

LAND FOR SALE

LISTING #15127

77.5 ACRES M/L
CHICKASAW COUNTY, IOWA



DOUGLAS R. YEGGE

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YEGGEMCNEILLAND.COM

563-659-8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION: Parcel A of the survey of the South 1/2 of Section 25, Township 94 North, Range 13 West of the 5th P.M., Chickasaw Co., IA.

Wixom, 77.5 Acres M/L, Chickasaw County, IA

COMMENTS & BUILDING INFORMATION:

Presenting 77.5 acres m/l of Chickasaw County, Iowa farmland for sale. Located 6 1/2 miles South of New Hampton, Iowa, in Section 25 of Richland Township. Per the Chickasaw County FSA, the farm consists of 75.08 tillable acres. The farm carries a CSR2 of 68.7.

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
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Alan@PeoplesCompany.com

Yeggemcneilland.com

TOTAL ACRES:	77.5
PRICE:	\$515,000
Price Per Acre:	\$6,645
Owner:	Wixom
Operator:	Lantzky
County & State:	Chickasaw Co., IA
Location:	6 1/2 miles S. of New Hampton, IA
Possession Date:	As agreed
Drainage Info:	Tile & Natural
Average Productivity:	68.7 CSR2
Taxable Acres:	76.43
Net RE Taxes:	\$1,698
Taxes Payable In:	2019-2020
Topography:	Level

F.S.A. INFORMATION:

Farmland:	80.65
Crop Acres:	75.09
Effective DCP Cropland	
CRP Acres:	
Corn Base:	57.4
Corn Yield:	127
Soybean Base:	16
Soybean Yield:	48

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	77.5
Tillable Acres:	75.09
CRP Acres:	
Farmstead:	
Roads:	.41
Waste:	2
Timber:	
Pasture:	

563-659-8185

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DeWitt, Iowa 52742

R-13-W

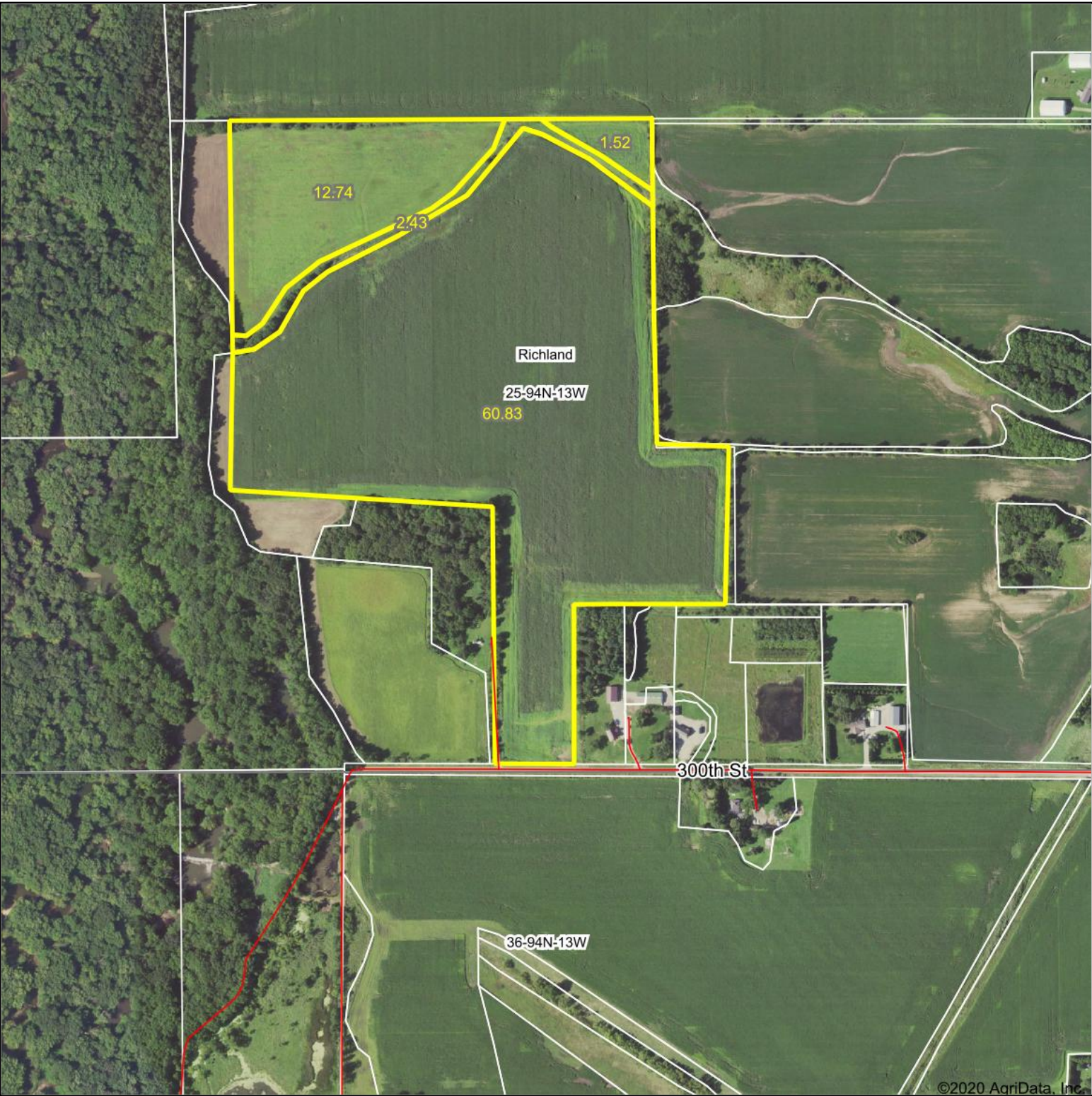


1. Schmidt, Kurt et ux

1. Ionia Pigs Inc 14

SECTION 33

Aerial Map - Total Acres





Map Center: 42° 55' 26.94, -92° 19' 36.31

0ft 639ft 1277ft

25-94N-13W

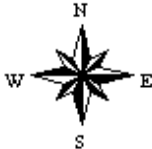
Chickasaw County

Iowa

Maps Provided By:



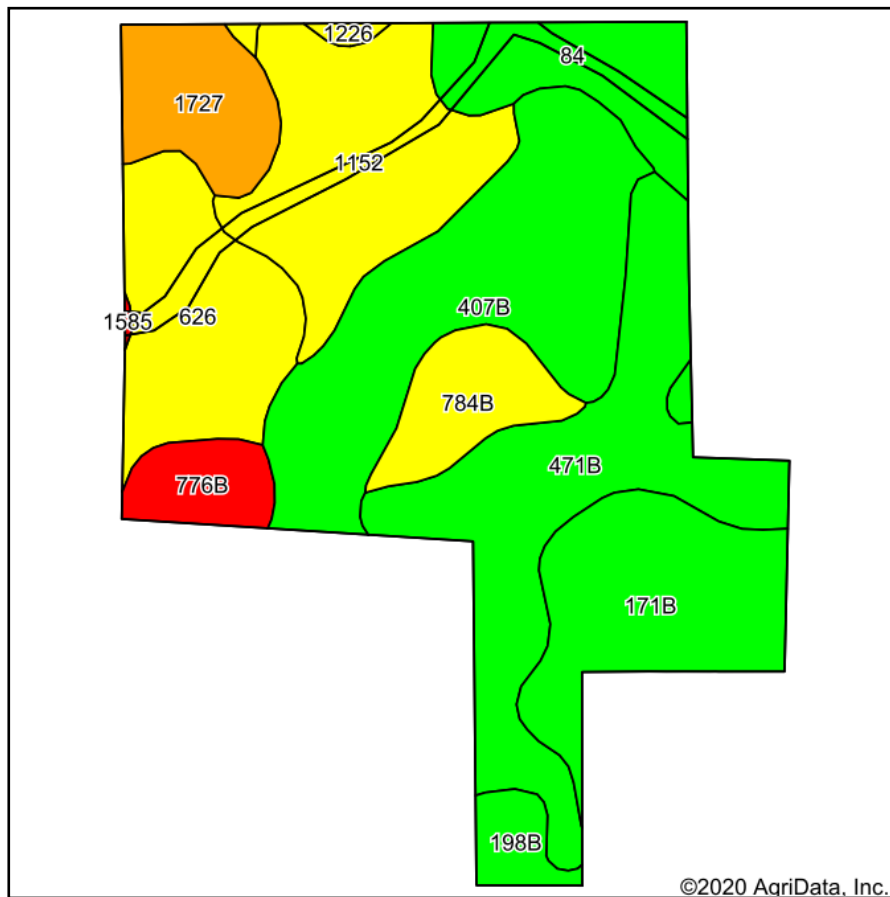
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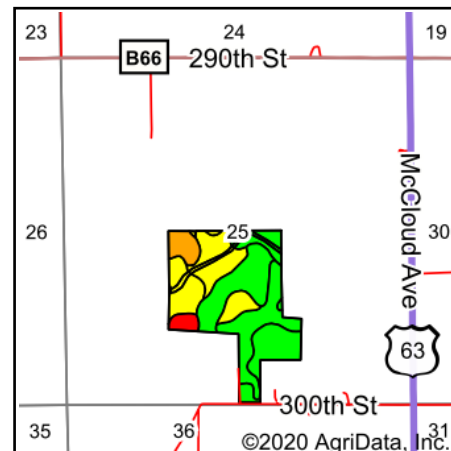
8/19/2020

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: **Chickasaw**
 Location: **25-94N-13W**
 Township: **Richland**
 Acres: **77.52**
 Date: **8/19/2020**



Maps Provided By:



Area Symbol: IA037, 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	Corn	Oats	Soybeans	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
407B	Schley loam, 1 to 4 percent slopes	15.35	19.8%		Ilw	196.8	5.1	57.1	81	69				95	95	79	86	0
471B	Oran loam, 2 to 5 percent slopes	14.73	19.0%		Iw	209.6	5.4	60.8	74	79				82	82	56	64	0
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	11.03	14.2%		Ilw	80	1.7	23.2	54	67				82	82	66	61	0
171B	Bassett loam, 2 to 5 percent slopes	9.41	12.1%		Ile	212.8	6	61.7	85	79	215	92	62	88	88	69	75	0
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	8.61	11.1%		Ils	80	2.1	23.2	53	66				84	84	69	57	1
84	Clyde clay loam, 0 to 3 percent slopes	5.49	7.1%		Ilw	224	4.7	65	88	74				90	90	75	85	0
1727	Udolpho loam, 0 to 2 percent slopes, rarely flooded	4.57	5.9%		Ilw	80	1.7	23.2	48	66				82	82	66	56	0

784B	Riceville loam, 1 to 4 percent slopes	3.85	5.0%		Ile	201.6	5.2	58.5	68	51				77	76	69	73	0
776B	Lilah sandy loam, 2 to 5 percent slopes	2.48	3.2%		IVs	80	2.2	23.2	5	28				43	43	43	24	0
198B	Floyd loam, 1 to 4 percent slopes	1.54	2.0%		IIw	222.4	5.8	64.5	89	74				85	81	63	85	0
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.40	0.5%		IIs	80	2.1	23.2	59	71				83	83	70	61	1
1585	Spillville-Coland complex, 0 to 2 percent slopes, frequently flooded	0.06	0.1%		Vw	120	2.5	34.8	22	25				58	58	27	44	0
Weighted Average						163	4.1	47.3	68.7	69.5	26.1	11.2	7.5	*n 84.6	*n 84.5	*n 67.4	*n 69.1	*n 0.1

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

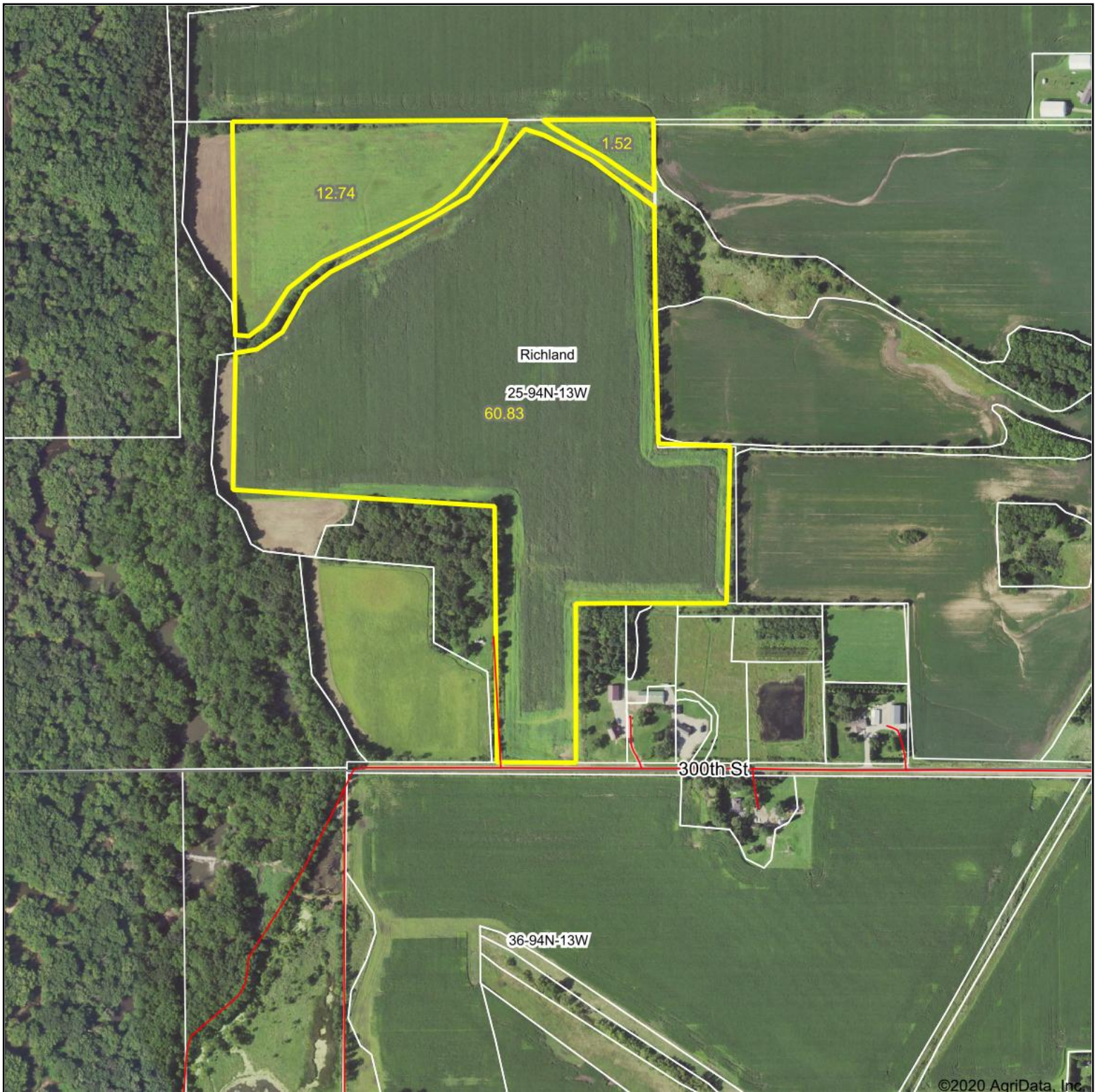
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

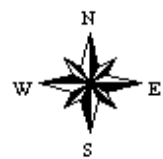
Aerial Map - Tillable Acres



Map Center: 42° 55' 26.94, -92° 19' 36.31

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25-94N-13W
Chickasaw County
Iowa

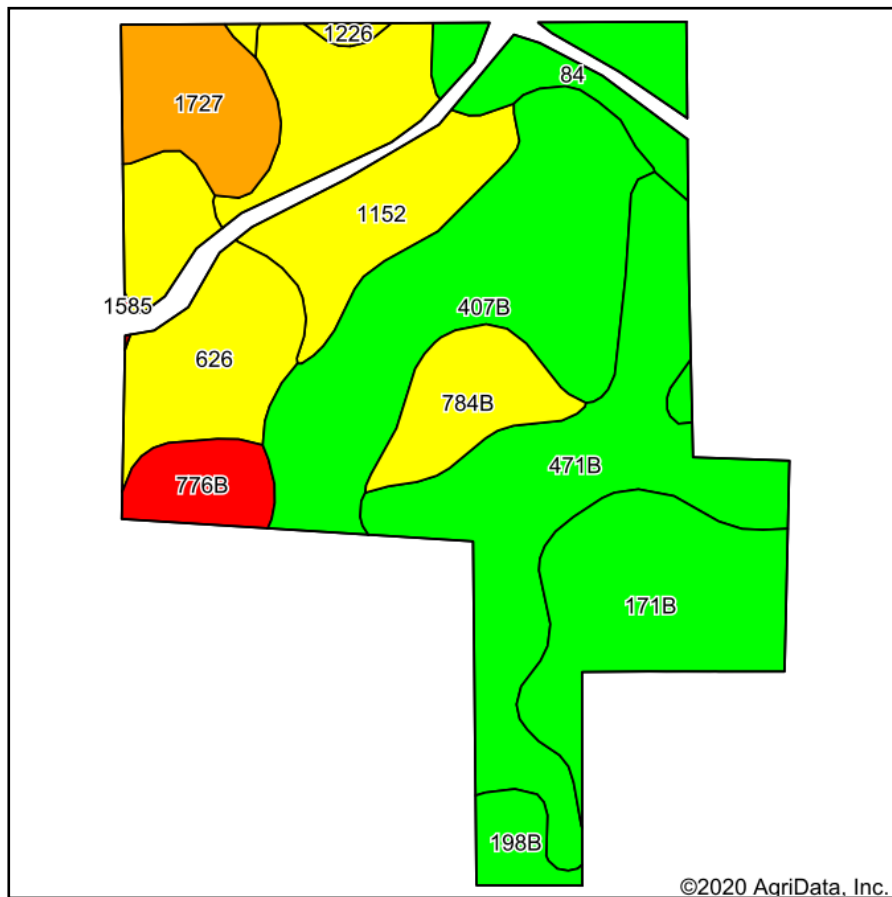


8/19/2020

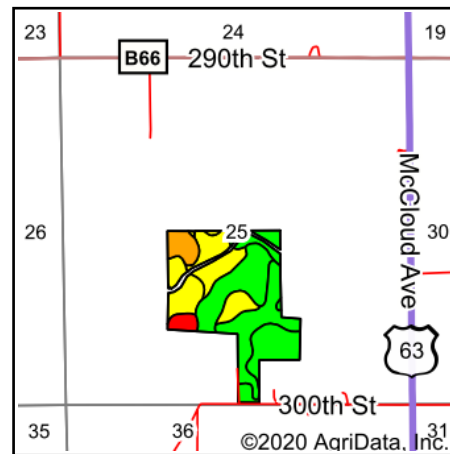
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tillable Acres



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State: **Iowa**
 County: **Chickasaw**
 Location: **25-94N-13W**
 Township: **Richland**
 Acres: **75.09**
 Date: **8/19/2020**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	10.26	13.7%		Ilw	80	1.7	23.2	54	67				82	82	66	61	0
171B	Bassett loam, 2 to 5 percent slopes	9.41	12.5%		Ile	212.8	6	61.7	85	79	215	92	62	88	88	69	75	0
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	7.97	10.6%		Ils	80	2.1	23.2	53	66				84	84	69	57	1
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Soils data provided by USDA and NRCS.

IOWA
CHICKASAW
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 6698
Prepared : 8/19/20 9:53 AM
Crop Year : 2020

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : NICHOLAS J SHEPHERD
Farms Associated with Operator : 19-037-3821, 19-037-6698
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
80.65	75.09	75.09	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	75.09	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	57.40	0.00	127	
Soybeans	16.00	0.00	48	
TOTAL	73.40	0.00		

NOTES

Tract Number : 9559

Description : H10 S1/2 25-94-13
FSA Physical Location : IOWA/CHICKASAW
ANSI Physical Location : IOWA/CHICKASAW
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 : CHAD T WIXOM
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
80.65	75.09	75.09	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	75.09	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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IOWA
CHICKASAW
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 6698
Prepared : 8/19/20 9:53 AM
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Abbreviated 156 Farm Record

Tract 9559 Continued ...

Corn	57.40	0.00	127
Soybeans	16.00	0.00	48
TOTAL	73.40	0.00	

NOTES

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United States
Department of
Agriculture

Chickasaw County, Iowa



Legend

Wetland Determination Identifiers

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

Tract Cropland Total: 75.09 acres

2020 Program Year

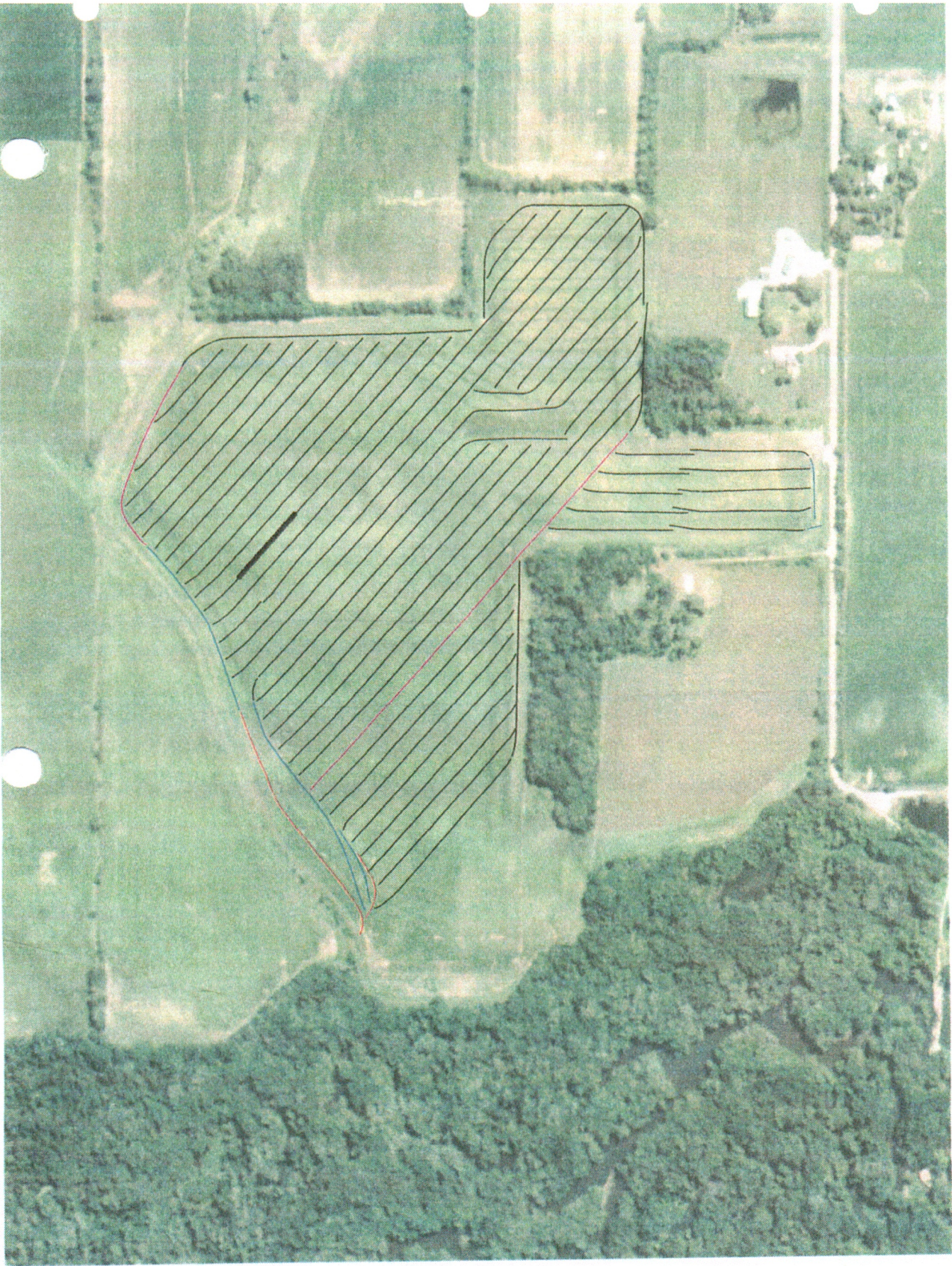
Map Created April 30, 2020

Farm 6698

Tract 9559

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Bruce Lantzky Bear Stud Farm

Wixom



