

LAND FOR SALE

LISTING #14675

62 ACRES M/L
APPANOOSE COUNTY, IA



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www.Yeggemcneilland.co

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

The North 1/2 of the Southeast 1/4 of Section 15, Township 68 North, Range 19 West of the 5th P.M.

COMMENTS & BUILDING INFORMATION:

Presenting 62 acres m/l of Appanoose County, Iowa, farmland for sale located just 4 miles east of Seymour, in Section 15 of Lincoln Township. Per the Appanoose County FSA, the farm consists of 59.59 tillable acres (which does not include 2.19 acres recently cleared), carrying a CSR2 of 54.3. and has been tilled and terraced. Farm is conveniently located 1/4 mile from J46 pavement.

LEASE/FSA INFORMATION:

Open for 2020 crop year.

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

62 Acres M/L, Appanoose County, IA

TOTAL ACRES:	62
PRICE:	\$359,600
Price Per Acre:	\$5,800
Owner:	Griswold
Operator:	Westphal
County & State:	Appanoose Co., IA
Location:	4 miles east of Seymour, IA
Possession Date:	To be determined
Drainage Info:	Tile & Terraces
Average Productivity:	54.3 CSR2
Taxable Acres:	62
Net RE Taxes:	\$790
Taxes Payable In:	2018-2019
Topography:	Level to gently rolling

F.S.A. INFORMATION:

***DOES NOT REFLECT 2.19 ACRES RECENTLY CLEARED**

Farmland:	61.78
Crop Acres:	*59.59
Wheat Base:	
Wheat Yield:	
Corn Base:	48.7
Corn Yield:	126
Soybean Base:	3.8
Soybean Yield:	34

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	62
Tillable Acres:	59.59
Recently Cleared Acres:	2.19
Farmstead:	
Roads:	.22
Waterways:	
Timber:	
Pasture:	

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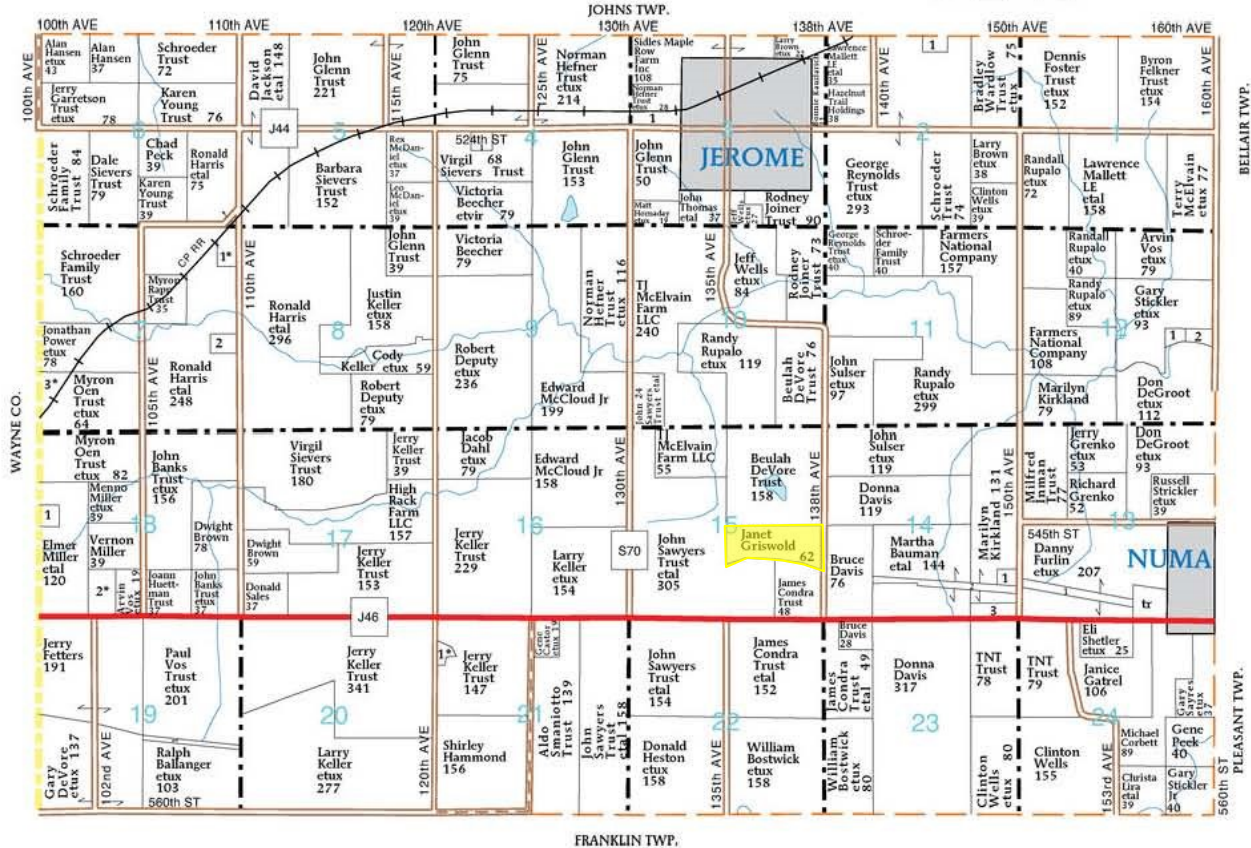
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563.659.8185

700 6th Ave
 DeWitt, Iowa 52742

T-68-N

LINCOLN PLAT

R-19-W

**LINCOLN TOWNSHIP****SECTION 2**

1. Sidles Maple Row Farm Inc 11

SECTION 3

1. VanZante, Kyle 7

SECTION 4

1. King, Juanita 8

SECTION 7

1. Zeiss, Ronald etux 8
2. American Natural Resources Pipeline 11
3. McGavran, Julia etal 14

SECTION 12

1. Clark III, Teddy 6
2. Logsdon, Steven 9

SECTION 13

1. Hawkeye Land Company 18

SECTION 14

1. Kirkland, Ronny 6

2. Hawkeye Land Company 19

3. TNT Trust 8

SECTION 18

1. City of Seymour 13

2. Miller, Elmer etux 19

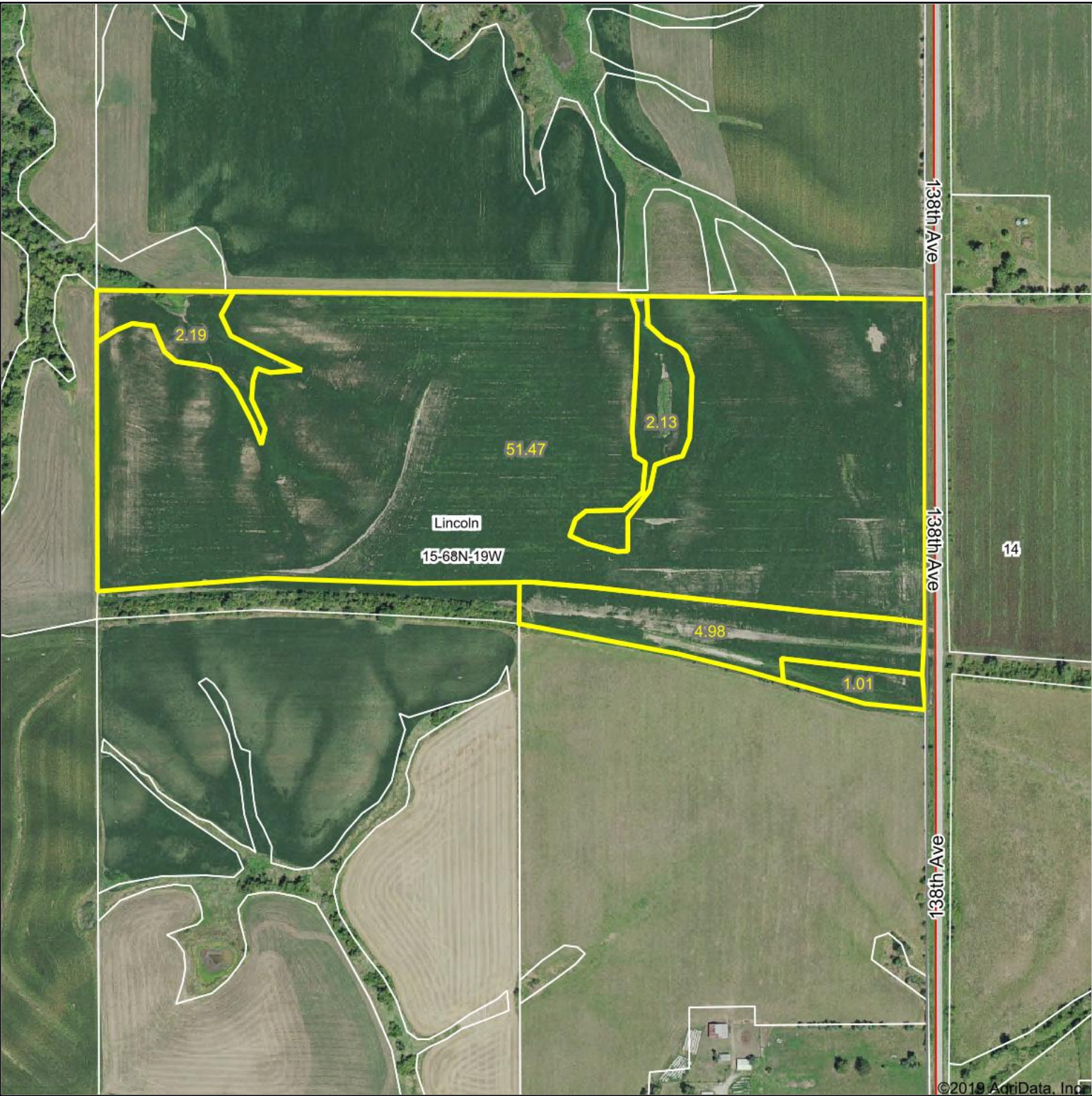
SECTION 19

1. Hawkeye Land Company 6

SECTION 21

1. Keller, Jade etal 6

Aerial Map - Total Acres



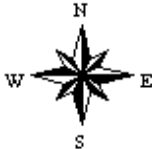


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Map Center: 40° 41' 11.54, -93° 1' 30.06

15-68N-19W
Appanoose County
Iowa

0ft 489ft 978ft



9/18/2019

Maps Provided By:

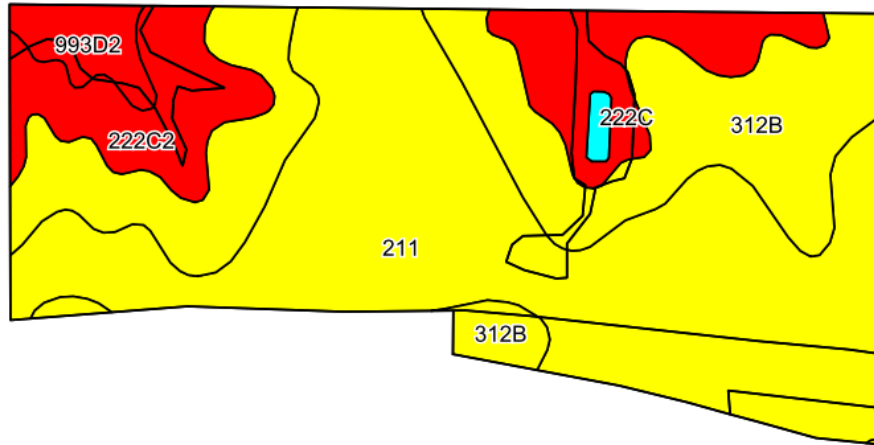


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CUSTOMIZED ONLINE MAPPING

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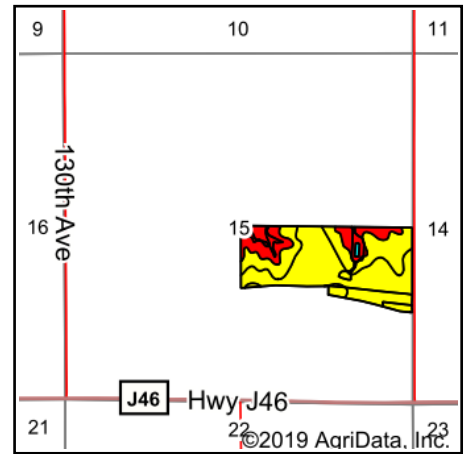
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Acres



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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Appanoose**
 Location: **15-68N-19W**
 Township: **Lincoln**
 Acres: **61.78**
 Date: **9/18/2019**



Maps Provided By:



Area Symbol: IA007, 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	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
211	Edina silt loam, 0 to 1 percent slopes	30.88	50.0%		IIIw	177.6	3.7	51.5	3.2	5.3	59	60	72	72	45	65
312B	Seymour silt loam, 2 to 5 percent slopes	18.66	30.2%		IIle	80	2.1	23.2	1.4	2.4	64	60	71	71	47	66
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	5.20	8.4%		IVw	140.8	3	40.8	2.5	4.2	28	25	45	45	14	38
222C	Clarinda silty clay loam, 5 to 9 percent slopes	4.84	7.8%		IVw	145.6	3.1	42.2	2.6	4.4	31	30	53	53	16	45
993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded complex	1.89	3.1%		IVe	131.2	3.4	38	2.4	3.9	22	20	58	58	40	44
W	Water	0.31	0.5%			0	0	0	0	0	0	0		0	0	0
Weighted Average						140.2	3.1	40.7	2.5	4.2	54.3	53.2	*n 67.1	*n 67.1	*n 40.3	*n 60.5

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

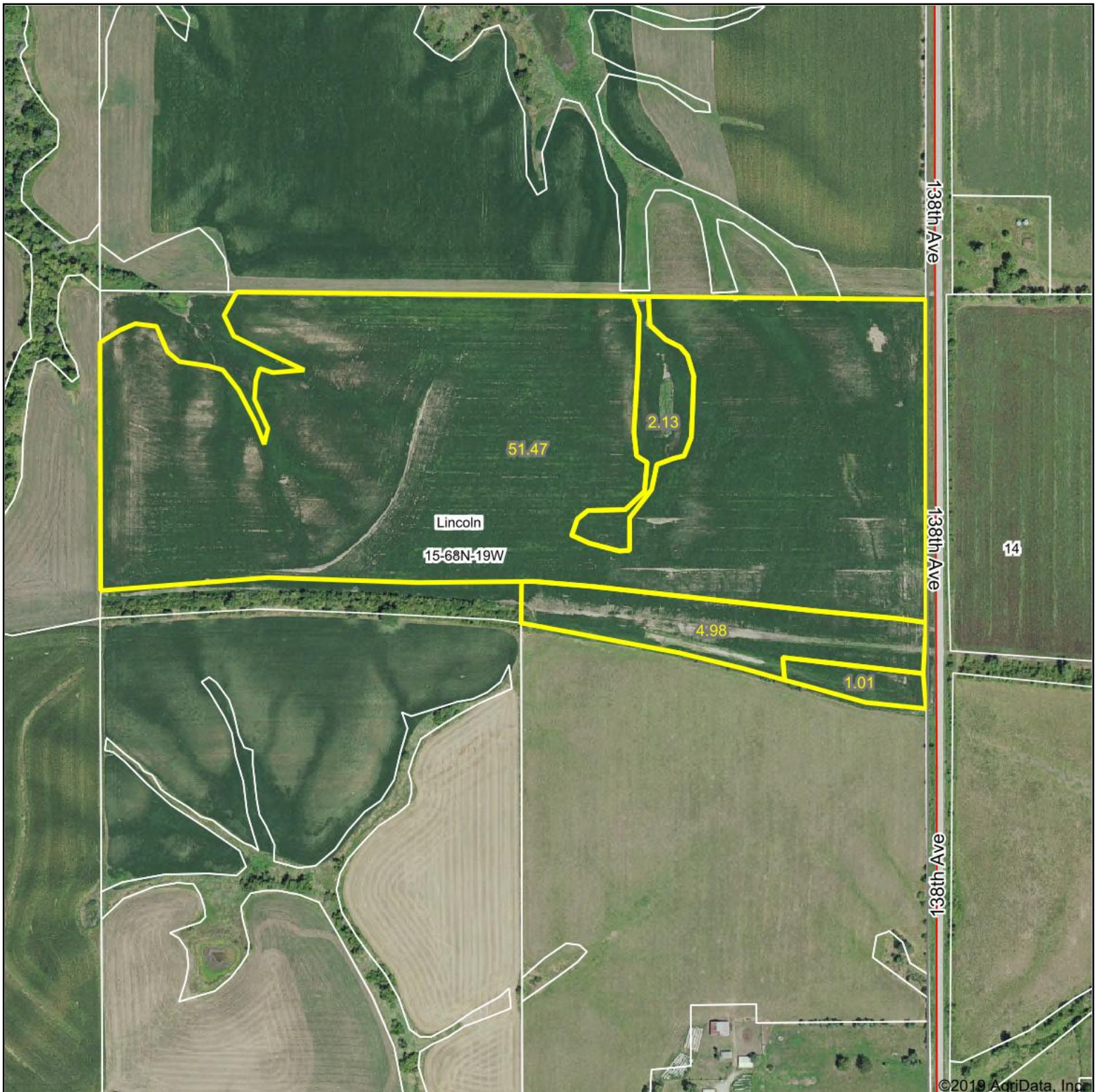
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*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: 40° 41' 11.54, -93° 1' 30.06

0ft 489ft 978ft

Maps Provided By:



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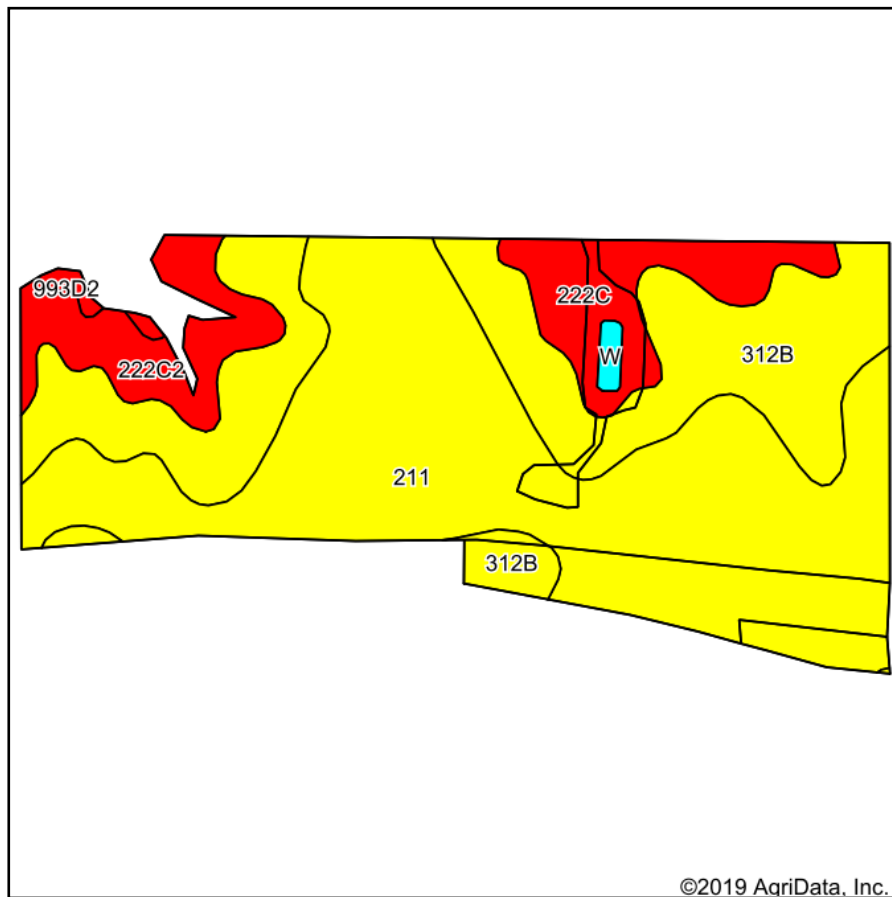
15-68N-19W
Appanoose County
Iowa



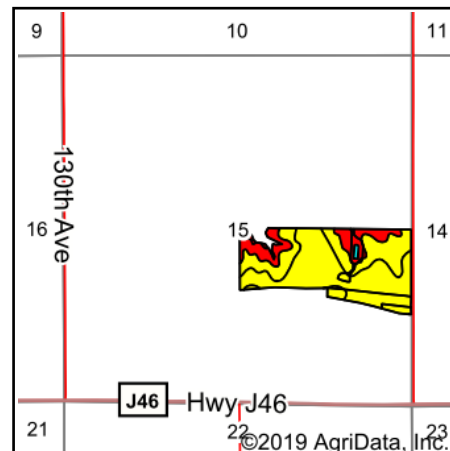
9/18/2019

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

Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Appanoose**
 Location: **15-68N-19W**
 Township: **Lincoln**
 Acres: **59.59**
 Date: **9/18/2019**



Maps Provided By:



Area Symbol: IA007, 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	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
211	Edina silt loam, 0 to 1 percent slopes	30.88	51.8%		IIIw	177.6	3.7	51.5	3.2	5.3	59	60	72	72	45	65
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222C	Clarinda silty clay loam, 5 to 9 percent slopes	4.84	8.1%		IVw	145.6	3.1	42.2	2.6	4.4	31	30	53	53	16	45
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	4.53	7.6%		IVw	140.8	3	40.8	2.5	4.2	28	25	45	45	14	38
993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded complex	0.37	0.6%		IVe	131.2	3.4	38	2.4	3.9	22	20	58	58	40	44
W	Water	0.31	0.5%			0	0	0	0	0	0	0		0	0	0
Weighted Average						140.4	3.1	40.7	2.5	4.2	55.4	54.3	*n 67.6	*n 67.6	*n 40.6	*n 61.2

**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.



United States
Department of
Agriculture

Appanoose County, Iowa



ALL FIELDS NON-IRRIGATED

Wetland Determination

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

Tract Cropland Total: 59.59 acres

2019 Program Year
Map Created September 06, 2019

Farm **662**
Tract **283**

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APPANOOSE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 662

Prepared : Sep 18, 2019

Crop Year : 2019

Operator Name : DANIEL NATHAN WESTPHAL
Farms Associated with Operator : 19-007-662, 19-185-3807, 19-185-4439, 19-185-4982, 19-185-5187, 19-185-5188, 19-185-5712
CRP Contract Number(s) : None
Recon ID : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
61.78	59.59	59.59	0.00	0.00	0.00	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	59.59	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	48.70	0.00	126	
Soybeans	3.80	0.00	34	
TOTAL	52.50	0.00		

NOTES

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Tract Number : 283
Description : SE 1/4 SEC 15 - LINCOLN
FSA Physical Location : IOWA/APPANOOSE
ANSI Physical Location : IOWA/APPANOOSE
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 : MRS JANET M GRISWOLD
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
61.78	59.59	59.59	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	59.59	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	48.70	0.00	126

IOWA
APPANOOSE
Form: FSA-156EZ



FARM : 662
Prepared : Sep 18, 2019
Crop Year : 2019

Abbreviated 156 Farm Record

Tract 283 Continued ...

Soybeans	3.80	0.00	34
TOTAL	52.50	0.00	

NOTES

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