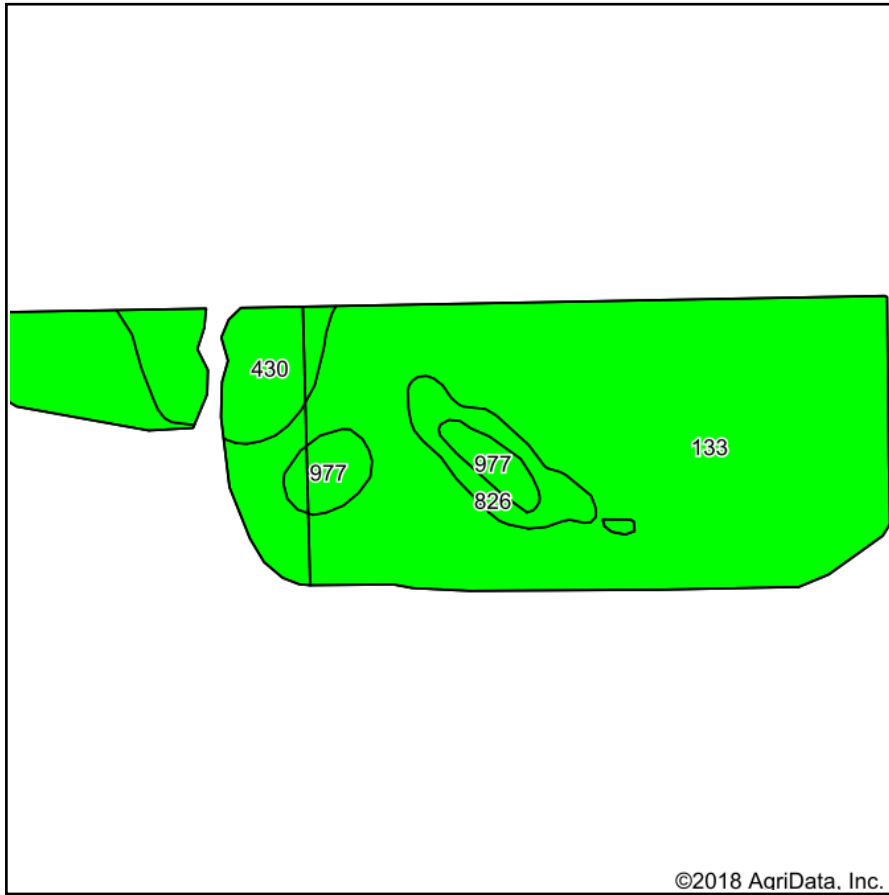
Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2018 www.AgriDataInc.com

**11-79N-1E**  
**Scott County**  
**Iowa**



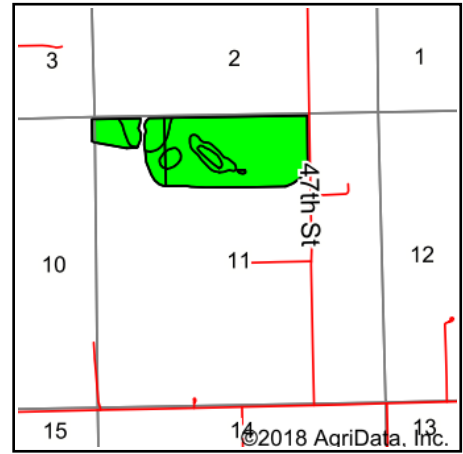
8/29/2018

# Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.

©2018 AgriData, Inc.



State: **Iowa**  
 County: **Scott**  
 Location: **11-79N-1E**  
 Township: **Cleona**  
 Acres: **94.46**  
 Date: **8/29/2018**

**PEOPLES**™  
 COMPANY  
 INNOVATIVE. REAL ESTATE. SOLUTIONS.

Maps Provided By:

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



## Area Symbol: IA163, Soil Area Version: 25

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	NCCPI Soybeans	NCCPI Cotton
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	77.38	81.9%		llw	204.8	4.3	59.4	3.7	6.1	78	80	95	95	12	71	0
430	Ackmore silt loam, 0 to 2 percent slopes	8.60	9.1%		llw	203.2	5.3	58.9	3.7	6.1	77	83	87	87	56	76	0
977	Richwood silt loam, 0 to 2 percent slopes	4.27	4.5%		l	240	6.7	69.6	4.3	7.2	100	95	92	92	73	86	9
826	Rowley silt loam, 0 to 2 percent slopes	4.21	4.5%		lw	80	2.1	23.2	1.4	2.4	76	95	87	87	51	84	0
<b>Weighted Average</b>						<b>200.7</b>	<b>4.4</b>	<b>58.2</b>	<b>3.6</b>	<b>6</b>	<b>78.8</b>	<b>81.6</b>	<b>93.8</b>	<b>93.8</b>	<b>20.5</b>	<b>72.7</b>	<b>0.4</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.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

IOWA

SCOTT

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.


 United States Department of Agriculture  
 Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 5662

Prepared : Aug 27, 2018

Crop Year : 2018

Operator Name : STRAIGHT ROW INC  
 Farms Associated with Operator : 19-163-5072, 19-163-5661, 19-163-5662  
 CRP Contract Number(s) : None  
 Recon ID : None

## Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
220.32	197.36	197.36	0.00	0.00	0.00	0.00	0.00	Active	3
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	197.36	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	145.20	0.00	0	165	
Soybeans	52.10	0.00	0	56	

TOTAL 197.30 0.00

## NOTES

Tract Number : 4068

Description : NE NW1/4 OF 11 CLEONA T79N R1E  
 FSA Physical Location : IOWA/SCOTT  
 ANSI Physical Location : IOWA/SCOTT  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : MUD CREEK FARMS INC  
 Other Producers : None  
 Recon ID : None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
80.06	75.91	75.91	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	75.91	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	56.10	0.00	0	165
Soybeans	19.80	0.00	0	56



IOWA  
SCOTT  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5662  
Prepared : Aug 27, 2018  
Crop Year : 2018

Tract 4068 Continued ...

TOTAL 75.90 0.00

NOTES

Tract Number : 4069

Description : NE NW SW1/4 OF 11 CLEONA T79N R1E  
FSA Physical Location : IOWA/SCOTT  
ANSI Physical Location : IOWA/SCOTT  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : DEAN FRIEDERICHs  
Other Producers : None  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
99.62	85.74	85.74	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	85.74	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	63.80	0.00	0	165
Soybeans	21.90	0.00	0	56

TOTAL 85.70 0.00

NOTES

Tract Number : 4070

Description : NW1/4 OF 11 CLEONA T79N R1E  
FSA Physical Location : IOWA/SCOTT  
ANSI Physical Location : IOWA/SCOTT  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : DEAN FRIEDERICHs  
Other Producers : None  
Recon ID : None



United States  
Department of  
Agriculture

## Scott 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: 75.91 acres

2018 Program Year

Map Created May 11, 2018

Farm 5662

Tract 4068

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.



IOWA  
SCOTT  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5662  
Prepared : Aug 27, 2018  
Crop Year : 2018

Tract Land Data

Tract 4070 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
40.64	35.71	35.71	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	35.71	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	25.30	0.00	0	165
Soybeans	10.40	0.00	0	56

**TOTAL** 35.70 0.00

NOTES

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider and employer.



United States  
Department of  
Agriculture

## Scott 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: 35.71 acres

2018 Program Year

Map Created May 11, 2018

Farm **5662**

Tract **4070**

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.