

LAND FOR SALE

LISTING #14565

155 ACRES M/L
BUTLER COUNTY, IOWA



DOUG YEGGE

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563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

The Southeast 1/4 of Section 21,
Township 93 North, Range 17 West of
the 5th P.M., Butler Co., IA

155 Acres M/L, Butler County, IA

COMMENTS & BUILDING INFORMATION:

High quality Butler County farmland offering! This 155 Acre property consists of 149 Estimated fillable acres carrying a CSR2 of 85. Excellent soil types include Clyde, Floyd and Cresco silt loams. This farm is centrally based between multiple ethanol plants and has a variety of near by elevators for numerous grain marketing options. The property is located Southwest of Greene, Iowa, on the corner of 140th Street and Jay Avenue.

LEASE/FSA INFORMATION:

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

* The farm has recently been tiled and cleaned. The FSA effective cropland currently shows 142.37 acres but is in the process of getting updated.

TOTAL ACRES:	155
PRICE:	\$1,326,000
Price Per Acre:	\$8,555
Owner:	McCandless
Operator:	McCandless
County & State:	Butler Co., IA
Location:	2.5 miles Southwest of Greene, IA
Possession Date:	As agreed
Drainage Info:	Natural & Tile
Average Productivity:	85.9 CSR2
Taxable Acres:	151.51
Net RE Taxes:	\$4,330
Taxes Payable In:	2018-2019
Topography:	Level

F.S.A. INFORMATION:

Farmland:	156.39
Crop Acres:	*142.37
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	93.88
Corn Yield:	135
Soybean Base:	48.49
Soybean Yield:	39

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	155
Tillable Acres:	149.35
CRP Acres:	
Farmstead:	
Roads:	3.15
Waterways:	2.5
Timber:	
Pasture:	

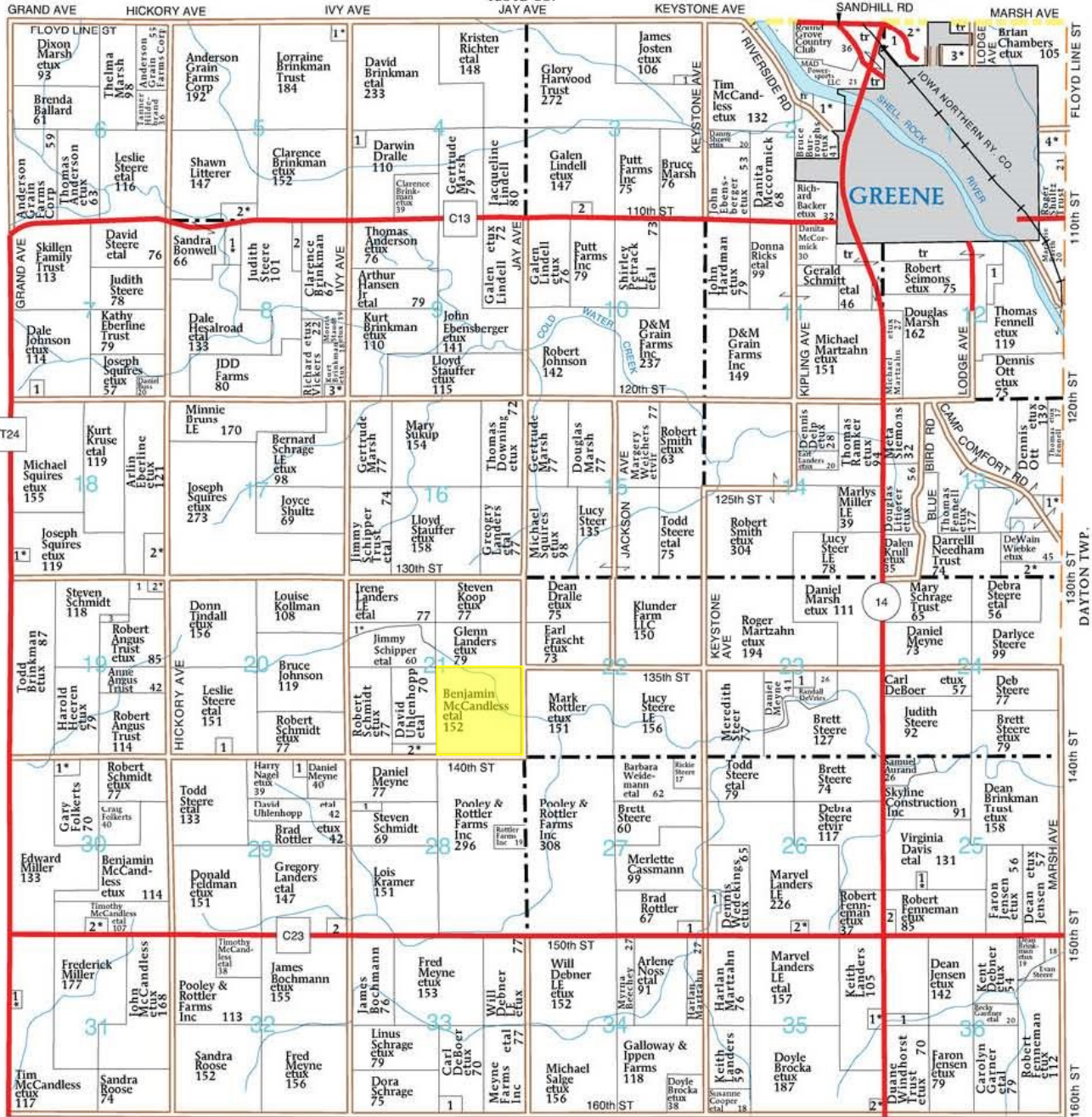
www.Yeggemcneiland.com

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

(Landowners)

FLOYD CO.



WEST POINT TWP.

COLD WATER TOWNSHIP SECTION 1

- 1. Bouillon, Kip 8
 - 2. Tindall, Scott etal 13
 - 3. Spainhower, Bobbi etux 6
 - 4. Calease, Leland etux 7
- SECTION 2**
- 1. Allan, David etux 12
- SECTION 3**
- 1. Hardy, Janet 6
 - 2. Lindell, Jeffrey 5

SECTION 4

- 1. Sampson, Gary 6
- SECTION 5**
- 1. Brinkman, David etux 9
 - 2. Murphy Trust, Keith etal 7
- SECTION 7**
- 1. Pitzzenberger, Phillip 6
- SECTION 8**
- 1. Smith, Marcele etal 14
 - 2. Lawrence, Marzen 10
 - 3. Ramker, Matthew etux 7

SECTION 12

- 1. Fennell, Thomas 15
- SECTION 13**
- 1. Jensen, Clarence etux 19
 - 2. Steere, Debra etal 15
- SECTION 18**
- 1. Rover, Paul etux 7
 - 2. Horst, Randy etux 14
- SECTION 19**
- 1. Angus Trust, Anne 15
 - 2. Steere, Michael etux 6
 - 3. Angus Trust, Anne 10

SECTION 20

- 1. Steere, James 5
- SECTION 21**
- 1. Johnson, Thomas etux 17
 - 2. Hinders Jr, Steve etux 9
- SECTION 23**
- 1. Meyne, Daniel 11
- SECTION 25**
- 1. Menken, Kelvin etal 5
 - 2. Allan, David 5
- SECTION 26**
- 1. Steere, Anna 11

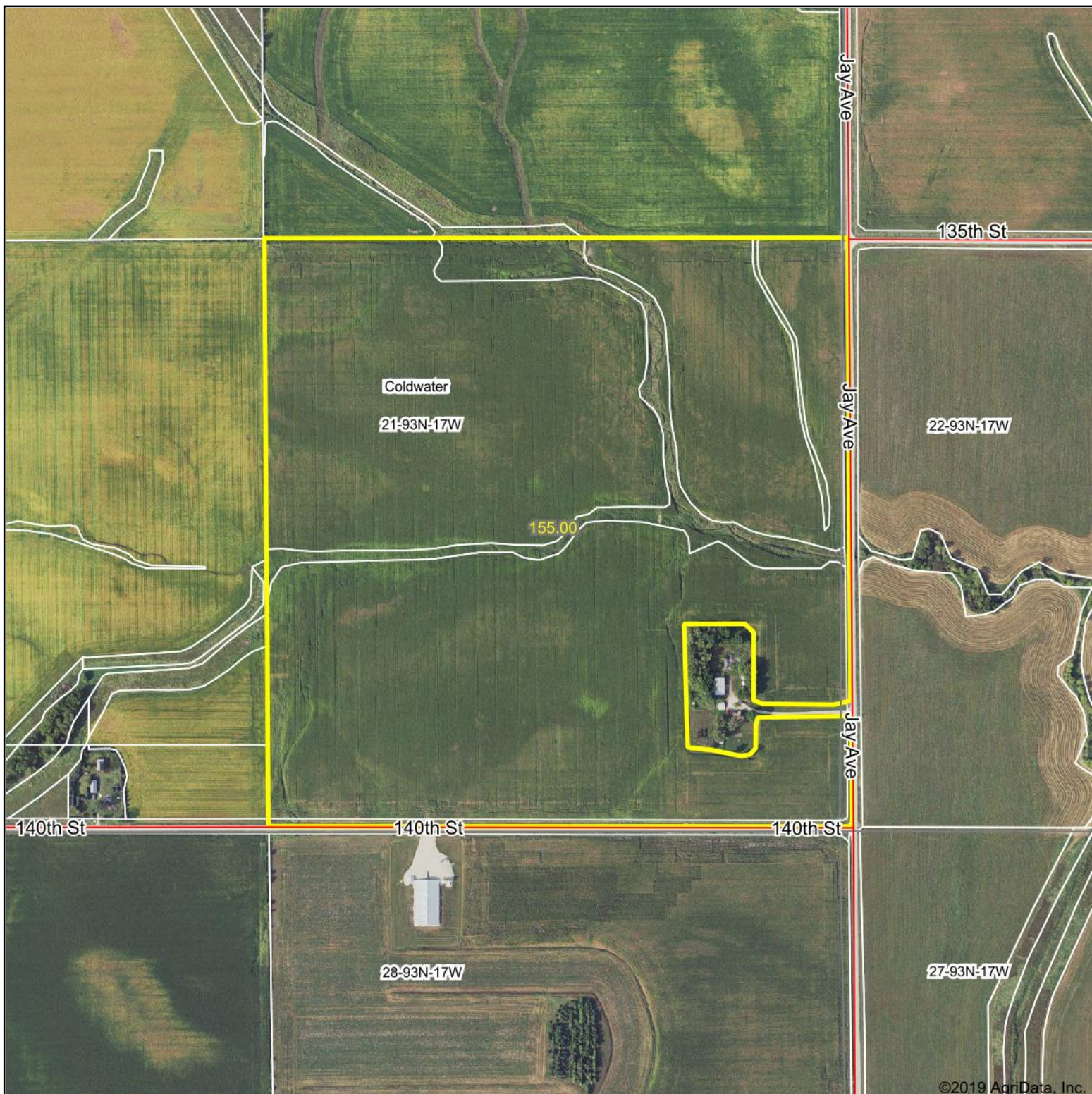
2. Landers LE, Marvel etal 10

- SECTION 27**
- 1. Busch, Michael 7
- SECTION 28**
- 1. Wilcox, Bethany 10
- SECTION 29**
- 1. Rover, Matthew 12
 - 2. Landers, Gregory 8
- SECTION 30**
- 1. Dralle, Wayne etux 9
 - 2. Bohach, Russell etux 7
- SECTION 31**
- 1. Jungling, Harry etux 11

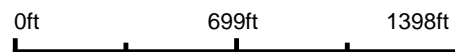
SECTION 33

- 1. Brocka, Lucas 9
- SECTION 35**
- 1. Steere, Meredith etal 9
 - 2. Debner LE, Kenneth etux 6
- SECTION 36**
- 1. O'Brien, Michael 8

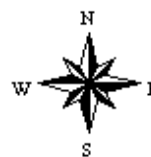
Aerial Map - Total Acres



Map Center: 42° 51' 3.53, -92° 51' 17.55



21-93N-17W
Butler County
Iowa

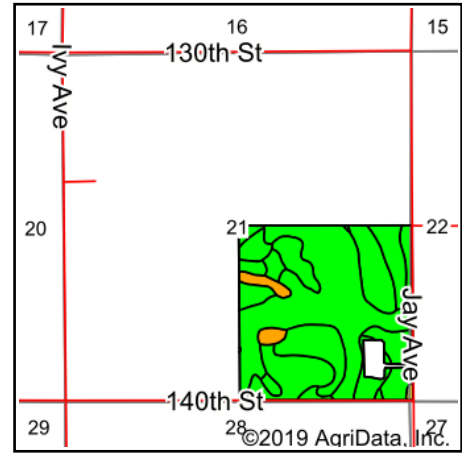
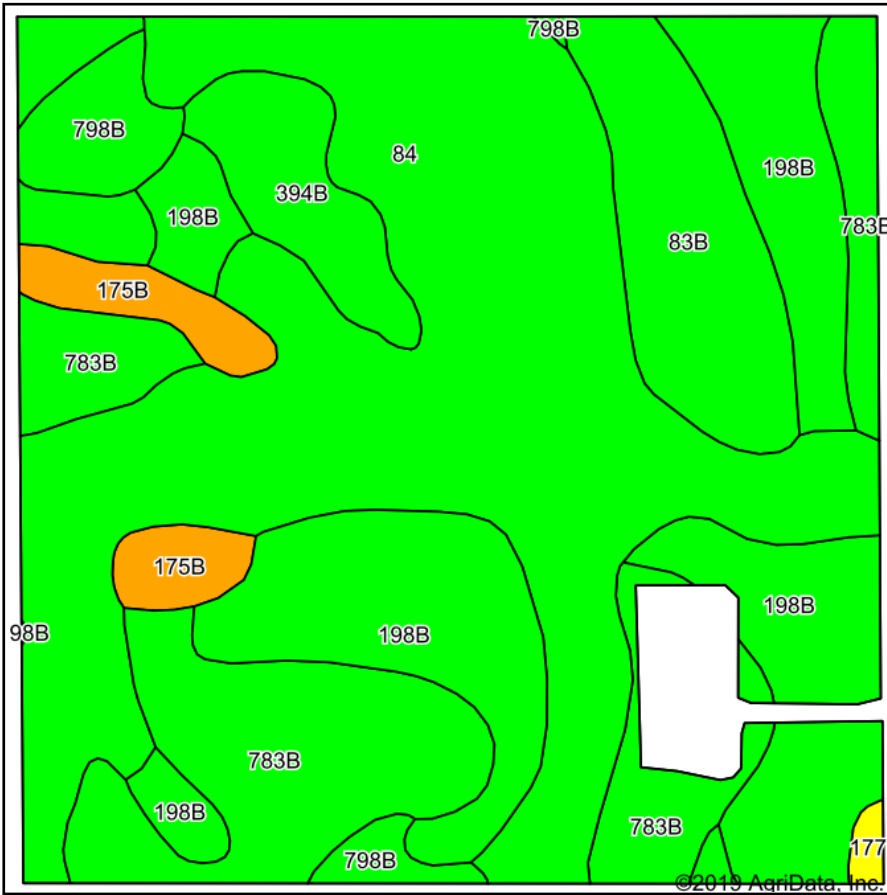


6/13/2019



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

Soils Map - Total Acres



State: **Iowa**
 County: **Butler**
 Location: **21-93N-17W**
 Township: **Coldwater**
 Acres: **155**
 Date: **6/13/2019**



Soils data provided by USDA and NRCS.

Area Symbol: IA023, Soil Area Version: 24

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
84	Clyde silty clay loam, 0 to 3 percent slopes	61.85	39.9%		llw	224	4.7	65	4	6.7	88	75	193.5	76.5	56	86	86	4
198B	Floyd loam, 1 to 4 percent slopes	34.33	22.1%		llw	222.4	5.8	64.5	4	6.7	89	75				86	86	34
783B	Cresco loam, 2 to 5 percent slopes	29.24	18.9%		lle	80	2.2	23.2	1.4	2.4	85	63				87	87	65
83B	Kenyon loam, 2 to 5 percent slopes	12.18	7.9%		lle	225.6	6.3	65.4	4.1	6.8	90	85	210	91	61	84	84	51
394B	Ostrander loam, 2 to 5 percent slopes	6.23	4.0%		lle	225.6	6.3	65.4	4.1	6.8	88	85				79	79	63
798B	Protivin clay loam, 1 to 4 percent slopes	5.51	3.6%		lle	193.6	5	56.1	3.5	5.8	72	55				82	79	28
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	5.14	3.3%		llle	80	2.2	23.2	1.4	2.4	50	55				60	60	47



177	Saude loam, 0 to 2 percent slopes	0.52	0.3%		lls	80	2.2	23.2	1.4	2.4	60	63				76	76	56	
Weighted Average						190.3	4.6	55.2	3.4	5.7	85.9	72.5	93.7	37.7		27.1	*n 84.7	*n 84.6	*n 30.7

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

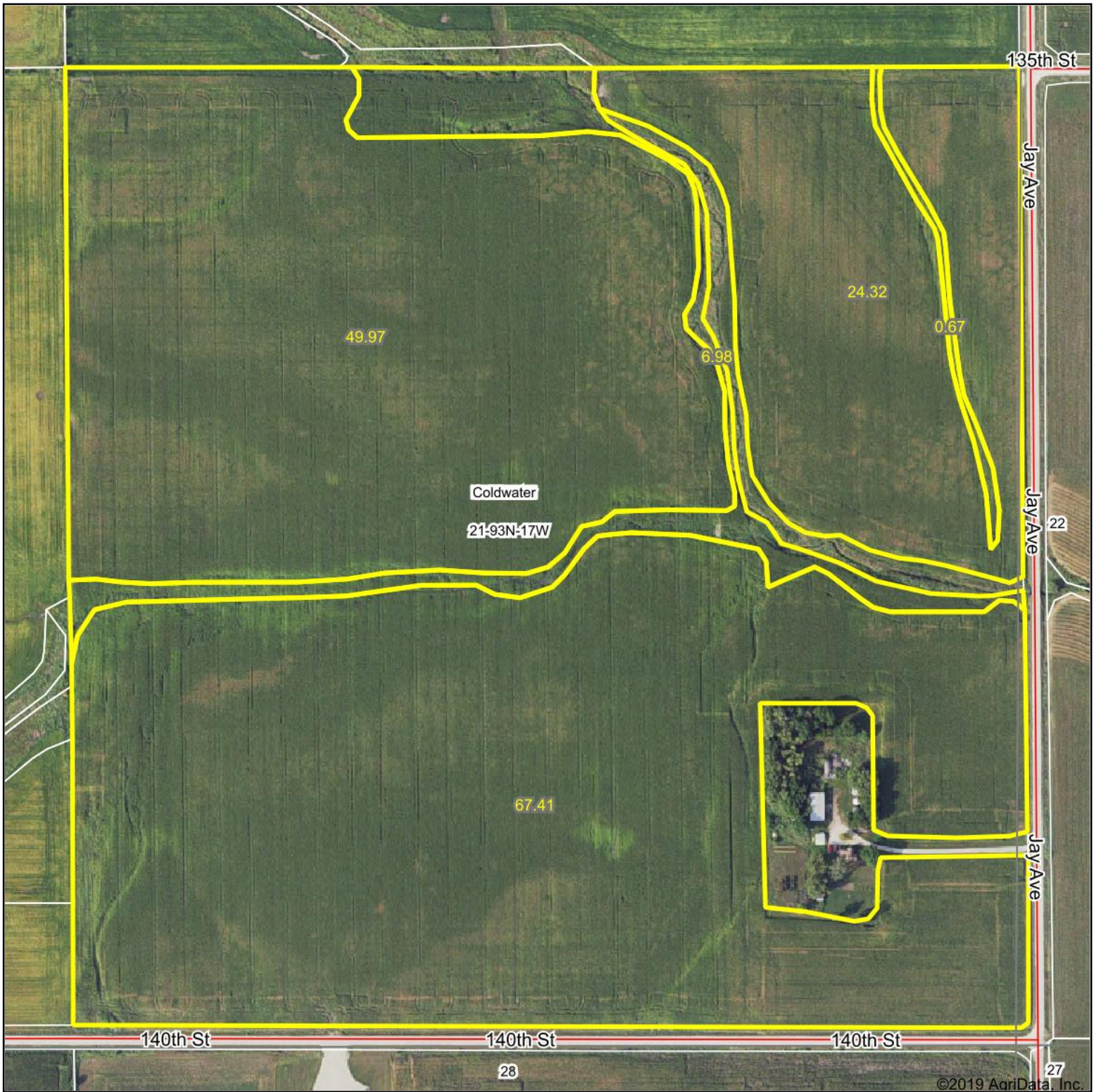
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map - Tillable Acres



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Map Center: 42° 51' 4.46, -92° 51' 17.11



21-93N-17W
Butler County
Iowa

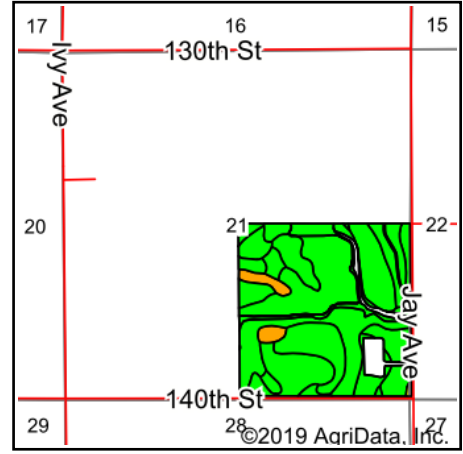
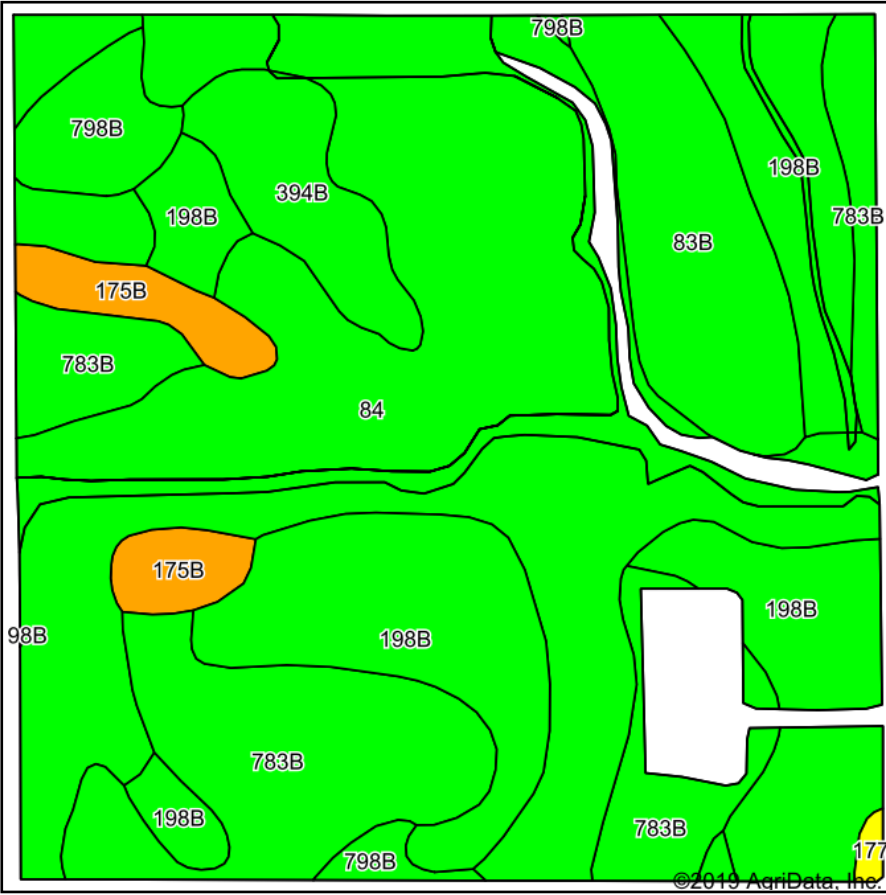


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6/24/2019

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

Soils Map - Tillable Acres



State: **Iowa**
 County: **Butler**
 Location: **21-93N-17W**
 Township: **Coldwater**
 Acres: **149.35**
 Date: **6/24/2019**



Soils data provided by USDA and NRCS.

Area Symbol: IA023, Soil Area Version: 24

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
84	Clyde silty clay loam, 0 to 3 percent slopes	58.76	39.3%		llw	224	4.7	65	4	6.7	88	75	193.5	76.5	56	86	86	4
198B	Floyd loam, 1 to 4 percent slopes	33.81	22.6%		llw	222.4	5.8	64.5	4	6.7	89	75				86	86	34
783B	Cresco loam, 2 to 5 percent slopes	27.85	18.6%		lle	80	2.2	23.2	1.4	2.4	85	63				87	87	65
83B	Kenyon loam, 2 to 5 percent slopes	12.15	8.1%		lle	225.6	6.3	65.4	4.1	6.8	90	85	210	91	61	84	84	51
394B	Ostrander loam, 2 to 5 percent slopes	6.23	4.2%		lle	225.6	6.3	65.4	4.1	6.8	88	85				79	79	63
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	5.15	3.4%		llle	80	2.2	23.2	1.4	2.4	50	55				60	60	47
798B	Protivin clay loam, 1 to 4 percent slopes	5.06	3.4%		lle	193.6	5	56.1	3.5	5.8	72	55				82	79	28



177	Saude loam, 0 to 2 percent slopes	0.34	0.2%		lls	80	2.2	23.2	1.4	2.4	60	63				76	76	56	
Weighted Average						190.7	4.6	55.3	3.4	5.7	85.9	72.6	93.2	37.5		27	*n 84.7	*n 84.6	*n 30.9

**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 major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Iowa
Butler
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 468
Prepared: 6/19/19 12:26 PM
Crop Year: 2019
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 MCCANDLESS, BENJAMIN ALLEN
Farm Identifier
Recon Number

Farms Associated with Operator:
454, 1305, 1957, 3226, 5195, 6399, 6400, 6599, 6780, 6867, 6965, 7498, 7892, 8108, 8153

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
156.39	142.37	142.37	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	142.37	0.0	0.0	0.0			

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

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	93.88		135	0.0
SOYBEANS	48.49		39	0.0
Total Base Acres:	142.37			

Tract Number: 1359 **Description** 9317 SE1/4 s21
FSA Physical Location : Butler, IA **ANSI Physical Location:** Butler, IA

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
156.39	142.37	142.37	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	142.37	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	93.88		135	0.0
SOYBEANS	48.49		39	0.0
Total Base Acres:	142.37			

Owners: MCCANDLESS, BENJAMIN ALLEN MCCANDLESS, BETTY ANN
MCCANDLESS, TIMOTHY RAY MCCANDLESS, JILL E



- 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: 142.37 acres

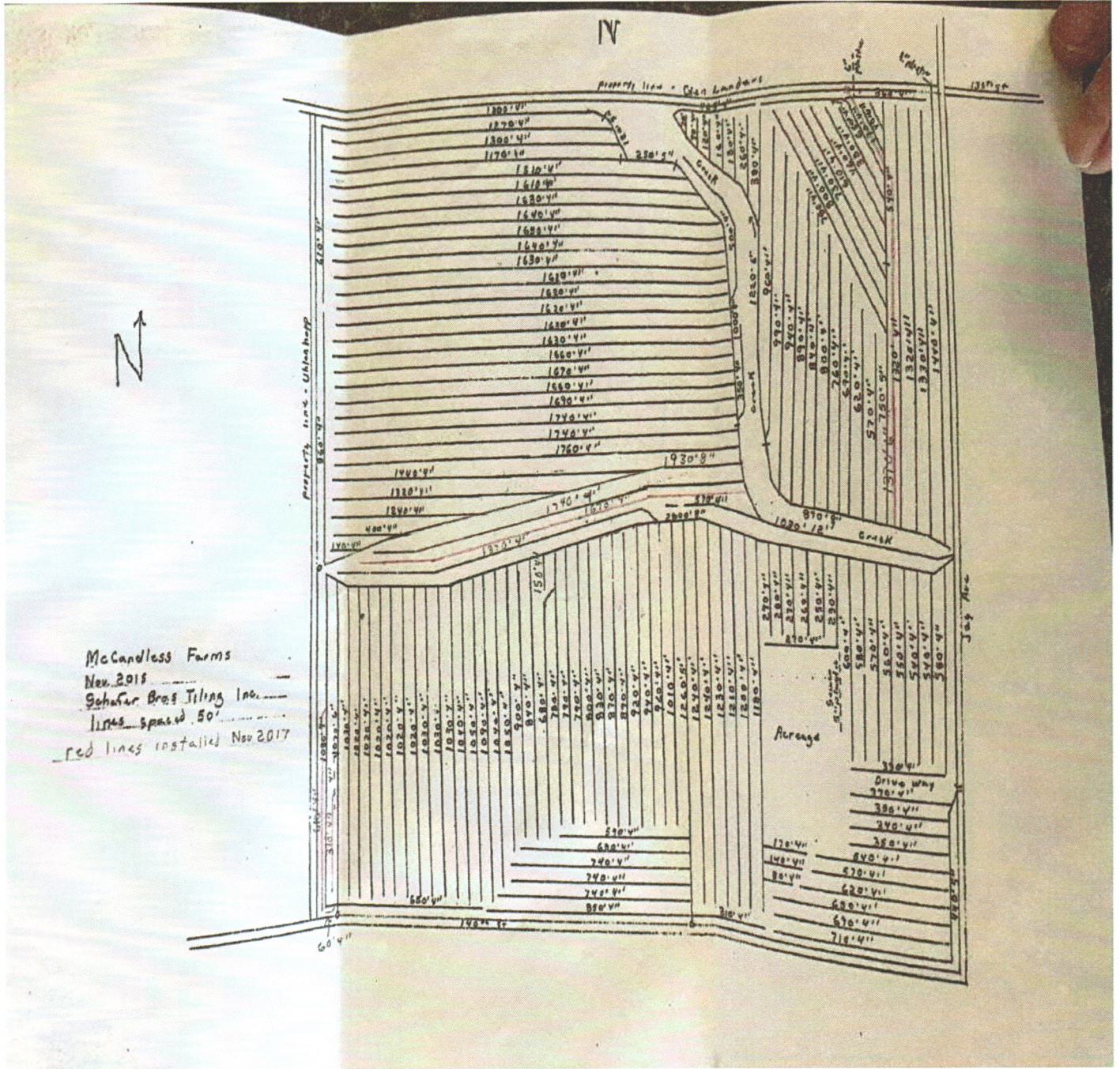
2019 Program Year

Map Created April 03, 2019

Farm 468
Tract 1359

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Tile Map



McCandless Farms
 Nov. 2018
 Schaefer Bros Tiling Inc.
 Lines spaced 50'
 Red lines installed Nov 2017



140TH ST.

JAY AVE.



GREENE

155 AC.

HWY 14

ALLISON

C23

HWY 14

Hickory Ave

210th St

