

LAND FOR SALE

LISTING #15108

157.3 ACRES M/L
BERG, FLOYD COUNTY, IOWA



DOUGLAS R. YEGGE

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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 Northeast 1/4, excluding 2.24 acres, house and buildings, Section 18, Township 94 North, Range 16 West of the 5th P.M.

Berg, 157.3 Acres M/L, Floyd County, IA

COMMENTS & BUILDING INFORMATION:

Presenting 157.3 acres m/l of Floyd County, Iowa, farmland for sale located 5 miles Northwest of Powersville, Iowa., in Section 16 of Pleasant Grove Township. The Per the Floyd County FSA, the farm consists of 130.2 tillable acres, of which 6.8 acres in in CRP. The farm carries a CSR2 of 61.2.

LEASE/FSA INFORMATION:

Leased for the 2020 crop year. 6.8 acres CRP, Exp. 9-30-2029 with an annual payment of \$1,421.

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

TOTAL ACRES:	157.3
PRICE:	\$835,000
Price Per Acre:	\$5,308
Owner:	Berg
Operator:	Barlow
County & State:	Floyd Co., IA
Location:	5 miles Northwest of Powersville
Possession Date:	To be determined
Drainage Info:	Natural
Average Productivity:	63.8
Taxable Acres:	156.9
Net RE Taxes:	\$3,158
Taxes Payable In:	2020
Topography:	Level to Gently Rolling

F.S.A. INFORMATION:

Farmland:	153.9
Crop Acres:	130.2
Effective DCP Cropland	123.4
CRP Acres:	6.8
Corn Base:	64.2
Corn Yield:	112
Soybean Base:	42.6
Soybean Yield:	32

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	157.3
Tillable Acres:	123.4
CRP Acres:	6.8
Acreage Site:	
Roads:	2
Waterways:	3.4
Timber:	23.7
Pasture:	

PeoplesCompany.com
563.659.8185

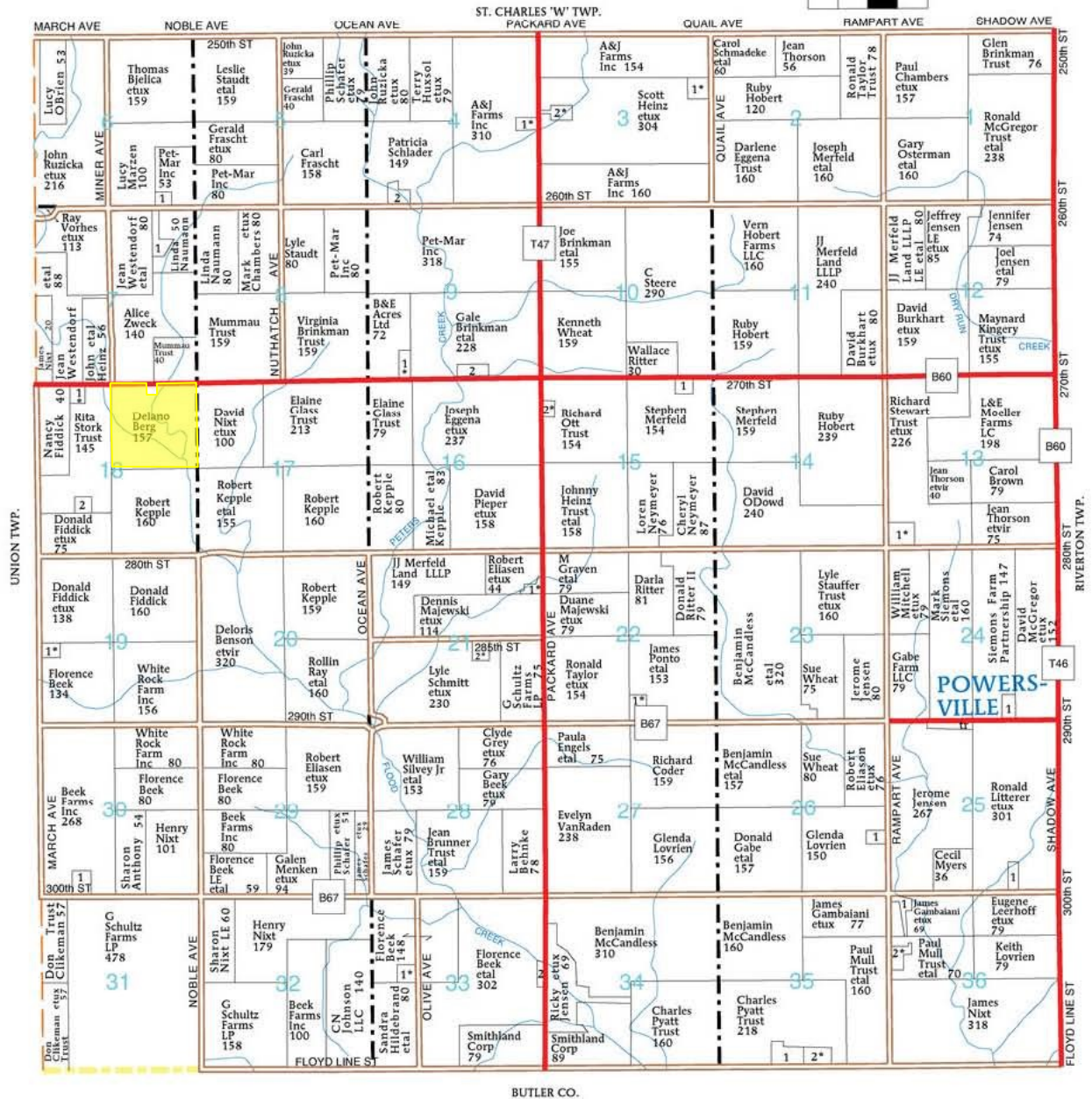
700 6th Ave
 DeWitt, Iowa 52742

T-94-N

PLEASANT GROVE PLAT

(Landowners)

R-16-W

PLEASANT GROVE
TOWNSHIP

SECTION 3

1. Latch, Wayne etux 10
2. Fuerstenberg, Brandon etux 6

SECTION 4

1. Heinz, Scott etux 6
2. Parks, Scott 9

SECTION 6

1. Kirsch, Paul 7

SECTION 7

1. Eggena, John 10

SECTION 9

1. Ulrichs, Brian etux 8

2. Brinkman Hog Farm LC 10

SECTION 13

1. Kingery, Kevin etux 12

SECTION 15

1. Neymeyer, Cheryl 5
2. Koenigsfeld, Mark etux 5

SECTION 18

1. Bradley, Lloyd etux 5
2. Fox, Chet 10

SECTION 19

1. Ulrichs, Robert etux 6

SECTION 21

1. Swanson, Austin etux 8

2. Ewing, Eric etux 8

SECTION 22

1. Ponto, Mark etux 6

SECTION 24

1. Stewart, Larry 12

SECTION 25

1. Junker, Bryan 10

SECTION 26

1. Eliassen, Rodney 10

SECTION 30

1. Engels Farms Inc 8

SECTION 33

1. Taylor, Jerold etux 10
2. Keifer, Neil 5

SECTION 35


1. Pyatt, Stewart 11
2. Pyatt, Stanley etux 10

SECTION 36

1. Siemons, Austin 11
2. Feldman, Derek etux 10

Aerial Map - Total Acres

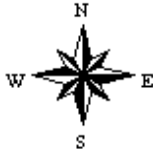




Map Center: 42° 57' 44.12, -92° 46' 33.64


0ft 483ft 966ft

18-94N-16W
Floyd County
Iowa



8/6/2020

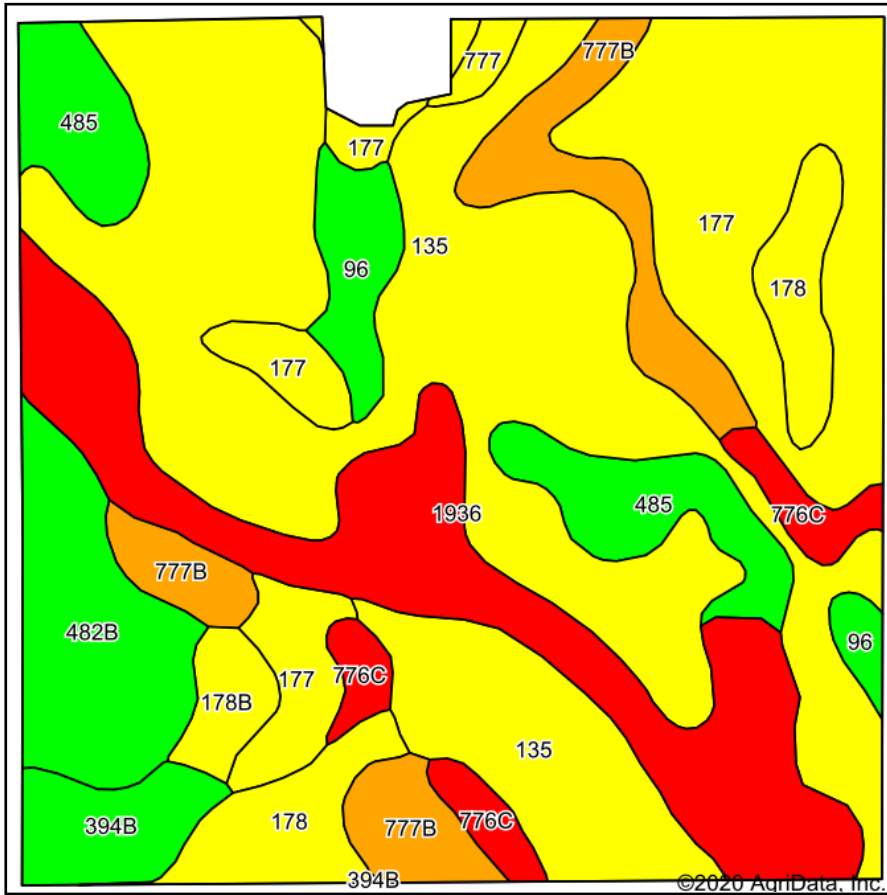
Maps Provided By:



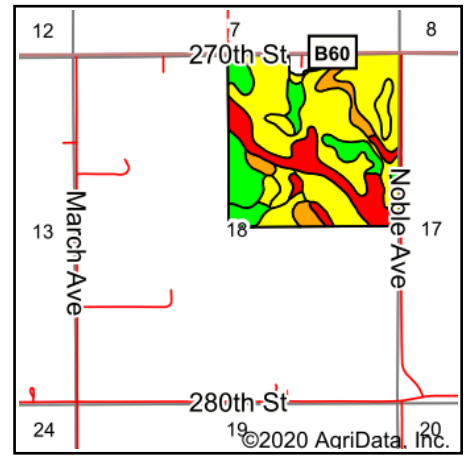
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Floyd**
 Location: **18-94N-16W**
 Township: **Pleasant Grove**
 Acres: **157.3**
 Date: **8/6/2020**

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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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
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	58.60	37.3%		Ilw	198.4	4.2	57.5	65	80	87	87	44	66
177	Saupe loam, 0 to 2 percent slopes	24.52	15.6%		IlS	80	2.2	23.2	60	63	78	78	65	61
1936	Spillville-Hanlon-Coland complex, channeled, 0 to 3 percent slopes	21.08	13.4%		Vw	120	2.5	34.8	29	25	50	50	26	42
777B	Wapsie loam, 2 to 5 percent slopes	10.96	7.0%		Ile	80	2.2	23.2	48	53	66	66	60	42
482B	Racine loam, 2 to 5 percent slopes	9.54	6.1%		Ile	212.8	6	61.7	76	79	68	68	47	57
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	9.40	6.0%		Ilw	208	5.8	60.3	76	92	87	87	51	74
178	Waukee loam, 0 to 2 percent slopes	7.63	4.9%		IlS	80	2.2	23.2	69	79	83	83	71	70
96	Turlin loam, 0 to 2 percent slopes	4.35	2.8%		Ilw	225.6	5.9	65.4	94	90	89	87	58	86
776C	Lilah sandy loam, 3 to 9 percent slopes	4.20	2.7%		IVe	88	2.5	25.5	5	8	43	43	39	24
394B	Ostrander loam, 2 to 5 percent slopes	4.04	2.6%		Ile	225.6	6.3	65.4	88	84	78	77	70	69
178B	Waukee loam, 2 to 5 percent slopes	2.18	1.4%		IlS	80	2.2	23.2	64	74	82	82	71	69
777	Wapsie loam, 0 to 2 percent slopes	0.80	0.5%		IlS	80	2.2	23.2	51	58	68	68	62	44
Weighted Average						153.2	3.6	44.4	59.4	67	*n 76.3	*n 76.2	*n 49.3	*n 59.9

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

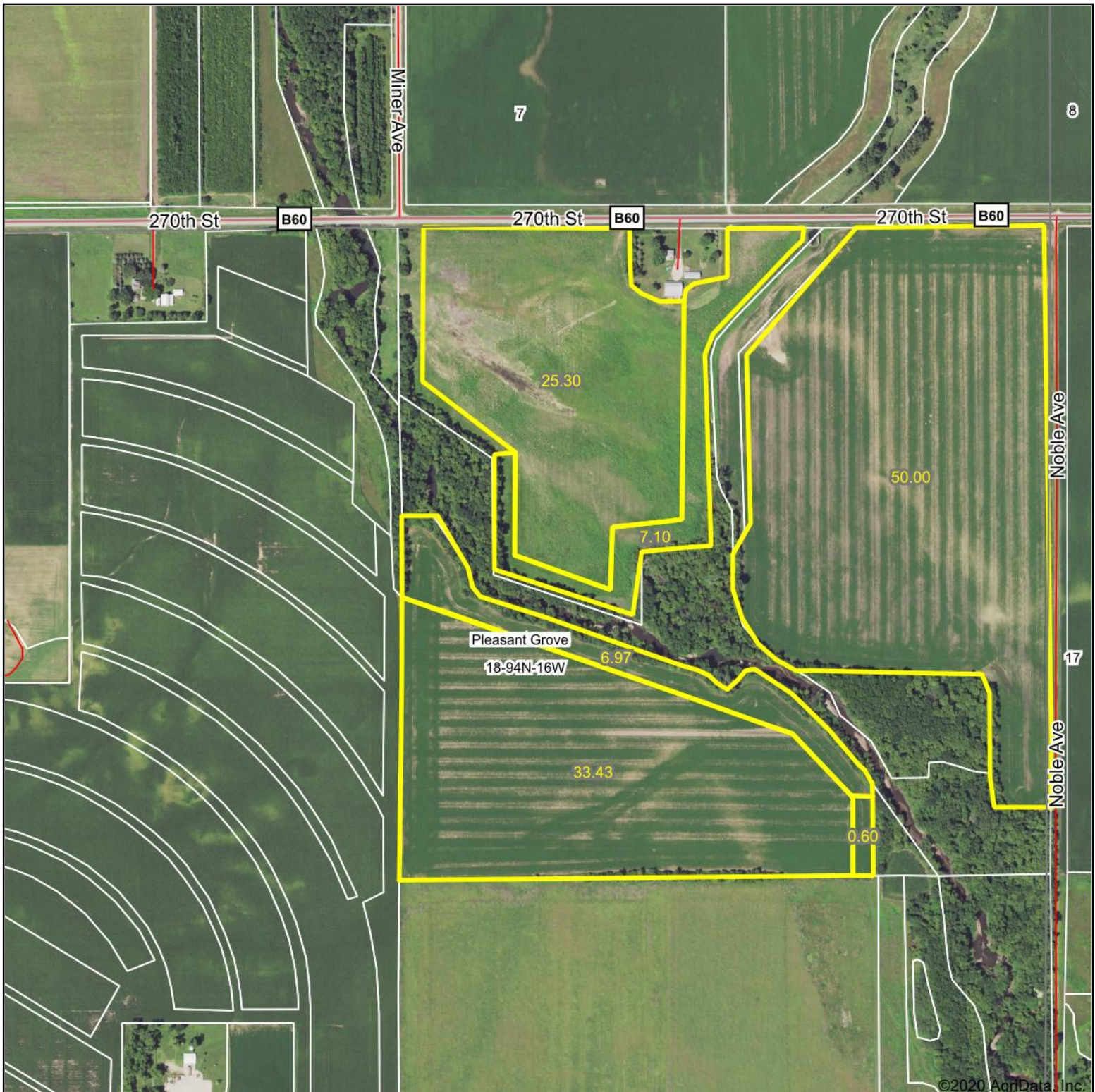
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

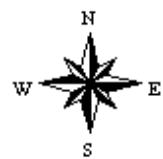
Aerial Map - Tillable Acres



Map Center: 42° 57' 42.33, -92° 46' 46.08

0ft 625ft 1250ft

18-94N-16W
Floyd County
Iowa



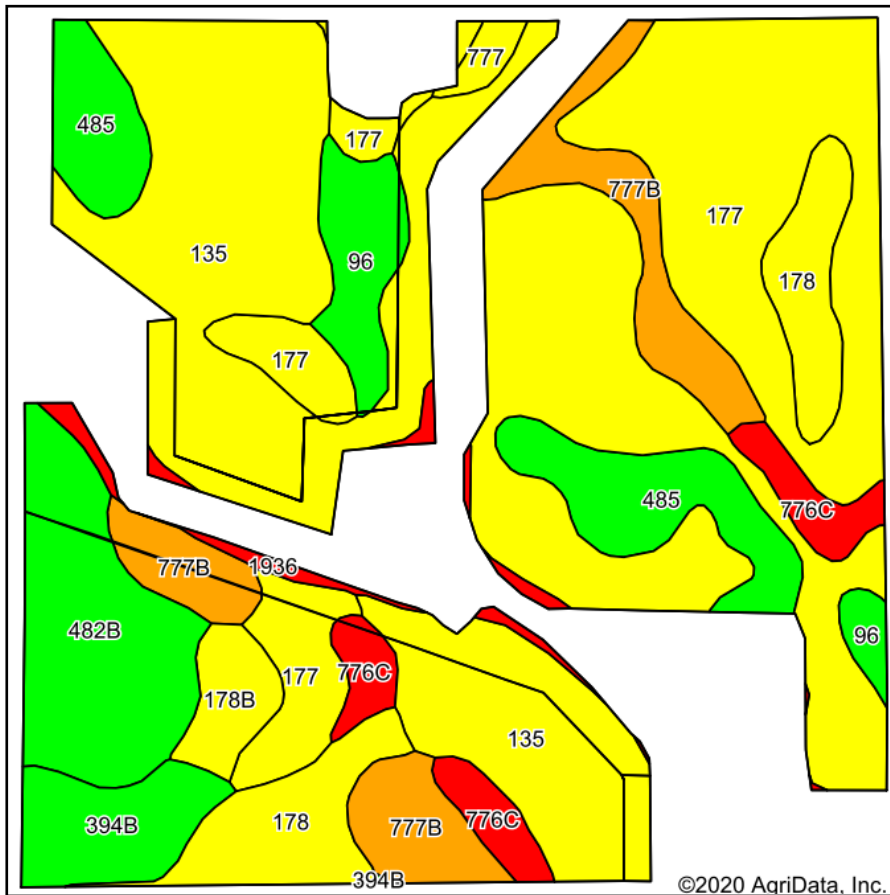
8/6/2020

Maps Provided By:

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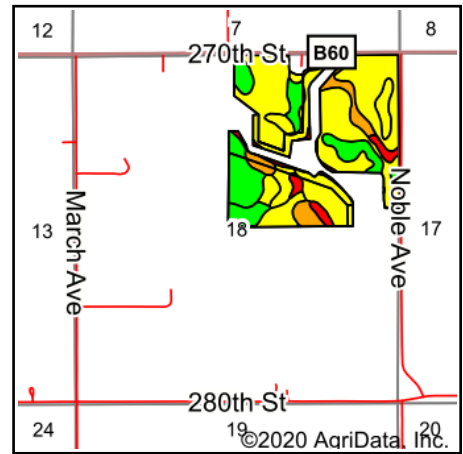
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.

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State: **Iowa**
 County: **Floyd**
 Location: **18-94N-16W**
 Township: **Pleasant Grove**
 Acres: **123.4**
 Date: **8/6/2020**

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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
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	48.85	39.6%		Ilw	198.4	4.2	57.5	65	80	87	87	44	66
177	Saude loam, 0 to 2 percent slopes	22.55	18.3%		Ils	80	2.2	23.2	60	63	78	78	65	61
777B	Wapsie loam, 2 to 5 percent slopes	9.57	7.8%		Ile	80	2.2	23.2	48	53	66	66	60	42
482B	Racine loam, 2 to 5 percent slopes	9.44	7.6%		Ile	212.8	6	61.7	76	79	68	68	47	57
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	8.24	6.7%		Ilw	208	5.8	60.3	76	92	87	87	51	74
178	Waukee loam, 0 to 2 percent slopes	7.75	6.3%		Ils	80	2.2	23.2	69	79	83	83	71	70
96	Turlin loam, 0 to 2 percent slopes	4.21	3.4%		Ilw	225.6	5.9	65.4	94	90	89	87	58	86
776C	Lilah sandy loam, 3 to 9 percent slopes	4.12	3.3%		IVe	88	2.5	25.5	5	8	43	43	39	24
394B	Ostrander loam, 2 to 5 percent slopes	4.10	3.3%		Ile	225.6	6.3	65.4	88	84	78	77	70	69
178B	Waukee loam, 2 to 5 percent slopes	2.18	1.8%		Ils	80	2.2	23.2	64	74	82	82	71	69
1936	Spillville-Hanlon-Coland complex, channeled, 0 to 3 percent slopes	1.71	1.4%		Vw	120	2.5	34.8	29	25	50	50	26	42
777	Wapsie loam, 0 to 2 percent slopes	0.68	0.6%		Ils	80	2.2	23.2	51	58	68	68	62	44
Weighted Average						156.2	3.8	45.3	63.8	72.5	*n 79.6	*n 79.5	*n 53	*n 62.3

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

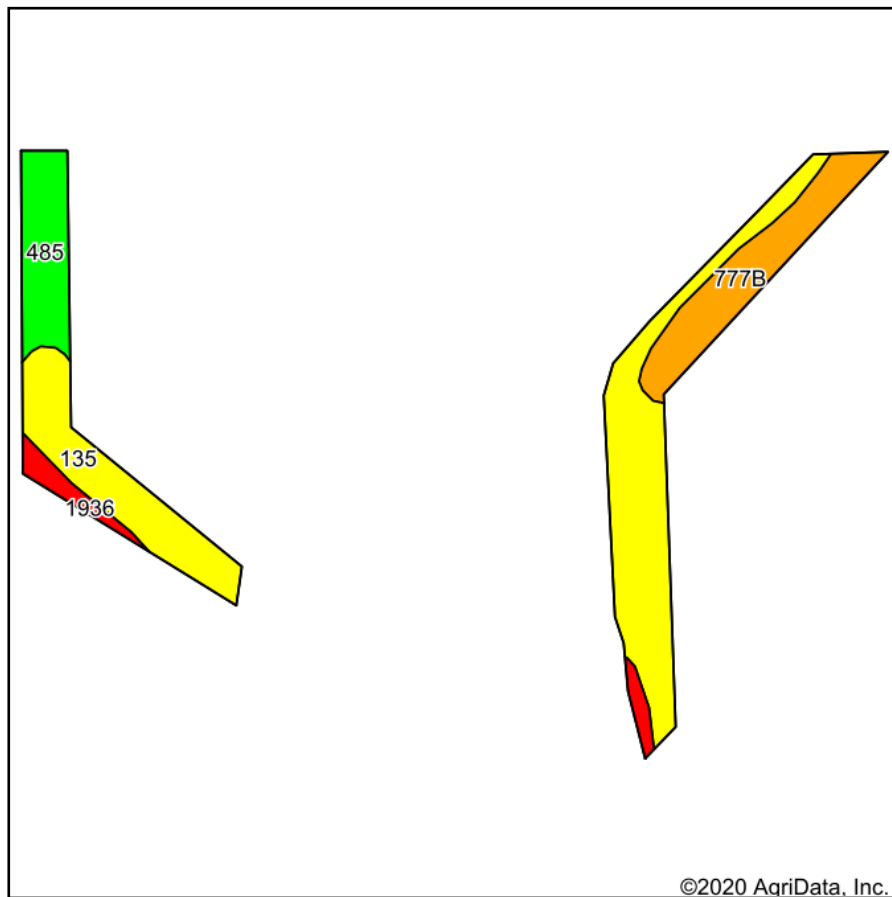
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

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

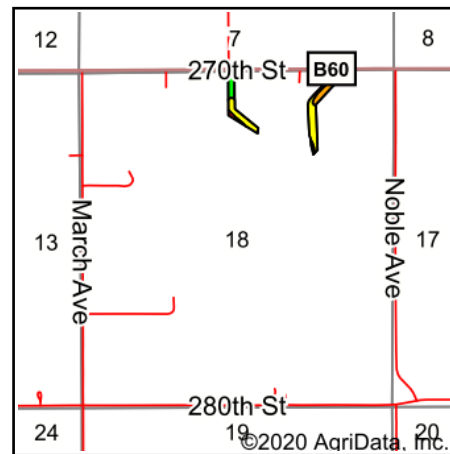
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map - CRP Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Floyd**
 Location: **18-94N-16W**
 Township: **Pleasant Grove**
 Acres: **6.8**
 Date: **8/6/2020**



Maps Provided By:



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
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	3.98	58.5%		Ilw	198.4	4.2	57.5	65	80	87	87	44	66
777B	Wapsie loam, 2 to 5 percent slopes	1.40	20.6%		Ile	80	2.2	23.2	48	53	66	66	60	42
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	1.02	15.0%		Ilw	208	5.8	60.3	76	92	87	87	51	74
1936	Spillville-Hanlon-Coland complex, channeled, 0 to 3 percent slopes	0.40	5.9%		Vw	120	2.5	34.8	29	25	50	50	26	42
Weighted Average						170.9	3.9	49.5	61	73	*n 80.5	*n 80.5	*n 47.3	*n 60.8

**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"

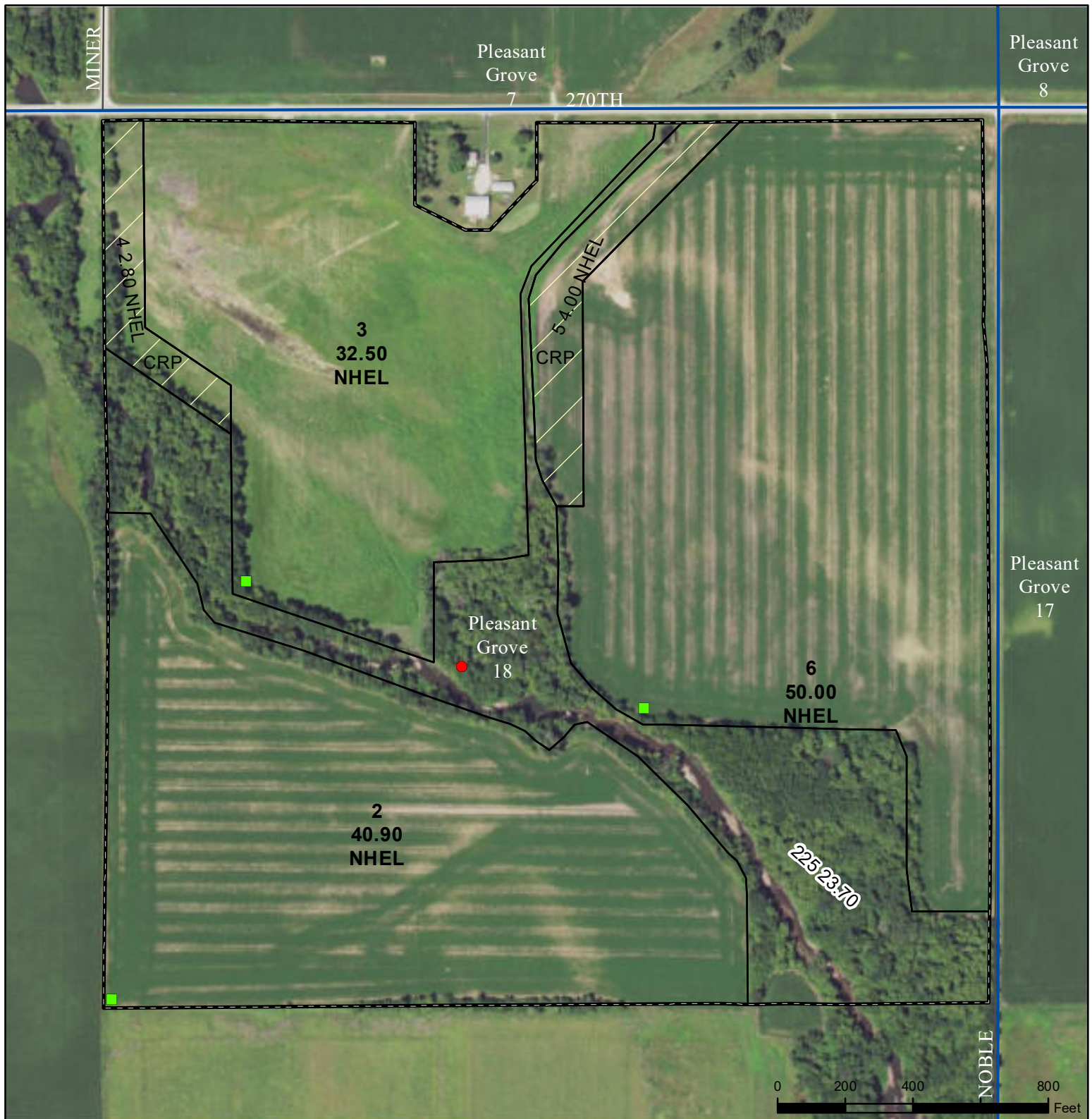
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Floyd County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Iowa PLSS
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

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

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).

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2020 Program Year

Map Created April 28, 2020

Farm **7745**

Tract **2094**

Tract Cropland Total: 130.20 acres

Iowa

Floyd

Report ID: FSA-156EZ

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: 2 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.

Other Producers: BARLOW, BRITTANY

Tract Number: 2094 Description 18-94-16 Pleasant Grove

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 contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
153.9	130.2	130.2	0.0	0.0	0.0	6.8	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	123.4	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	64.2	112	0.0
SOYBEANS	42.6	32	0.0
Total Base Acres:	106.8		

Owners: BERG, DELANO R

Other Producers: BARLOW, BRITTANY

CRP-1 (10-22-15)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO CODE & ADMIN. LOCATION 19 067		2. SIGN-UP NUMBER 52	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 12173		4. ACRES FOR ENROLLMENT 6.80	
				5. FARM NUMBER 0007745		6. TRACT NUMBER(S) 0002094	
7A. COUNTY OFFICE ADDRESS (Include Zip Code) FLOYD COUNTY FARM SERVICE AGENCY 611 BECK STREET CHARLES CITY, IA 50616-3799				8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>		9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10/01/2019 TO: (MM-DD-YYYY) 09/30/2029	
7B. TELEPHONE NUMBER (Include Area Code): (641) 228-4055				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 that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. 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 PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.			
10A. Rental Rate Per Acre \$ 209.00 <i>DRB</i>		11. Identification of CRP Land (See Page 2 for additional space)					
10B. Annual Contract Payment \$ 1,421		A. Tract No.		B. Field No.		C. Practice No.	
10C. First Year Payment \$		0002094		0004		CP21	
(Item 10C applicable only to continuous signup when the first year payment is prorated.)		0002094		0005		CP21	
						2.80	
						4.00	
						\$ 512	
						\$ 732	
12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): DELANO R BERG 45446 LINK ST LA PLATA, MO 63549-4012		(2) SHARE 100.00% <i>DRB</i>		(3) SIGNATURE <i>K Delano R. Berg</i>		(4) DATE (MM-DD-YYYY) 8/30/19	
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE %		(3) SIGNATURE		(4) DATE (MM-DD-YYYY)	
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE %		(3) SIGNATURE		(4) DATE (MM-DD-YYYY)	
13. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i>				B. DATE (MM-DD-YYYY) 9/26/19	
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 7 CFR Part 1410, 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.), and the Agricultural Act of 2014 (Pub. L. 113-79). 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.							
This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). 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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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, 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. USDA is an equal opportunity provider and employer.

☐ Original - County Office Copy

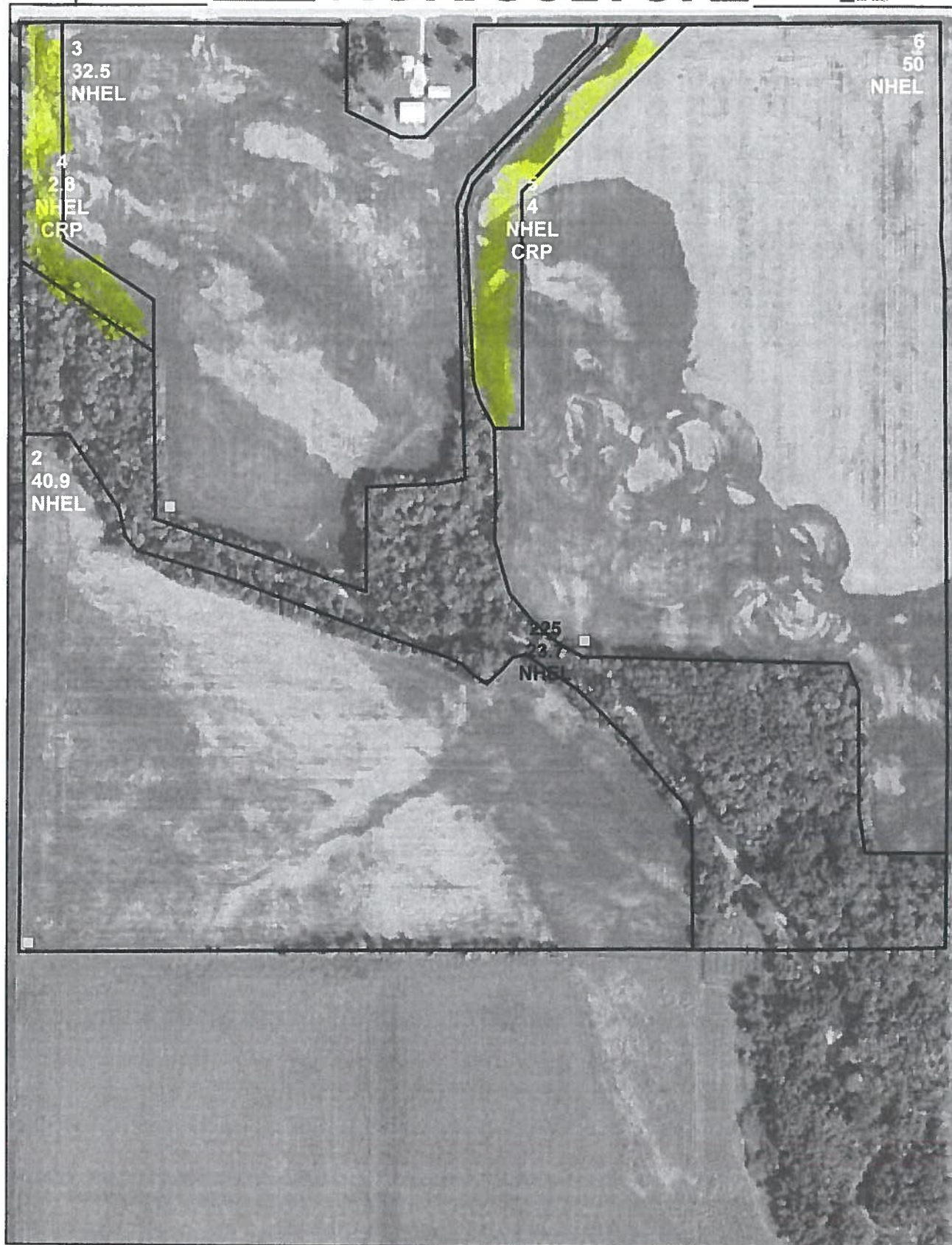
☐ Owner's Copy

☐ Operator's Copy



UNITED STATES DEPARTMENT OF AGRICULTURE

Legend
NAPUSDA_COMUS_PRIME
RGB
Red Band 1
Green Band 2
Blue Band 3



FARM: 7745

TRACT: 2094

SECTION: 18-94-16

TWP: PLEASANT GROVE

0 215 430 860 Feet
1 inch = 400 feet

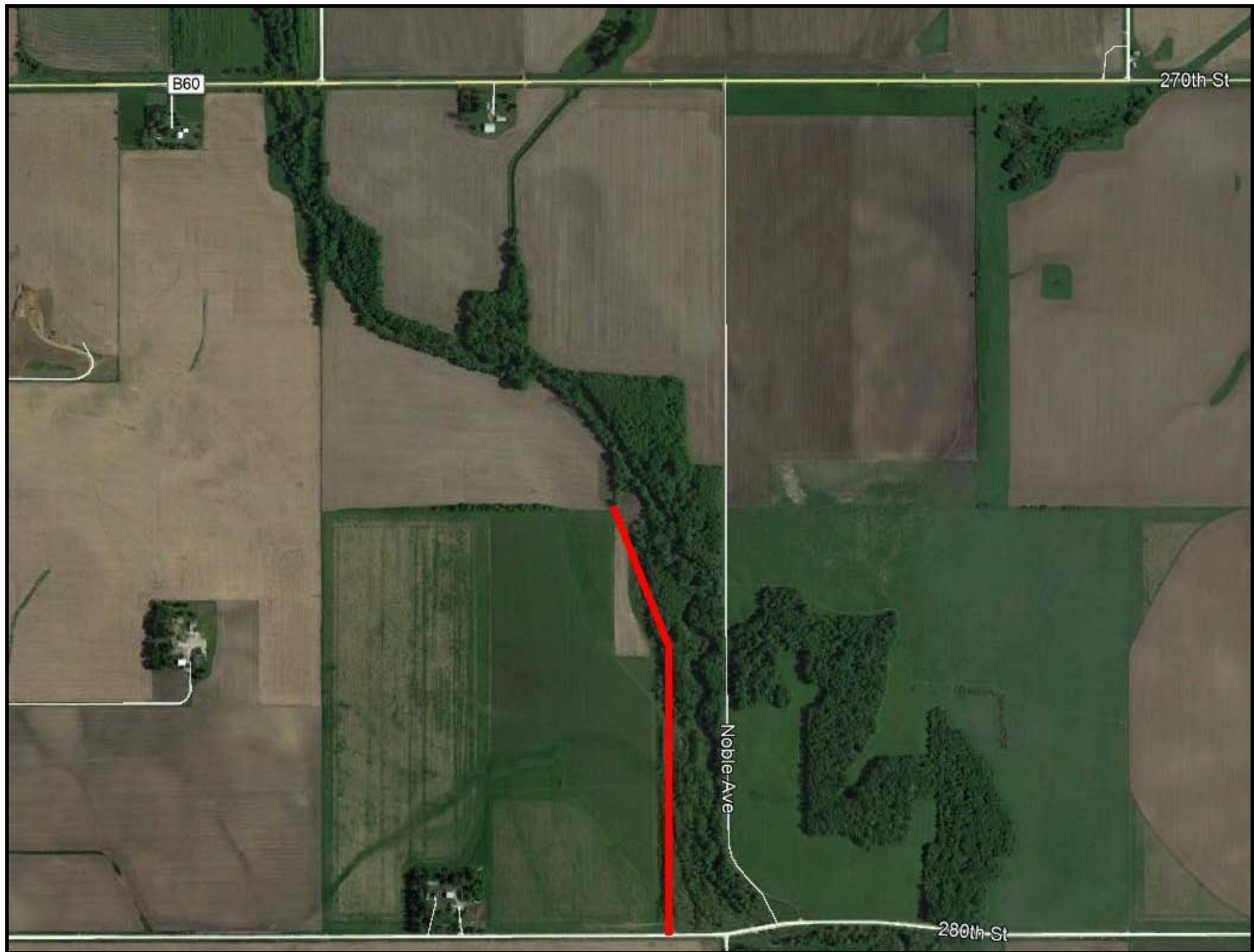
CROP YEAR 2020

PRINTED

November 19, 2019

BY FLOYD CO FSA

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Easement Map



Document 2013-0988

Book 2013 Page 0988 Type EASE Pages 3

Date 4/09/2013 Time 4:36 PM

Rec Amt \$17.00

✓ INDX
✓ CHCK
NOTE

DEBORAH K ROBERTS, COUNTY RECORDER
FLOYD COUNTY IOWA

✓ SCAN
ODD

Prepared by and Return to: Rodney E. Mulcahy, 701 Blunt Parkway, Charles City, IA 50616, 641 228-3727

EASEMENT FOR INGRESS AND EGRESS

WHEREAS Robert J. Kepple, owns certain interests in the following described real property in Floyd County, Iowa, to wit:

The Southeast Quarter (SE ¼) of Section Eighteen (18), Township Ninety-four North (94N), Range Sixteen (16) West of the Fifth P.M.

WHEREAS Summit Ag Fund I, L.L.P., owns ceratin interests in the following described real property in Floyd County, Iowa, to wit:

The Northeast Quarter (NE ¼) of Section Eighteen (18), Township Ninety-four North (94N), Range Sixteen (16) West of the Fifth P.M.

WHEREAS the parties mutually are desirous of creating an easement over Robert J. Kepple's property to allow access to the real property owned by Summit Ag Fund I, L.L.P.

WHEREAS the parties are desirous of reducing said agreement to writing.

NOW, THEREFORE, IT IS HEREBY AGREED, by and among the parties hereto and for and in consideration of the mutual covenants of the parties hereto, as follows:

1. Robert J. Kepple hereby grants and conveys to Summit Ag Fund I, L.L.P., a perpetual easement and right-of-way with a right of ingress and egress over and through that portion of Robert J. Kepple's real property described on the photograph attached hereto as "Exhibit A". Said easement shall be 25' in width.
2. Summit Ag Fund I, L.L.P., will be responsible for any crop damage which might occur due either to the use or any required maintenance and repair of the said easement, or any other damage which might occur during the use of said easement.

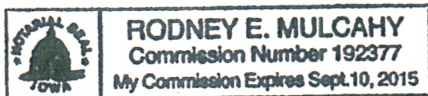
3. This agreement shall be recorded with the intent the easement hereby granted shall be permanent and run with the land forever and further that this agreement shall be binding upon the successors in interest to the parties hereto, beneficiaries, executors and administrators.

Robert J. Kepple 4-8-13
Robert J. Kepple Date

Bruce Rastetter 3/2/13
Summit Ag Fund I, L.L.P. Date
By AGMP I, L.L.P., Managing Partner
By Bruce Rastetter, Managing Partner

STATE OF IOWA)
)
FLOYD COUNTY) SS:

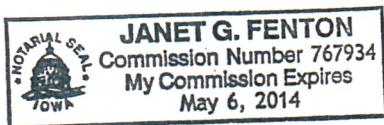
On this 8th day of April, 2013, before me, the undersigned Notary Public in and for the State of Iowa, personally appeared Robert J. Kepple, to me known to be the identical person named in and who executed the within and foregoing instrument, and acknowledged he executed the same as his voluntary act and deed.



Rodney E. Mulcahy
Notary Public, State of Iowa

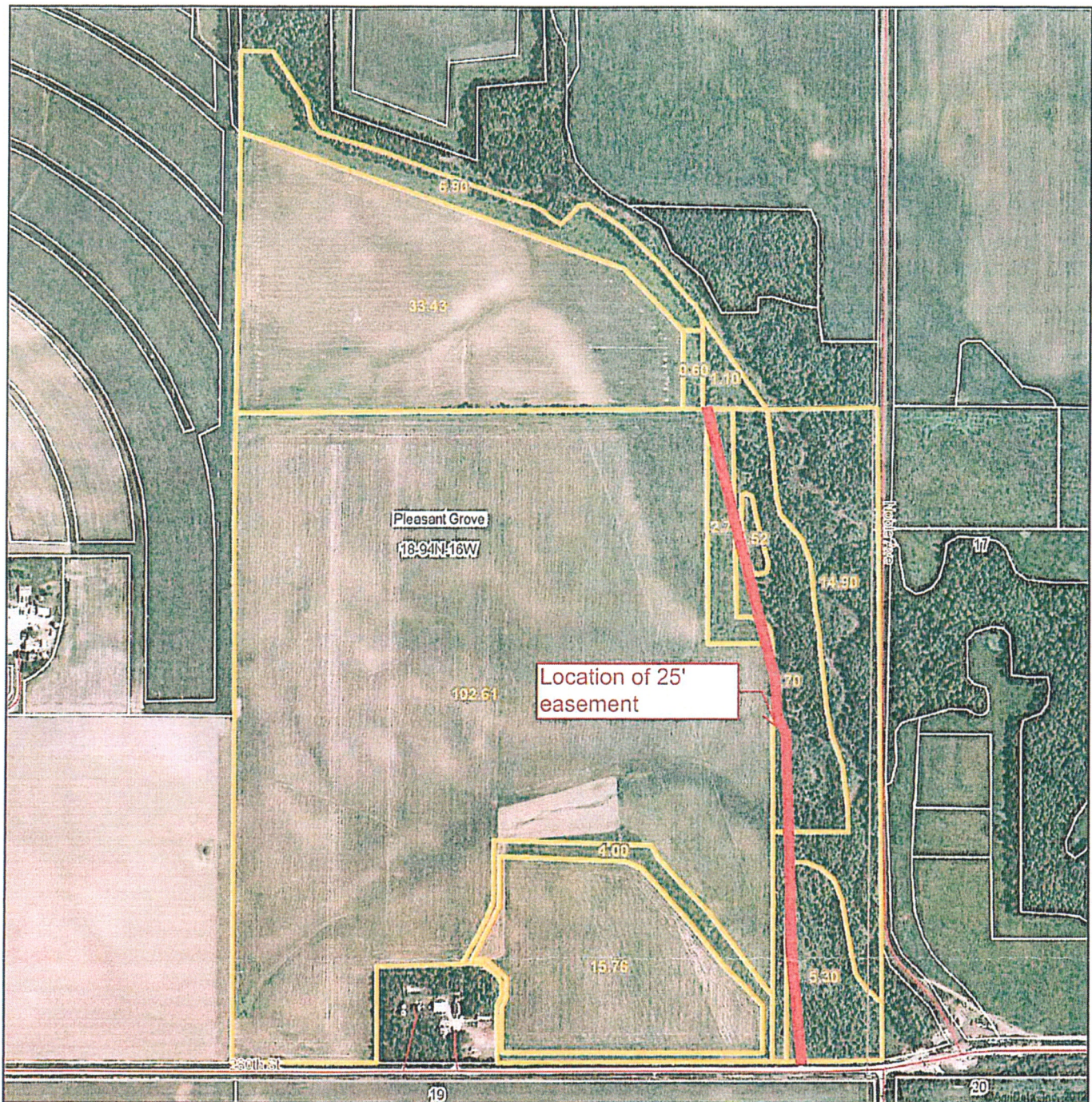
STATE OF IOWA)
)
Hardin COUNTY) SS:

On this 2nd day of April, 2013, before me, the undersigned Notary Public in and for the State of Iowa, personally appeared Bruce Rastetter, Managing Partner of AGMP, L.L.P., Managing Partner of Summit Ag Fund I, L.L.P., to me known to be the identical person named in and who executed the within and foregoing instrument, and acknowledged he executed the same as his voluntary act and deed, as Managing Partner of AGMP I, L.L.P., Managing Partner of Summit Ag Fund I, L.L.P..



Janet G. Fenton
Notary Public, State of Iowa

"Exhibit A"



SUMMIT
FARMS

Maps provided by:

surety
CUSTOMIZED ONLINE MAPPING

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www.AgriDataInc.com

18-94N-16W
Floyd County
Iowa

map center: 42° 57' 23.45, 92° 46' 36.84

scale: 6696



4/1/2013

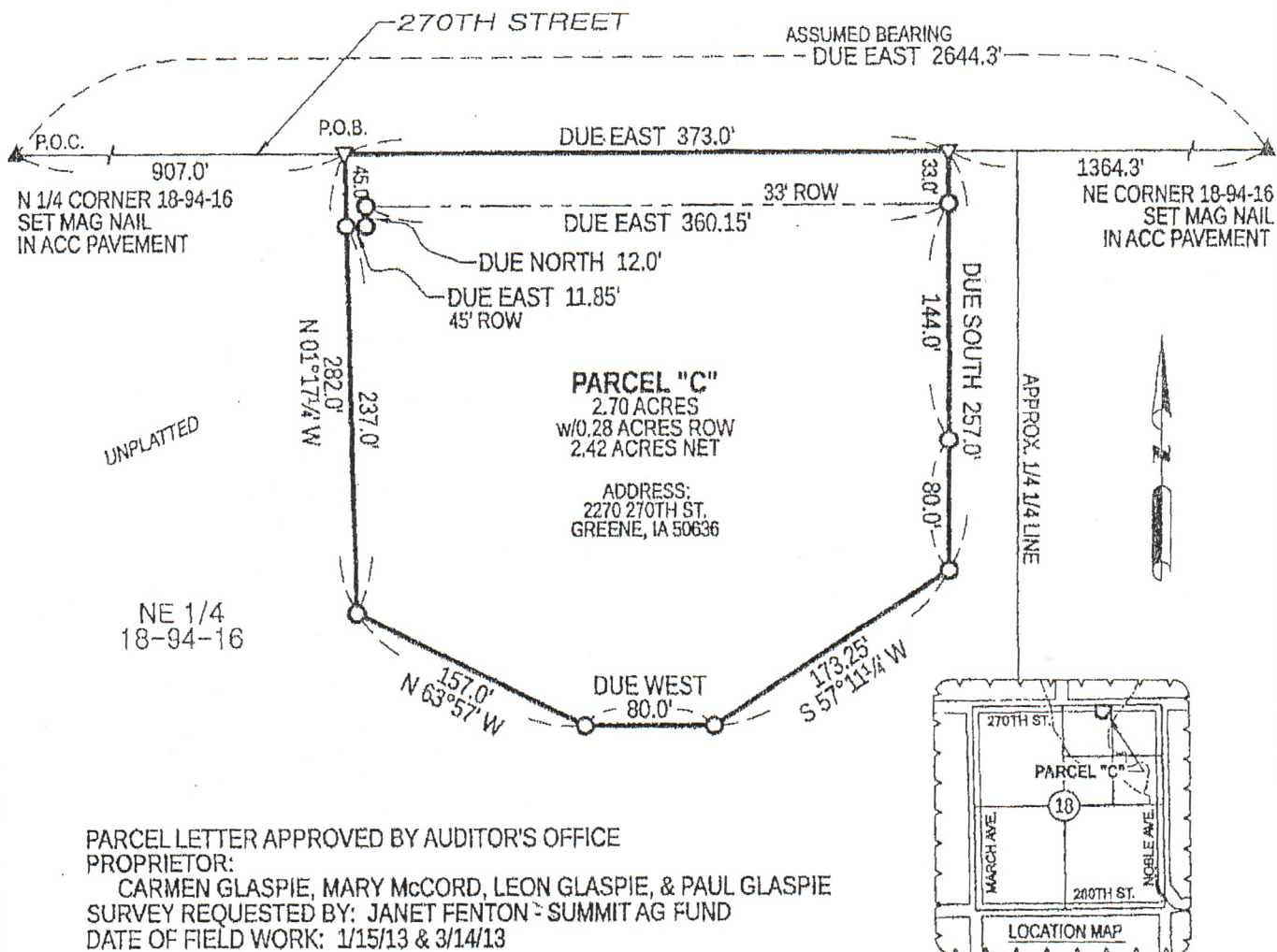
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

PLAT OF SURVEY

IN THE NE 1/4 SEC. 18-T94N-R16W
FLOYD COUNTY, IOWA

THIS PLAT OF SURVEY SUPERSEDES PLAT OF SURVEY
DOCUMENT 2013-0291 RECORDED 1/29/2013

72.



THIS PLAT REPRESENTS A SURVEY OF PARCEL "C"

THAT PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 94 NORTH, RANGE 16 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FLOYD COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, POINT BEING A SET MAG NAIL IN ACC PAVEMENT;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER DUE EAST 907.0 FEET TO A SET MAG NAIL IN ACC PAVEMENT, BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE DUE EAST 373.0 FEET TO A SET MAG NAIL IN ACC PAVEMENT;

THENCE DUE SOUTH 257.0 FEET TO A SET NO. 4 REBAR WITH MAROON PLASTIC CAP #21096;

THENCE SOUTH 57° 11 1/4' WEST 173.25 FEET TO A SET NO. 4 REBAR WITH MAROON PLASTIC CAP #21096;

THENCE DUE WEST 80.0 FEET TO A SET NO. 4 REBAR WITH MAROON PLASTIC CAP #21096;

THENCE NORTH 63° 57' WEST 157.0 FEET TO A SET NO. 4 REBAR WITH MAROON PLASTIC CAP #21096;

THENCE NORTH 01° 17 1/4' WEST 282.0 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.70 ACRES INCLUDING 0.28 ACRES OF ROW.

SUBJECT TO RESTRICTIONS, EASEMENTS, COVENANTS, ORDINANCES, AND LIMITED ACCESS PROVISION OF RECORD AND NOT OF RECORD.

NOTE: THE NORTH LINE OF SAID NORTHEAST QUARTER IS ASSUMED TO BEAR DUE EAST FOR THIS DESCRIPTION.



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Ted C. Hoodjer
TED C. HOODJER

3/14/2013
DATE

○ SET NO. 4 REBAR x 24" LONG
w/MAROON PLASTIC CAP #21096

▽ SET MAG NAIL
IN ACC PAVEMENT

