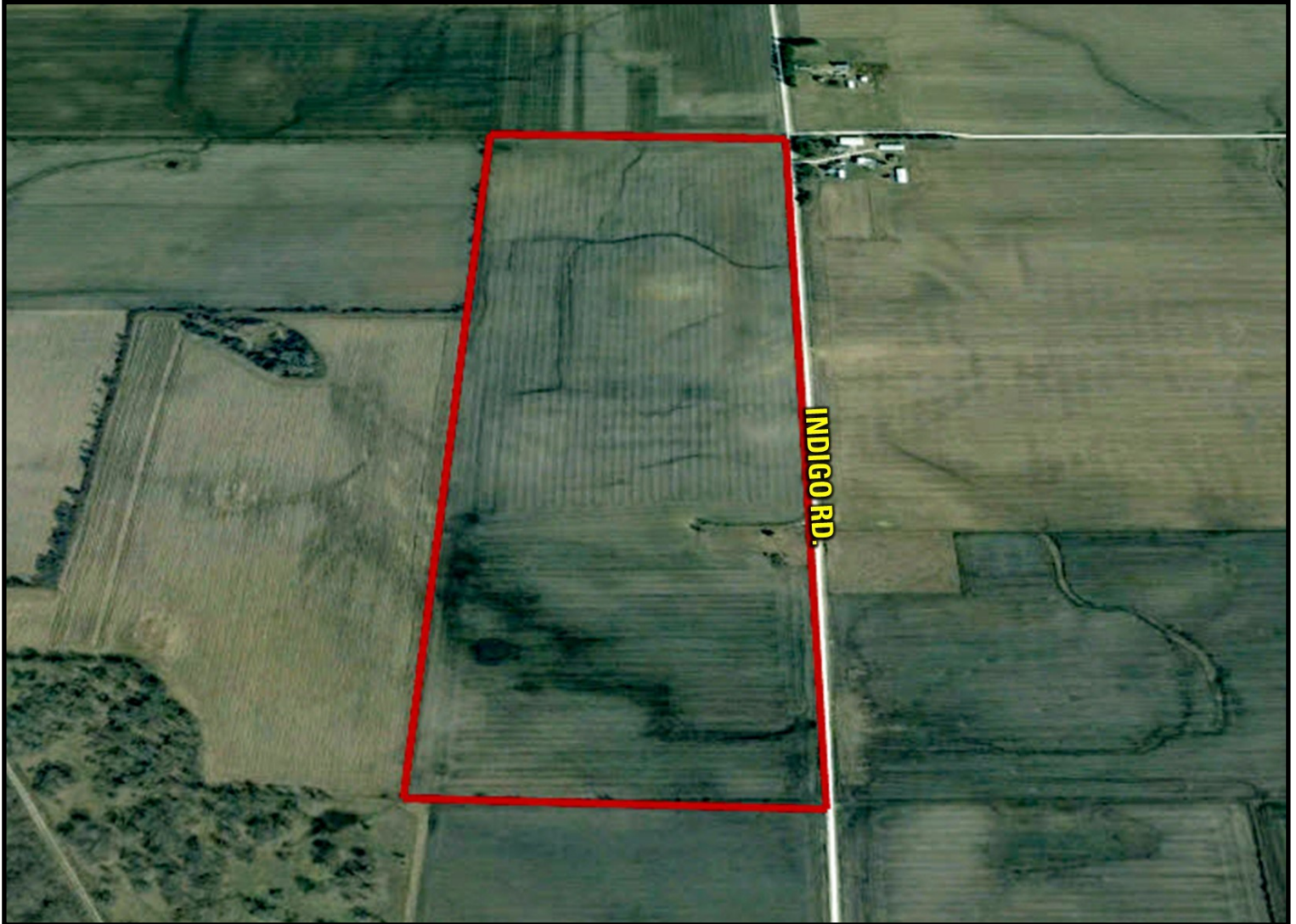


LAND FOR SALE

LISTING #15107

121.4 ACRES M/L
BERG, FLOYD 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

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION: The East 1/2 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4, Section 5, Township 94 North, Range 17 West of the 5th P.M.

COMMENTS & BUILDING INFORMATION:
 Presenting 121.4 acres m/l of Floyd County, Iowa, farmland for sale just .5 miles North of Marble Rock, Iowa, in Section 5 of Union Township. The buildings have been removed on the acreage site. Per the Floyd County FSA, the farm consists of 115.63 tillable acres, carrying a CSR2 of 61.2.

LEASE/FSA INFORMATION:
 Leased for the 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

Yeggemcneilland.com

Berg, 121.4 Acres M/L, Floyd County, IA

TOTAL ACRES:	121.4
PRICE:	\$675,000
Price Per Acre:	\$5,560
Owner:	Berg
Operator:	Barlow
County & State:	Floyd Co., IA
Location:	3/4 mile North of Marble Rock
Possession Date:	To be determined
Drainage Info:	Natural
Average Productivity:	61.2 CSR2
Taxable Acres:	118.4
Net RE Taxes:	\$2,308
Taxes Payable In:	2020
Topography:	Level to Gently Rolling

F.S.A. INFORMATION:

Farmland:	117.4
Crop Acres:	115.63
Effective DCP Cropland	115.63
CRP Acres:	
Corn Base:	87.3
Corn Yield:	141
Soybean Base:	27.7
Soybean Yield:	36

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	121.4
Tillable Acres:	115.63
CRP Acres:	
Acreage Site:	1.51
Roads:	4.26
Waterways:	
Timber:	
Pasture:	

PeoplesCompany.com
563.659.8185

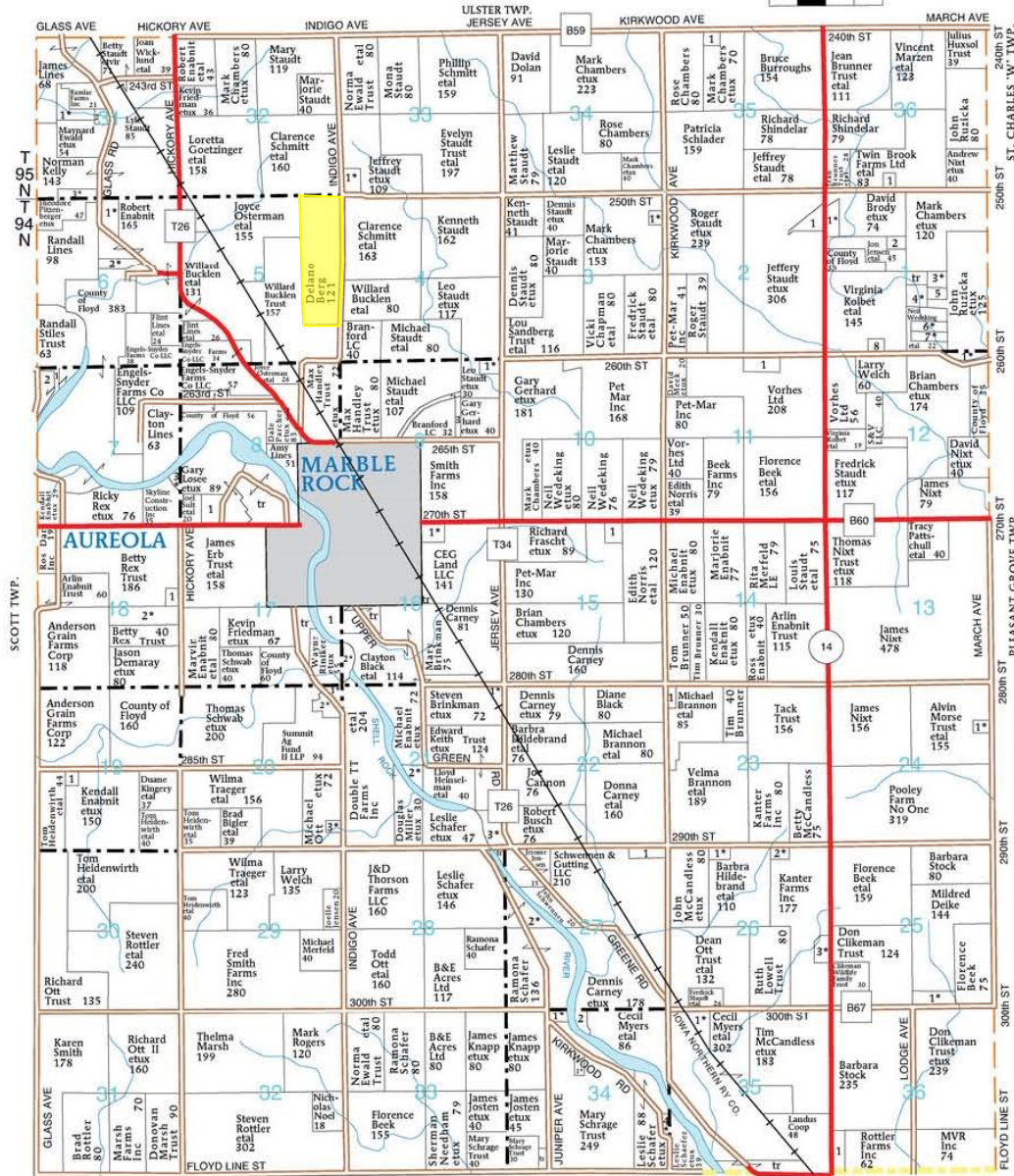
700 6th Ave
 DeWitt, Iowa 52742

T-94-95-N

UNION PLAT

(Landowners)

R-17-W



BUTLER CO.

UNION TOWNSHIP

SECTION 1

- Jensen, Joel et al 9
- County of Floyd 5
- Marzen, Joe et al 10
- Ruzicka, Michael et al 15

SECTION 2

- Barth Family Farm LLC 5
- Wedeking, Neil E et al 7
- Wedeking, Vicki et al 7
- Kolbet, Steven 11

SECTION 3

- Iowa Connection Trust 10

SECTION 4

- Staudt, Mary et al 10

SECTION 5

- Enabnit, Marvin et al 15

SECTION 6

- Enabnit, Marvin et al 8

SECTION 7

- Parcher, Kenneth 10

SECTION 8

- Stiles Trust, Randall 21

SECTION 9

- Thieman, Carol et al 21

SECTION 10

- Thieman, Penne 17

SECTION 11

- Staudt, Daniel et al 10

SECTION 12

- DA Jean Ltd 6

SECTION 13

- Heft, Jean 10

SECTION 14

- Blue Mountain Wagyu Trust 10

SECTION 15

- Norton, Terry et al 11

SECTION 16

- Schrage, Dora 10

SECTION 17

- Merfeld, Douglas et al 13

SECTION 18

- Riniker, Wayne et al 16

SECTION 19

- Merfeld Trust, Tracy 10

SECTION 20

- Parcher, Kenneth 10

SECTION 21

- Parcher, Thomas 12

SECTION 22

- Schweizer, Randall et al 38

SECTION 23

- Aissen, Richard 9

SECTION 24

- Riniker, Wayne et al 7

SECTION 25

- Schlader, Mark et al 17

SECTION 26

- Ott Jr, Michael et al 7

SECTION 27

- Carney, Dennis et al 5

SECTION 28

- Keith Trust, Edward et al 10

SECTION 29

- Hansen, Blake et al 11

SECTION 30

- True, Mark 6

SECTION 31

- Nordmeyer, Robert et al 5

SECTION 32

- Hyman, Keith et al 15

SECTION 33

- Martzahl, Rick et al 10

SECTION 34

- Jensen, Dean et al 10

SECTION 35

- Jensen, Faron et al 10

SECTION 36

- Mackey, Barry 13

SECTION 37

- Schafer, Leslie et al 27

SECTION 38

- Lines, Brad et al 16

SECTION 39

- Parcher, Kenneth 6

SECTION 40

- Pitzenberger, Theodore et al 10

SECTION 41

- Sharon, Jesse et al 9

SECTION 42

- Heidenwirth, Tim et al 15

SECTION 43

- Old Round Grove 12

SECTION 44

- Wihlm, Lawrence et al 10

SECTION 45

- Guyne, Jacqueline et al 5

SECTION 46

- Four W LLC 10

SECTION 47

- McCandless, Tim et al 9

SECTION 48

- Flood Creek Finishing LLC 7

SECTION 49

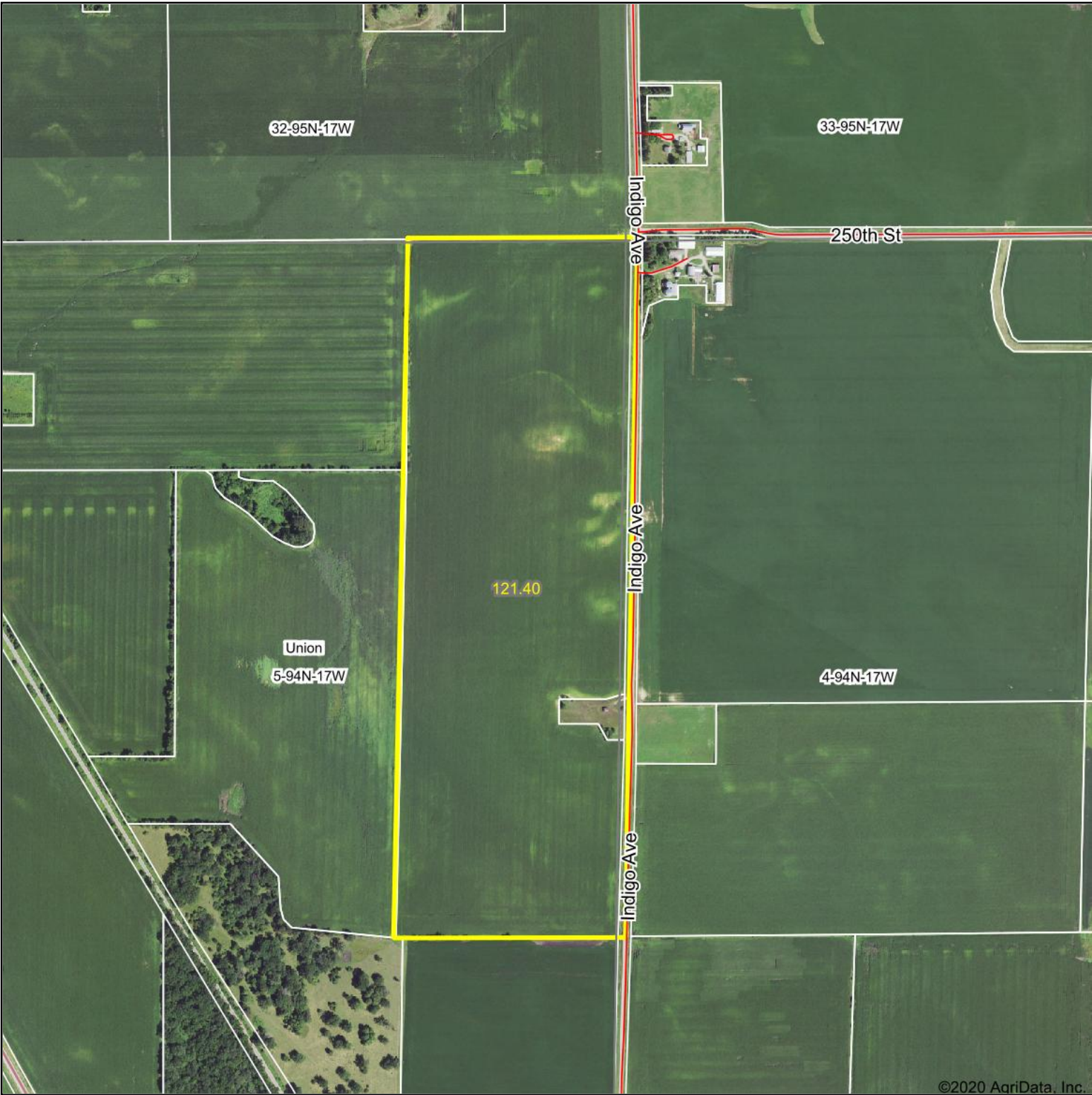
- McRoberts Red Power Inc 17

© Farm & Home Publishers, Ltd.

42

FLOYD CO., IA

Aerial Map - Total Acres



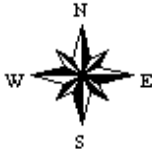


PEOPLES[™]
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

Map Center: 42° 59' 21.9, -92° 52' 14.57

5-94N-17W
Floyd County
Iowa

0ft 892ft 1785ft



8/5/2020

Maps Provided By:

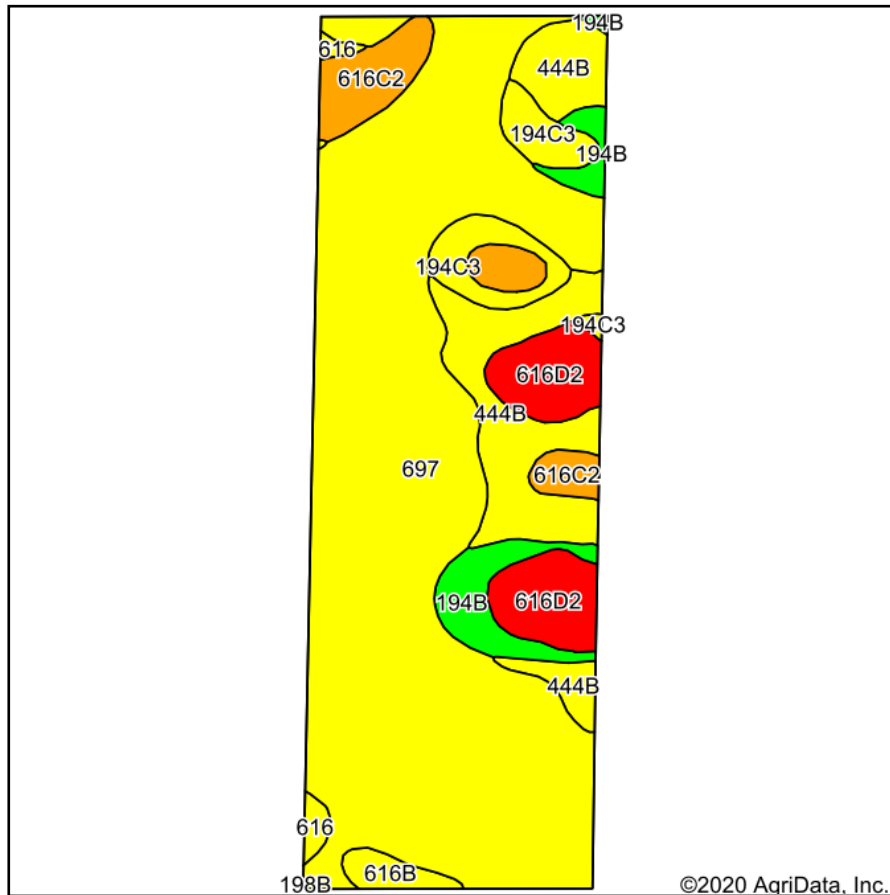


surety[®]
CUSTOMIZED ONLINE MAPPING

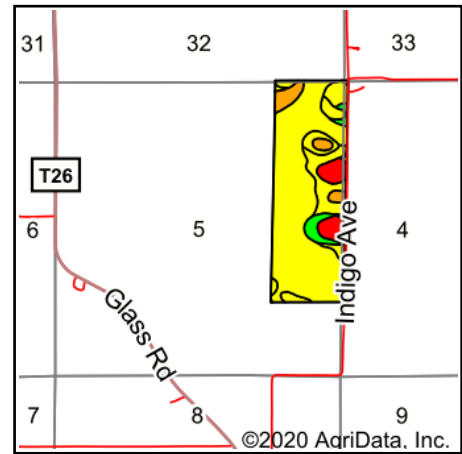
© AgriData, Inc. 2020 www.AgriDataInc.com

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: **Floyd**
 Location: **5-94N-17W**
 Township: **Union**
 Acres: **121.4**
 Date: **8/5/2020**

PC PEOPLES
 COMPANY
 INNOVATIVE. REAL ESTATE. SOLUTIONS.

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2020 www.AgriDataInc.com



Area Symbol: IA067. Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
697	Rocksan silty clay loam, 0 to 2 percent slopes	77.33	63.7%		IIw	185.6	3.9	53.8	64	60	75	66	51	75
444B	Jacwin silty clay loam, 1 to 5 percent slopes	15.46	12.7%		Ile	80	2.1	23.2	63	60	63	56	62	47
616D2	Aureola sandy loam, 9 to 16 percent slopes, moderately eroded	8.47	7.0%		IVe	80	2.2	23.2	18	30	59	59	53	47
616C2	Aureola sandy loam, 5 to 9 percent slopes, moderately eroded	6.64	5.5%		IIle	80	2.2	23.2	47	45	63	63	56	51
194C3	Norville silt loam, 5 to 9 percent slopes, severely eroded	5.53	4.6%		IVe	200	5.6	58	70	39	68	68	61	46
194B	Norville silty clay loam, 2 to 5 percent slopes	5.49	4.5%		Ile	232	6.5	67.3	80	74	76	76	72	59
616B	Aureola loam, 2 to 5 percent slopes	1.49	1.2%		Ile	80	2.2	23.2	55	70	68	68	62	60
616	Aureola loam, 0 to 2 percent slopes	0.99	0.8%		IIls	80	2.2	23.2	60	75	69	69	62	61
Weighted Average						159.6	3.6	46.3	60.6	57	*n 71.3	*n 64.7	*n 54.4	*n 65.8

**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 all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

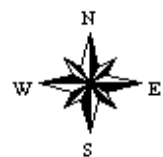
Aerial Map - Tillable Acres



Map Center: 42° 59' 18.84, -92° 52' 20.27

0ft 813ft 1626ft

5-94N-17W
Floyd County
Iowa

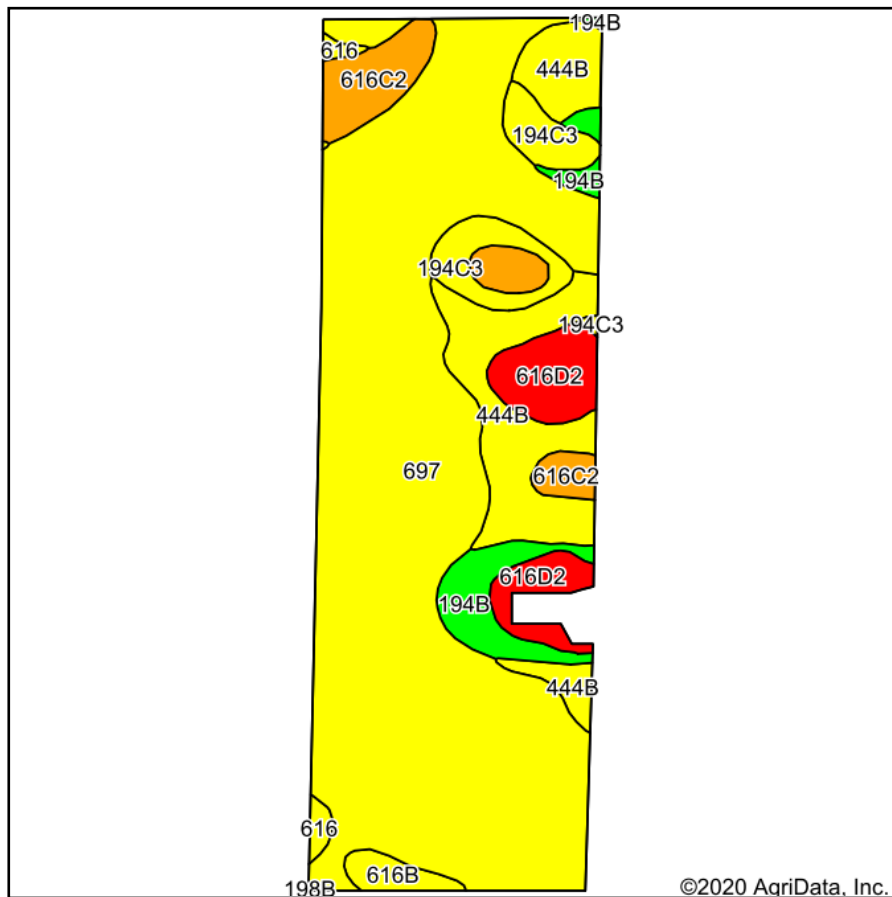


8/5/2020

Maps Provided By:
 **surety**[®]
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2020 www.AgriDataInc.com

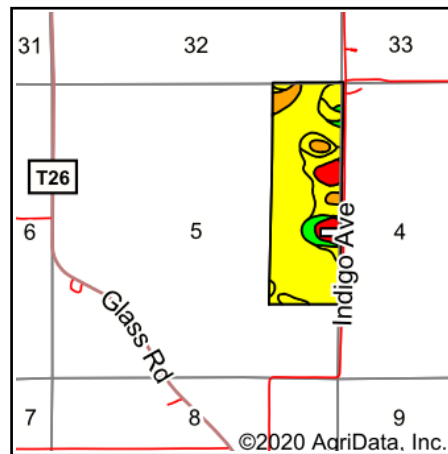
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.

©2020 AgriData, Inc.



State: **Iowa**
 County: **Floyd**
 Location: **5-94N-17W**
 Township: **Union**
 Acres: **115.63**
 Date: **8/5/2020**

PC PEOPLES
 COMPANY
 INNOVATIVE. REAL ESTATE. SOLUTIONS.

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2020 www.AgriDataInc.com



Area Symbol: IA067. Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
697	Rocksan silty clay loam, 0 to 2 percent slopes	75.28	65.1%		IIw	185.6	3.9	53.8	64	60	75	66	51	75
444B	Jacwin silty clay loam, 1 to 5 percent slopes	14.54	12.6%		Ile	80	2.1	23.2	63	60	63	56	62	47
616D2	Aureola sandy loam, 9 to 16 percent slopes, moderately eroded	6.50	5.6%		IVe	80	2.2	23.2	18	30	59	59	53	47
616C2	Aureola sandy loam, 5 to 9 percent slopes, moderately eroded	6.46	5.6%		IIle	80	2.2	23.2	47	45	63	63	56	51
194C3	Norville silt loam, 5 to 9 percent slopes, severely eroded	5.46	4.7%		IVe	200	5.6	58	70	39	68	68	61	46
194B	Norville silty clay loam, 2 to 5 percent slopes	5.03	4.4%		Ile	232	6.5	67.3	80	74	76	76	72	59
616B	Aureola loam, 2 to 5 percent slopes	1.50	1.3%		Ile	80	2.2	23.2	55	70	68	68	62	60
616	Aureola loam, 0 to 2 percent slopes	0.86	0.7%		IIls	80	2.2	23.2	60	75	69	69	62	61
Weighted Average						161	3.6	46.7	61.2	57.3	*n 71.5	*n 64.8	*n 54.4	*n 66.2

**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 all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Floyd 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: 115.63 acres

2020 Program Year

Map Created April 28, 2020

Farm **7745**

Tract **1013**

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
Floyd

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

FARM: 7745
Prepared: 8/5/20 3:19 PM
Crop Year: 2020
Page: 1 of 2

Report ID: FSA-156EZ

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 [REDACTED]	Farm Identifier 7735 7738 7745(16-104)	Recon Number 2016 - 106
-----------------------------	---	----------------------------

Farms Associated with Operator:

2135, 4434, 4970, 5306, 5700, 6214, 6760, 7049, 7051, 7111, 7542, 7736, 8171, 8317

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): 12173

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
271.04	245.83	245.83	0.0	0.0	0.0	6.8	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	239.03	0.0	0.0	0.0				

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	151.5	129	0.0
SOYBEANS	70.3	34	0.0
Total Base Acres:	221.8		

Tract Number: 1013 Description 5-94-17 Union

FSA Physical Location : Floyd, IA

ANSI Physical Location: Floyd, IA

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
117.14	115.63	115.63	0.0	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	115.63	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	87.3	141	0.0
SOYBEANS	27.7	36	0.0
Total Base Acres:	115.0		

Owners: BERG, DELANO R



INDIGO RD.