

LAND FOR SALE

LISTING #14802

66 ACRES M/L
MOHR, SCOTT COUNTY, IOWA



DOUGLAS R. YEGGE

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YEGGEMCNEILLAND.COM

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563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

32 acres located in the West 1/2 of Section 14 and 34 acres located in the East 1/2 of Section 15, Township 80 North, Range 2 East of the 5th P.M. Exact legal description to come from the abstract.

COMMENTS & BUILDING INFORMATION:

Peoples Company is proud to represent Mohr Brothers Corporation in the sale of 66 acres m/l in Scott County. This tract consists of 51.9 FSA cropland acres which carry of CSR2 of 53.7. All 51.9 acres are enrolled in Conservation Reserve Program (CRP). The CRP is broken into two contracts, CP23 and CP9 both expiring in 2024. The contracts together pay an average of \$287.55 an acre or a annual payment of \$14,924. The remainder of the farm consists of timber. This is a great opportunity to add on to an existing farming operation or for an investor who is looking to diversify their portfolio with hunting potential. The farm is located just Northwest of Donahue in Section 14 of Allens Grove Township, Scott Co., IA.

LEASE/FSA INFORMATION:

51.9 acres in CRP at \$287.55 per acre, expiring in 9-31-2024.

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

Mohr, 66 Acres M/L, Scott County, IA

TOTAL ACRES:	66
PRICE:	\$340,000
Price Per Acre:	\$5,151.50
Owner:	Mohr
Operator:	
County & State:	Scott Co., IA
Location:	2 1/2 miles North on Donahue, IA
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	
Taxable Acres:	66.35
Net RE Taxes:	\$1,020
Taxes Payable In:	2019-2020
Topography:	Level

F.S.A. INFORMATION:

Farmland:	67.93
Crop Acres:	51.9
Effective DCP Cropland	
CRP Acres:	51.9
Corn Base:	
Corn Yield:	
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	66
Tillable Acres:	
CRP Acres:	51.9
Farmstead:	
Roads:	2
Waste:	
Timber:	12.1
Pasture:	

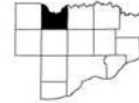
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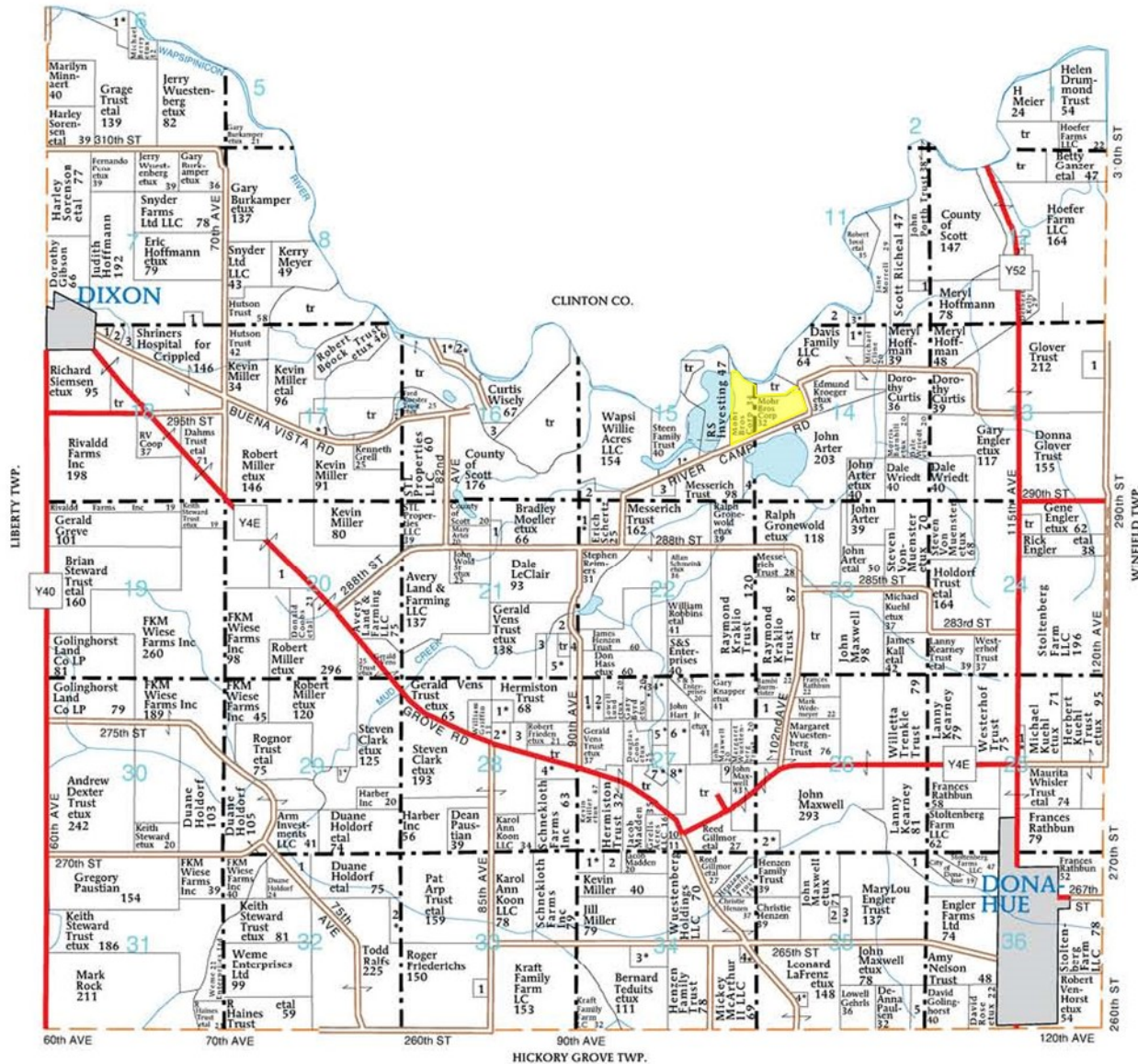
T-80-N

ALLENS GROVE PLAT

(Landowners)



R-2-E

**ALLENS GROVE
TOWNSHIP****SECTION 6**

1. Halsey, James etux 18

SECTION 7

1. Bierman, Matthew 6

SECTION 11

1. Hoffman, Meryl 8

2. Davis Family LLC 10

3. Fifer, Nancy etal 5

SECTION 12

1. Wegener, Dirk etux 11

SECTION 13

1. MCG Trust 10

SECTION 14

1. Fifer, Kirk etux 10

SECTION 15

1. Tuftee, Roger etux 8

2. Rohwer Jr, Albert 14

3. Ryan Trust 5

4. Arter, John 14

SECTION 16

1. Wiggins, Lyle etux 15

2. Gliosci, Michael etux 9

3. Braet, Ruth 6

SECTION 17

1. Shachow Trust, Oleg etux 91

2. Kuester Trust, Fred etux 5

SECTION 18

1. Hoffman, Judith 5

2. City of Dixon 7

3. Hoffman, Judith 7

SECTION 20

1. RH&K Enterprises 15

SECTION 21

1. Ewoldt, Jerry 12

2. Robinson-Kramer, Kathy 11

3. Hammes, Wilfred 9

4. West, Barbara 7

5. Kramer, John etux 23

SECTION 22

1. Wold, John etal 8

SECTION 25

1. Selfert, James etux 6

SECTION 26

1. Wuestenberg, Jerry 11

2. Gillmor, Reed etal 14

SECTION 27

1. Meyer, Christopher etux 9

2. Gephart, Jason etux 10

3. Wiese, Michael etal 6

4. McKinney, Greg etux 13

5. Heart Shot Ministres 11

6. VonMuenster, Steven etux 23

7. Onken, Matthew etux 17

8. Altenhofen, Donavon etal 20

9. Mahoney Trust, Mary 5

10. Jungwirth, Jane 8

11. Wuestenberg Holdings LLC 5

SECTION 28

1. Engel, James etux 10

2. Karnish, Thomas etux 13

3. Steffe, Garry 12

4. Karnish, Thomas etux 13

SECTION 29

1. Rognor Trust 18

SECTION 32

1. Arm Investments LLC 12

2. Arp Trust, Pat etal 10

SECTION 33

1. Crossroads Development Co 6

SECTION 34

1. Miller, Kevin etux 13

2. Hermiston Trust 7

3. Wuestenberg, Roger etux 15

4. Keppy, Neal etux 8

SECTION 35

1. Stoltenberg Farm LLC 9

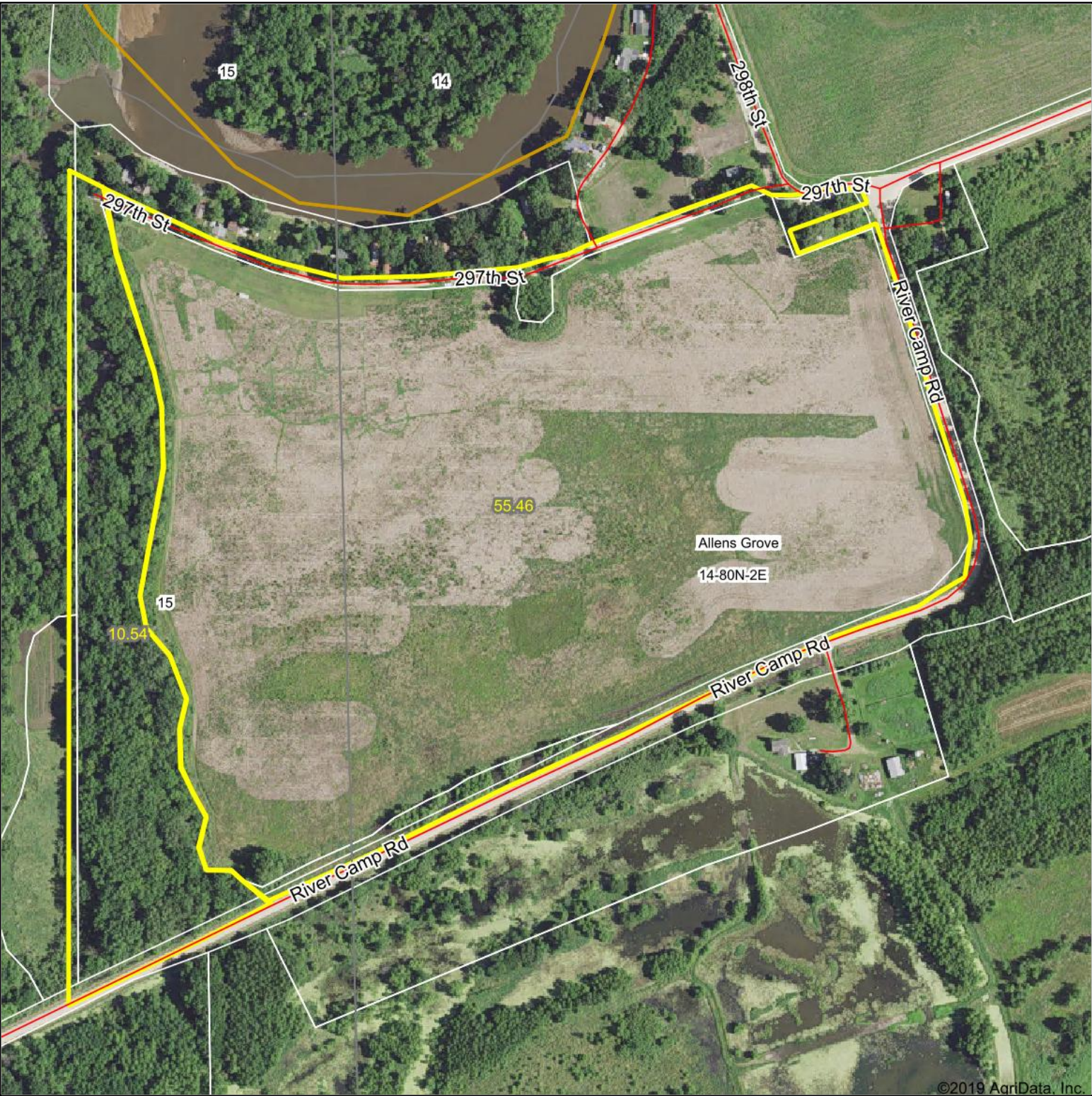
2. Maxwell, John 6

3. Wiese, Michael etal 12

4. Duncan, Curtis etal 6

5. Gollinghorst, David 13

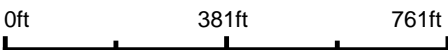
Aerial Map - Total Acres



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Map Center: 41° 44' 5.83, -90° 42' 8.65



14-80N-2E
Scott County
Iowa

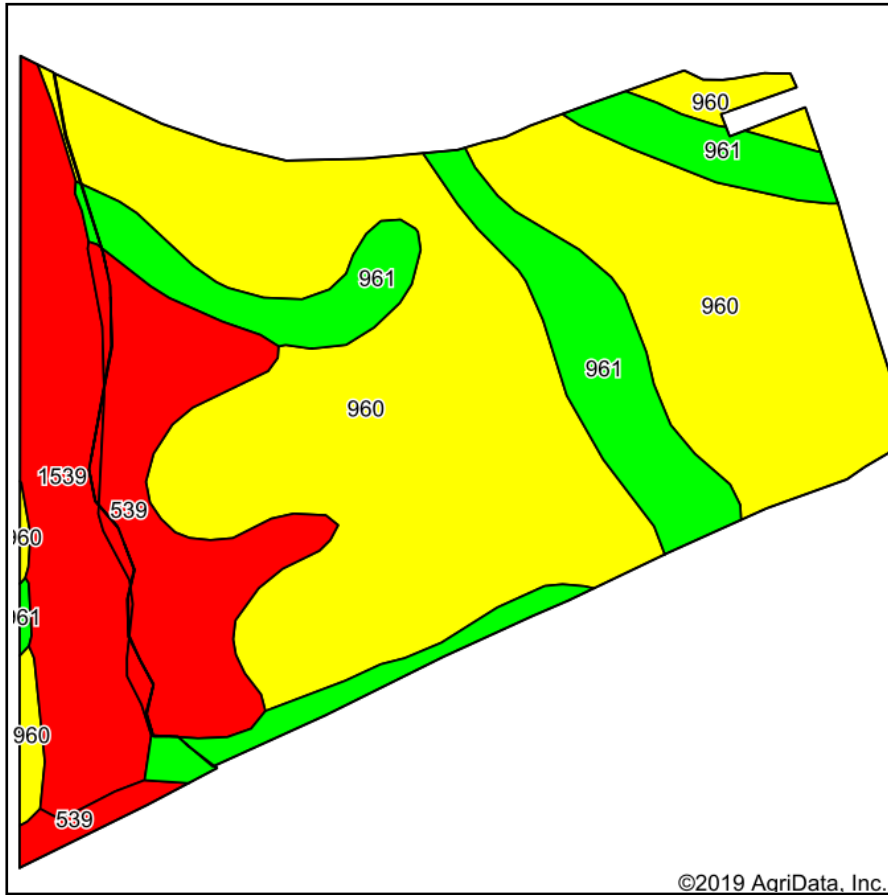


12/27/2019

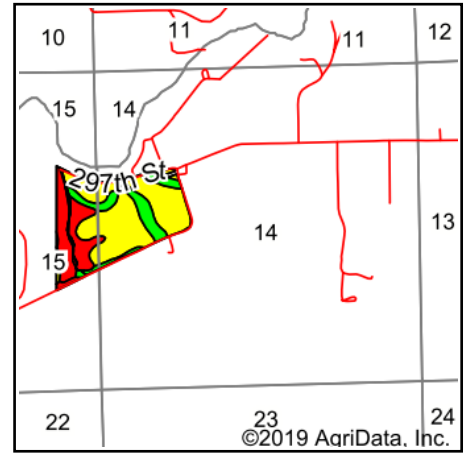


Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Scott**
 Location: **14-80N-2E**
 Township: **Allens Grove**
 Acres: **66**
 Date: **12/27/2019**

PC PEOPLES
 COMPANY
 INNOVATIVE. REAL ESTATE. SOLUTIONS.

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA163. Soil Area Version: 28

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
960	Shaffton loam, 0 to 2 percent slopes	38.48	58.3%		Ilw	80	2.1	23.2	1.4	2.4	58	78	86	86	27	79
961	Ambraw clay loam, 0 to 2 percent slopes	11.02	16.7%		Ilw	196.8	4.1	57.1	3.5	5.9	73	47	91	91	13	76
1539	Ambraw-Perks-Lawson complex, frequently flooded, 0 to 2 percent slopes	8.31	12.6%		Vw	120	2.5	34.8	2.2	3.6	5	25	32	32	10	21
539	Perks sandy loam, 0 to 3 percent slopes	8.19	12.4%		Ills	88	2.5	25.5	1.6	2.6	8	20	42	42	32	22
Weighted Average						105.5	2.5	30.6	1.9	3.2	47.6	59	*n 74.6	*n 74.6	*n 23.1	*n 64.1

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

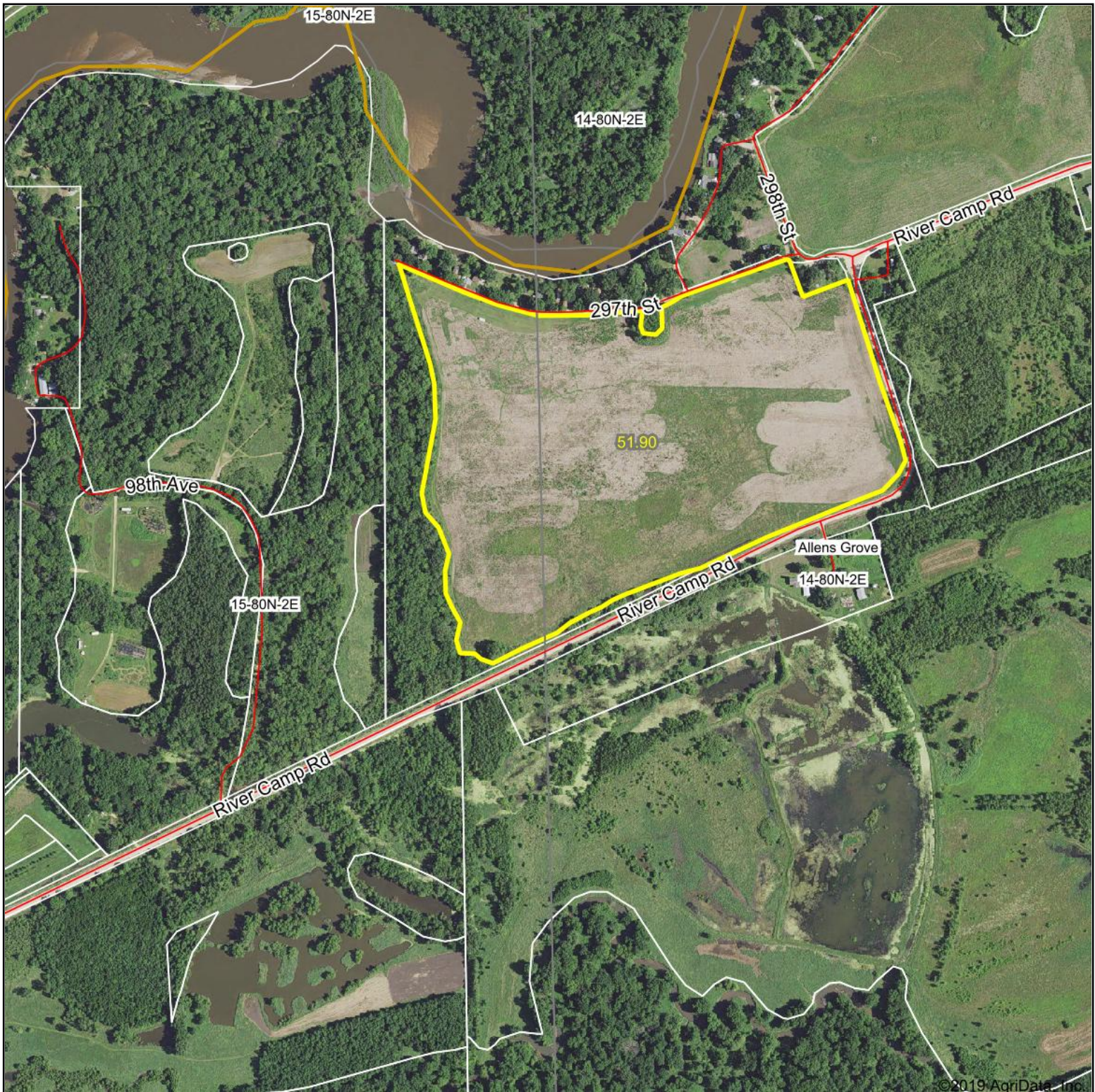
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*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 - CRP Acres



©2019 AgriData, Inc.



Map Center: 41° 44' 2.56, -90° 42' 14.87

0ft 653ft 1306ft

14-80N-2E
Scott County
Iowa

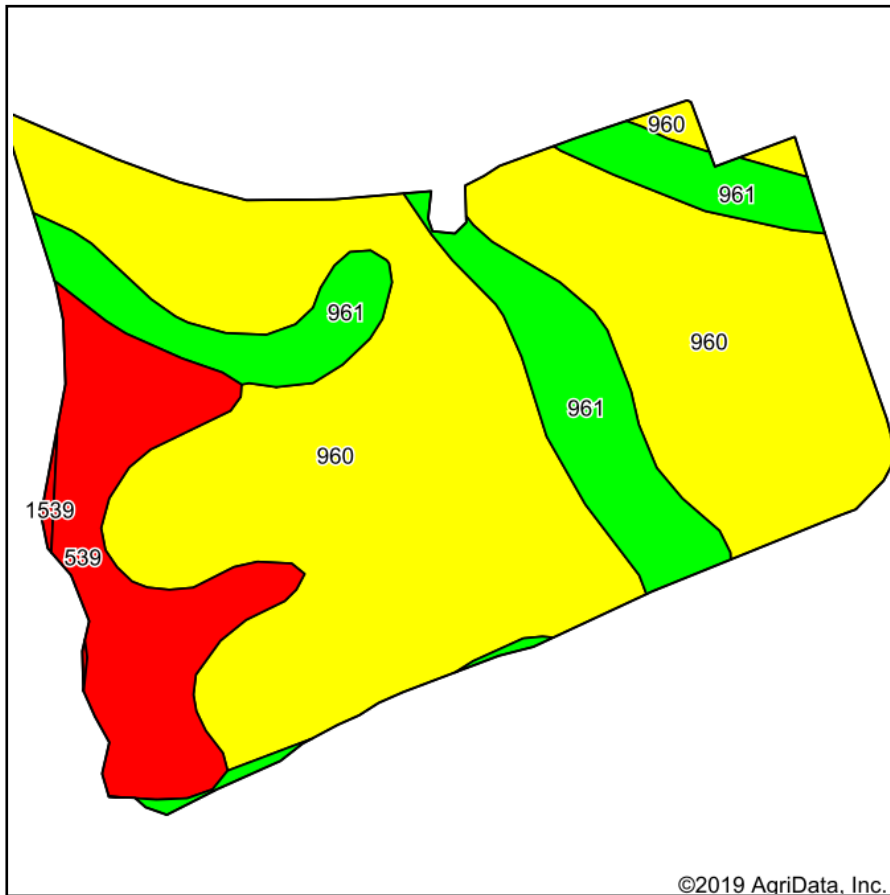


12/27/2019

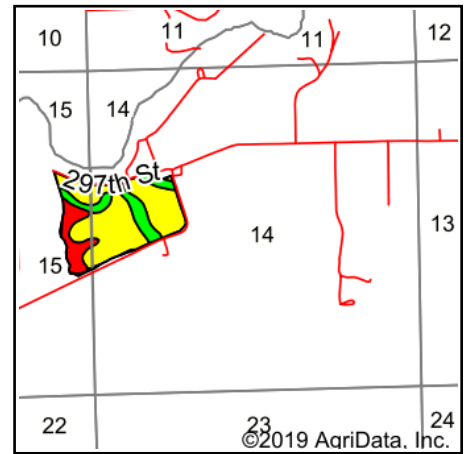
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - CRP Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Scott**
 Location: **14-80N-2E**
 Township: **Allens Grove**
 Acres: **51.9**
 Date: **12/27/2019**



Maps Provided By:



Area Symbol: JA163, Soil Area Version: 28

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
960	Shaffton loam, 0 to 2 percent slopes	35.78	68.9%		Ilw	80	2.1	23.2	1.4	2.4	58	78	86	86	27	79
961	Ambraw clay loam, 0 to 2 percent slopes	8.95	17.2%		Ilw	196.8	4.1	57.1	3.5	5.9	73	47	91	91	13	76
539	Perks sandy loam, 0 to 3 percent slopes	7.05	13.6%		Ills	88	2.5	25.5	1.6	2.6	8	20	42	42	32	22
1539	Ambraw-Perks-Lawson complex, frequently flooded, 0 to 2 percent slopes	0.12	0.2%		Vw	120	2.5	34.8	2.2	3.6	5	25	32	32	10	21
Weighted Average						101.3	2.5	29.4	1.8	3	53.7	64.7	*n 80.8	*n 80.8	*n 25.2	*n 70.6

**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"

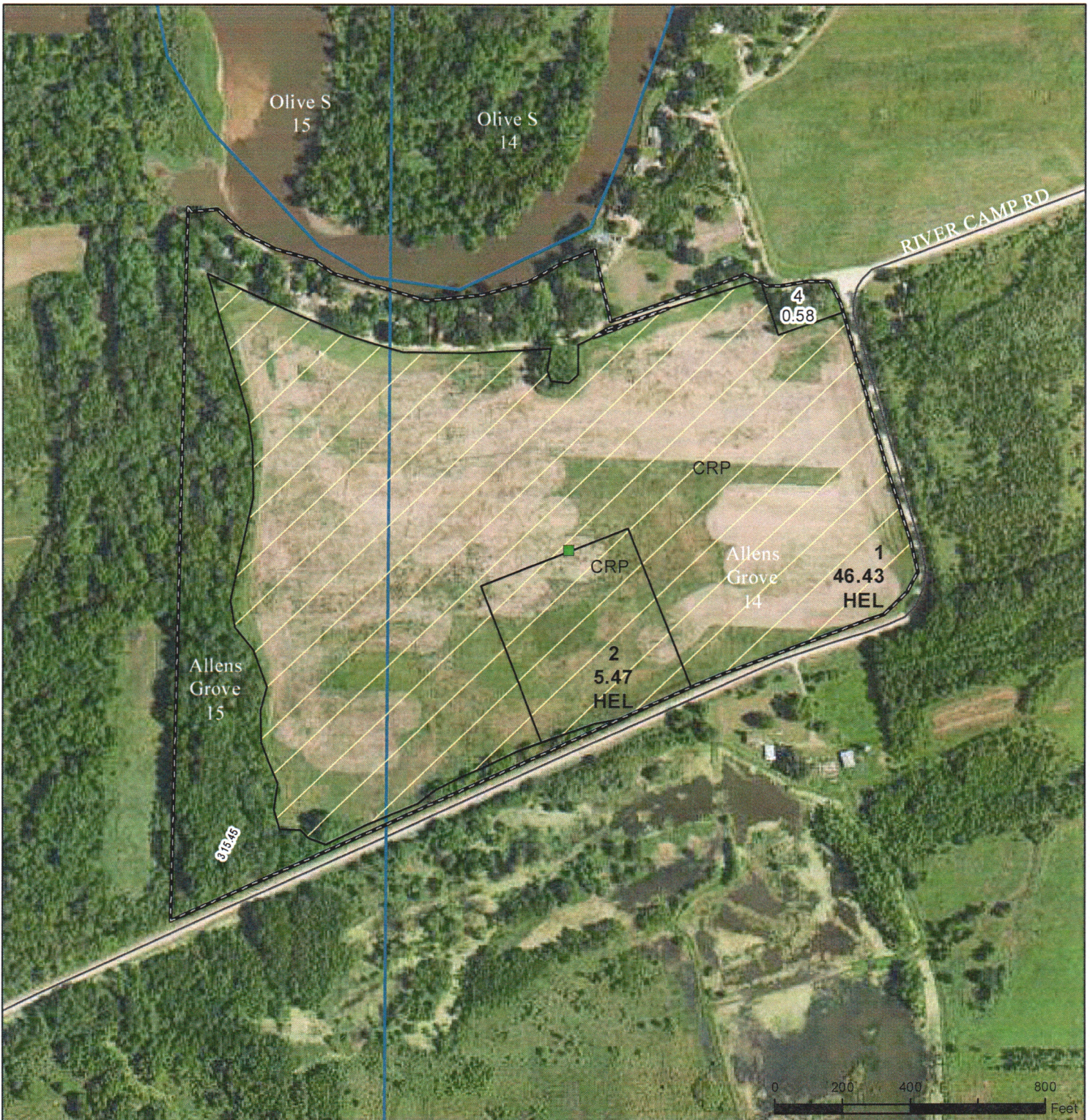
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

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: 51.90 acres

2019 Program Year

Map Created May 23, 2019

Farm 2578

Tract 656

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.

Tract Number : 656

Description : E1/2 OF 15, W1/2 OF 14 ALLENS GROVE T80N R2E
FSA Physical Location : IOWA/SCOTT
ANSI Physical Location : IOWA/SCOTT
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : MOHR BROS CORP
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
67.93	51.90	51.90	0.00	0.00	51.90	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	0.00	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Soybeans	0.00	30.71	0

TOTAL 0.00 30.71

NOTES

CRP-1 (12-02-19) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO. CODE & ADMIN. LOCATION 19 163		2. SIGN-UP NUMBER 46
	3. CONTRACT NUMBER 11022		4. ACRES FOR ENROLLMENT 51.90
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) SCOTT COUNTY FARM SERVICE AGENCY 8370 HILLANDALE RD DAVENPORT, IA52806-6449	6. TRACT NUMBER 656	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2014 09-30-2024	
		8. SIGNUP TYPE: Continuous	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (563) 391-3335			

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.

9A. Rental Rate Per Acre \$ 287.55	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment \$ 14,924.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment \$	656	1	CP23	46.43	\$ 6,454.00
(Item 9C is applicable only when the first year payment is prorated.)	656	2	CP9	5.47	\$ 760.00

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) MOHR BROS CORP 23785 130TH AVE ELDRIDGE, IA52748-9748	(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
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NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.