

# LAND FOR SALE

LISTING #15263

**122.46 ACRES M/L**  
MITCHELL COUNTY, IOWA



**DOUGLAS R. YEGGE**

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[YEGGEMCNEILLAND.COM](http://YEGGEMCNEILLAND.COM)

563-659-8185

700 6th Ave  
DeWitt, Iowa 52742

# LAND FOR SALE

**LEGAL DESCRIPTION:** 122.46 acres MOL located in Part of the North 1/2 of the Southwest 1/4 and Part of the Northwest 1/4 of the Southeast 1/4 of Section 26, Township 99 North Range 16 West, Mitchell County, Iowa.  
See attached Addendum.

**COMMENTS & BUILDING INFORMATION:**

Offering 122.46 Acres m/l of productive farmland in Mitchell County, Iowa. The farm includes 115.92 FSA tillable acres with a CSR2 of 63.3. Primary tillable soil types are Pinicon and Sattre Silt loam. The farm is located roughly 1.5 miles Southeast of Little Cedar, in Section 26 of Liberty Township, Mitchell County, Iowa.

**LEASE/FSA INFORMATION:**

Leased for the 2021 crop year.

**TO CONTACT LISTING AGENT:**

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 Doug@PeoplesCompany.com

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 Alan@PeoplesCompany.com

[Yeggemcneilland.com](http://Yeggemcneilland.com)

**Novak, 122.46 Acres M/L, Mitchell County, IA**

<b>TOTAL ACRES:</b>	<b>122.46</b>
<b>PRICE:</b>	<b>\$813,000</b>
<b>Price Per Acre:</b>	\$6,639
<b>Owner:</b>	Novak
<b>Operator:</b>	Blaser
<b>County &amp; State:</b>	Mitchell Co., IA
<b>Location:</b>	1.5 miles Southeast of Little Cedar, IA
<b>Possession Date:</b>	As agreed
<b>Drainage Info:</b>	Natural
<b>Average Productivity:</b>	63.3 CSR2
<b>Taxable Acres:</b>	119.88
<b>Net RE Taxes:</b>	\$2,446
<b>Taxes Payable In:</b>	2019-2020
<b>Topography:</b>	Level to Gentle Slope

**F.S.A. INFORMATION:**

<b>Farmland:</b>	122.46
<b>Crop Acres:</b>	115.92
<b>Effective DCP Cropland</b>	115.92
<b>CRP Acres:</b>	
<b>Corn Base:</b>	55.78
<b>Corn Yield:</b>	141
<b>Soybean Base:</b>	56.12
<b>Soybean Yield:</b>	42

**APPROXIMATE BREAKDOWN OF ACRES:**

<b>Total Acres:</b>	122.46
<b>Tillable Acres:</b>	115.92
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	.5
<b>Waterways:</b>	
<b>Timber:</b>	5.14
<b>Pasture:</b>	

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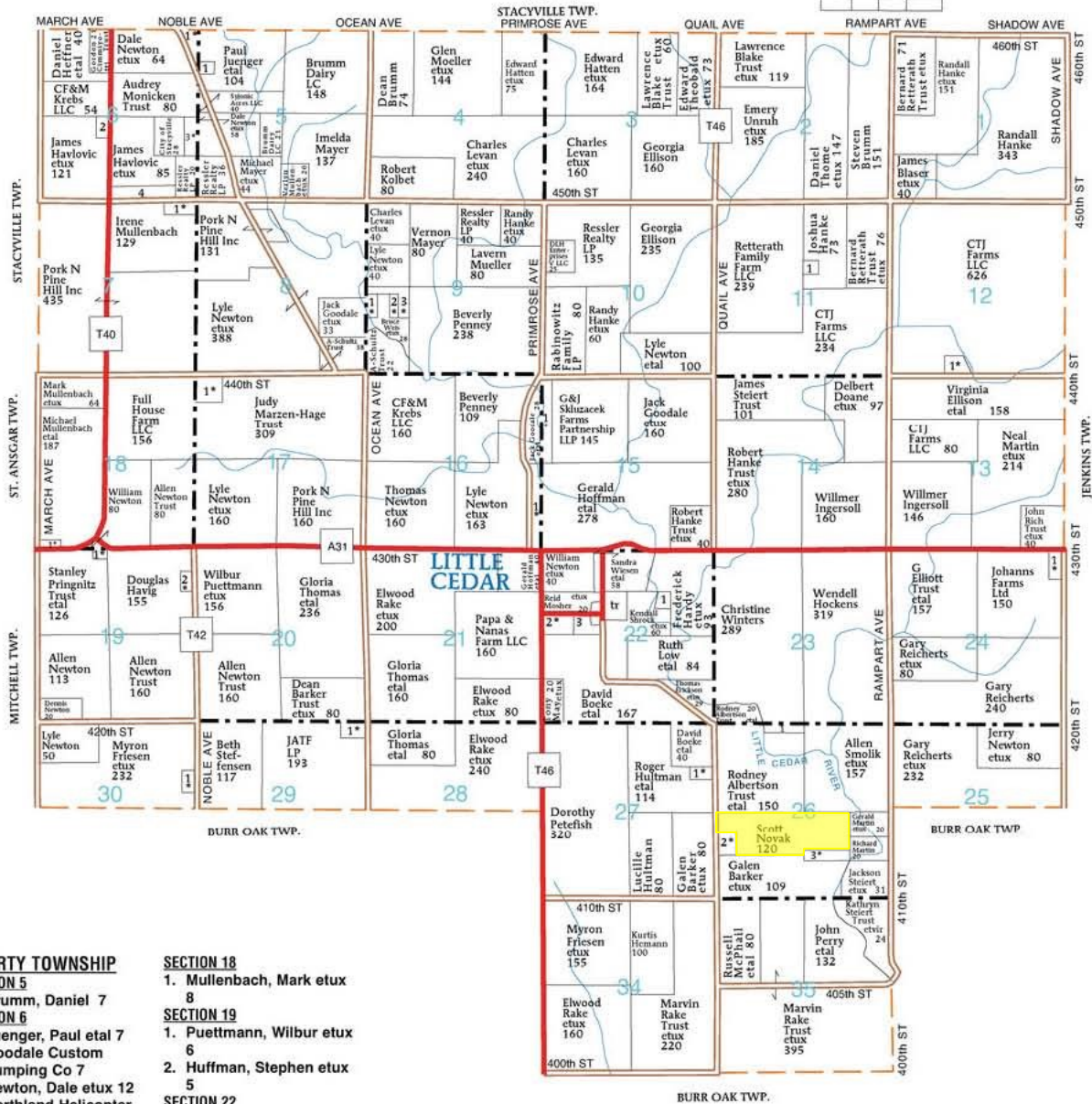


T-99-N

## LIBERTY PLAT

(Landowners)

R-16-W



## LIBERTY TOWNSHIP

## SECTION 5

1. Brumm, Daniel 7

## SECTION 6

1. Juenger, Paul et al 7
2. Goodale Custom Pumping Co 7
3. Newton, Dale et al 12
4. Northland Helicopter Inc 12

## SECTION 7

1. Juenger, Brian et al 11

## SECTION 9

1. Newton, Lyle et al 8
2. Brumm, Douglas et al 5
3. Brumm, Phil et al 17

## SECTION 11

1. Adams, Craig 7

## SECTION 12

1. Jenkins, Jeff et al 11

## SECTION 15

1. Goodale, Jack et al 15

## SECTION 16

1. Hoffman, Gerald et al 19

## SECTION 17

1. Hungerford, Joseph et al 11

## SECTION 18

1. Mullenbach, Mark et al 8

## SECTION 19

1. Puettmann, Wilbur et al 6

## SECTION 20

2. Huffman, Stephen et al 5

## SECTION 22

1. Heller, Linda 7
2. Beachy, Norman et al 7
3. Abben Trust 8

## SECTION 24

1. Pearson, Gary et al 10

## SECTION 26

1. Winters, Christine 10
2. Martin, Ivan et al 8
3. Martin, Ivan et al 11

## SECTION 27

1. Huffman, Brian et al 6

## SECTION 29

1. Henderson, James et al 7

## SECTION 30

1. Niess, Calvin et al 6

## Addendum


1. N 1/2 SW 1/4 Except the South 726 feet of the West 495 feet of 26, 99, 16 and the N 1/2 SE 1/4 of 26, 99, 16 Except the following: Commencing at the NE Corner of the SE 1/4 of 26-99-16, thence South 880 feet to the POB, thence West 1150 feet, thence South 440 feet, thence E 1150 feet, thence N 440 feet to the POB, and further excepting: Commencing at the Northeast Corner of the SE 1/4 of 26, 99, 16, West of the 5th P.M., Mitchell County, Iowa, thence West 950 feet, thence South 650 feet, thence West 200 feet, thence South 230 feet, thence East 1150 feet, thence North 880 feet to the point of beginning.

RESTRICTIVE COVENANT. The real estate described on this Deed shall not be developed or improved with a livestock facility, residence, shop or grain handling facility for as long as there is an occupied residence situated on the adjoining South 726 feet of the West 495 feet of Section 26, Township 99 North, Range 16, West of the 5th P.M., Mitchell County, Iowa.



Aerial Map - Total Acres






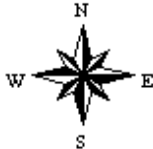
Map Center: 43° 21' 38.63, -92° 42' 15.43

0ft 669ft 1338ft

26-99N-16W  
Mitchell County  
Iowa

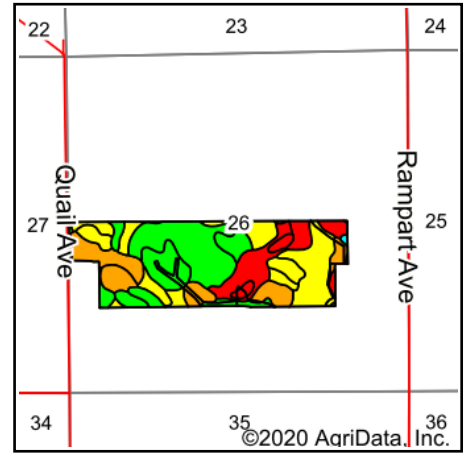
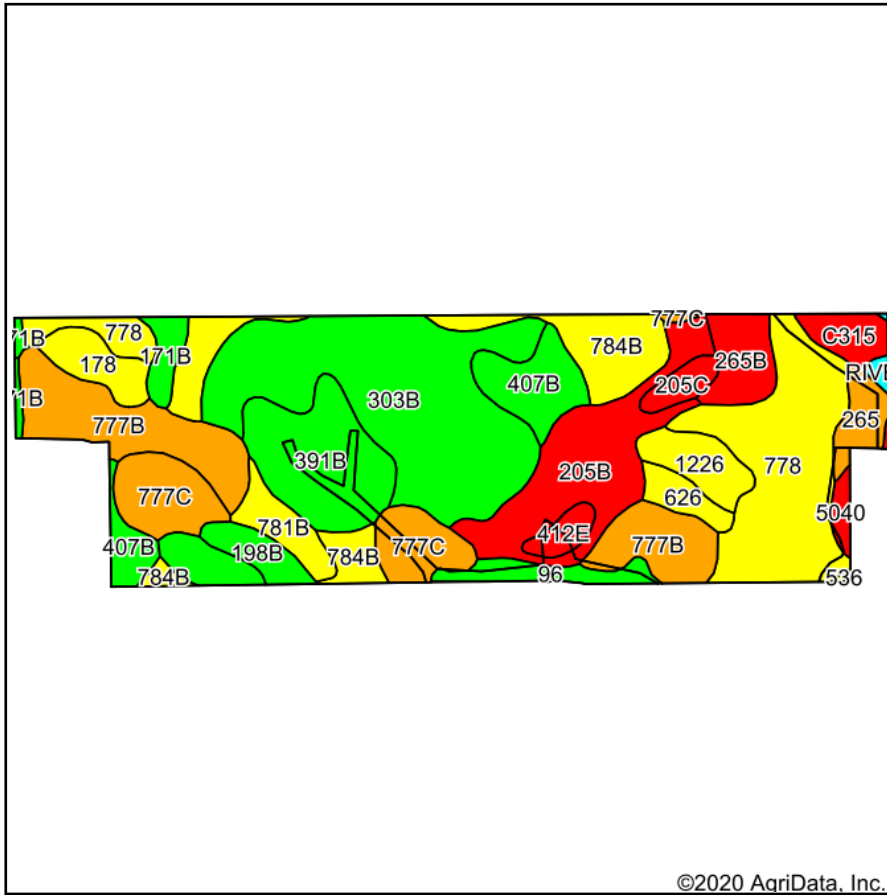
Maps Provided By:  
  
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Field borders provided by Farm Service Agency as of 5/21/2008.



11/19/2020

# Soils Map - Total Acres



State: **Iowa**  
 County: **Mitchell**  
 Location: **26-99N-16W**  
 Township: **Liberty**  
 Acres: **122.46**  
 Date: **11/19/2020**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA131, Soil Area Version: 26																
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*j Corn	*j Alfalfa	*j Soybeans	CSR2**	Corn	Oats	Soybeans	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
303B	Pinicon loam, 1 to 4 percent slopes	23.12	18.9%		Ilw	206.4	5.4	59.9	80				83	82	74	77
778	Sattre silt loam, 0 to 2 percent slopes	16.53	13.5%		Ilw	80	2.2	23.2	56				68	68	63	45
777B	Wapsie loam, 2 to 5 percent slopes	12.25	10.0%		Ilw	80	2.2	23.2	50				65	65	60	42
205B	Whalan loam, 30 to 40 inches to limestone, till plain, 2 to 5 percent slopes	10.75	8.8%		Ilw	80	2.2	23.2	36				57	57	45	40
784B	Riceville silt loam, 1 to 4 percent slopes	9.23	7.5%		Ilw	201.6	5.2	58.5	68				77	77	67	73
391B	Clyde-Floyd complex, 1 to 4 percent slopes	8.71	7.1%		Ilw	216	4.5	62.6	87				88	86	70	85
777C	Wapsie loam, 5 to 9 percent slopes	7.44	6.1%		Ilw	80	2.2	23.2	43				64	64	58	41
407B	Schley silt loam, 1 to 4 percent slopes	5.66	4.6%		Ilw	196.8	5.1	57.1	81				93	93	76	86

171B	Bassett loam, 2 to 5 percent slopes	3.70	3.0%		Ile	212.8	6	61.7	85	215	92	62	88	88	69	75	0
265B	Bixby loam, 2 to 5 percent slopes	3.16	2.6%		Ile	80	2.2	23.2	40				73	73	61	60	0
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	2.96	2.4%		Ils	80	2.1	23.2	59				84	84	71	61	1
178	Waukee silt loam, 0 to 2 percent slopes	2.64	2.2%		Ils	80	2.2	23.2	68				73	73	66	48	0
781B	Lourdes loam, 2 to 5 percent slopes	2.46	2.0%		Ile	80	2.2	23.2	68				80	80	50	62	0
96	Turlin silt loam, 0 to 2 percent slopes	2.15	1.8%		Ilw	225.6	5.9	65.4	90				91	88	54	86	0
265	Bixby loam, 0 to 2 percent slopes	2.03	1.7%		Ils	80	2.2	23.2	45				75	75	62	61	0
C315	Alluvial land, channeled	2.00	1.6%		Vw	80	0	23.2	26				51	51	27	42	0
198B	Floyd loam, 1 to 4 percent slopes	1.99	1.6%		Ilw	222.4	5.8	64.5	89				85	81	63	85	0
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	1.67	1.4%		Ils	80	2.1	23.2	53				84	84	69	57	1
205C	Whalan loam, 30 to 40 inches to limestone, till plain, 5 to 9 percent slopes	1.34	1.1%		Ille	80	2.2	23.2	33				58	58	46	41	0
412E	Emeline loam, 9 to 18 percent slopes	1.21	1.0%		Vls				5				24	23	24	16	0
5040	Anthroportic Udorthents, 2 to 9 percent slopes	0.84	0.7%		Vls	88	0	25.5	5				82	82	62	69	0
RIVER	Water, rivers and streams	0.35	0.3%						0								
471B	Oran loam, 2 to 5 percent slopes	0.20	0.2%		Iw	209.6	5.4	60.8	74				82	82	56	64	0
536	Hanlon fine sandy loam, 0 to 2 percent slopes	0.07	0.1%		Ils	193.6	5.4	56.1	70				75	75	38	53	0
<b>Weighted Average</b>						<b>136.3</b>	<b>3.5</b>	<b>39.5</b>	<b>61.9</b>	<b>6.5</b>	<b>2.8</b>	<b>1.9</b>	<b>*n 74.2</b>	<b>*n 73.7</b>	<b>*n 63</b>	<b>*n 60.5</b>	<b>*n *</b>

\*\*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: 43° 21' 38.63, -92° 42' 15.84

0ft 660ft 1321ft

**26-99N-16W**  
**Mitchell County**  
**Iowa**



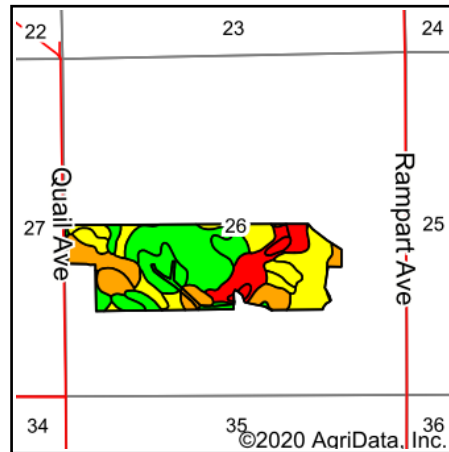
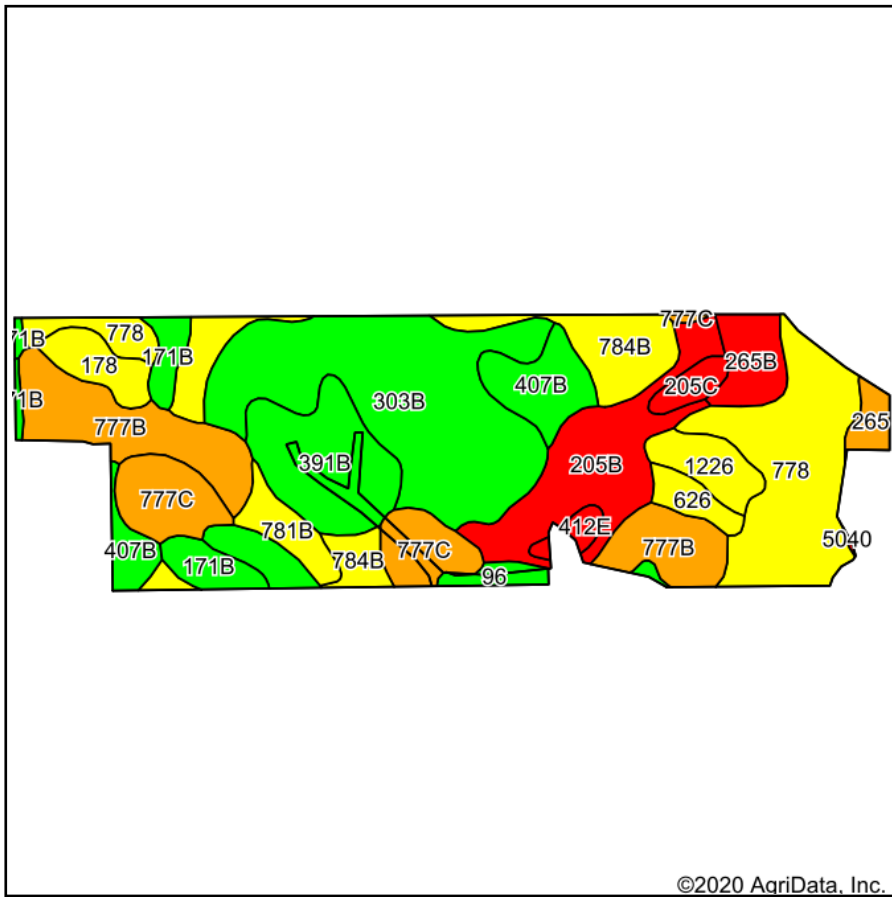
11/19/2020

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



## Soils Map - Tillable Acres



State: **Iowa**  
County: **Mitchell**  
Location: **26-99N-16W**  
Township: **Liberty**  
Acres: **115.92**  
Date: **11/19/2020**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA131, Soil Area Version: 26																	
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	Corn	Oats	Soybeans	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
303B	Pinicon loam, 1 to 4 percent slopes	23.16	20.0%		Ilw	206.4	5.4	59.9	80				83	82	74	77	0
778	Sattre silt loam, 0 to 2 percent slopes	15.62	13.5%		Ils	80	2.2	23.2	56				68	68	63	45	0
777B	Wapsie loam, 2 to 5 percent slopes	12.13	10.5%		Ile	80	2.2	23.2	50				65	65	60	42	0
205B	Whalan loam, 30 to 40 inches to limestone, till plain, 2 to 5 percent slopes	10.48	9.0%		Ile	80	2.2	23.2	36				57	57	45	40	0
784B	Riceville silt loam, 1 to 4 percent slopes	9.23	8.0%		Ilw	201.6	5.2	58.5	68				77	77	67	73	0
391B	Clyde-Floyd complex, 1 to 4 percent slopes	8.71	7.5%		Ilw	216	4.5	62.6	87				88	86	70	85	0
777C	Wapsie loam, 5 to 9 percent slopes	7.44	6.4%		Ille	80	2.2	23.2	43				64	64	58	41	0

407B	Schley silt loam, 1 to 4 percent slopes	5.66	4.9%		llw	196.8	5.1	57.1	81				93	93	76	86	0
171B	Bassett loam, 2 to 5 percent slopes	3.70	3.2%		lle	212.8	6	61.7	85	215	92	62	88	88	69	75	0
265B	Bixby loam, 2 to 5 percent slopes	3.16	2.7%		lle	80	2.2	23.2	40				73	73	61	60	0
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	2.96	2.6%		lls	80	2.1	23.2	59				84	84	71	61	1
178	Waukee silt loam, 0 to 2 percent slopes	2.64	2.3%		lls	80	2.2	23.2	68				73	73	66	48	0
781B	Lourdes loam, 2 to 5 percent slopes	2.46	2.1%		lle	80	2.2	23.2	68				80	80	50	62	0
198B	Floyd loam, 1 to 4 percent slopes	1.99	1.7%		llw	222.4	5.8	64.5	89				85	81	63	85	0
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	1.67	1.4%		lls	80	2.1	23.2	53				84	84	69	57	1
205C	Whalan loam, 30 to 40 inches to limestone, till plain, 5 to 9 percent slopes	1.34	1.2%		llle	80	2.2	23.2	33				58	58	46	41	0
96	Turlin silt loam, 0 to 2 percent slopes	1.29	1.1%		llw	225.6	5.9	65.4	90				91	88	54	86	0
265	Bixby loam, 0 to 2 percent slopes	1.27	1.1%		lls	80	2.2	23.2	45				75	75	62	61	0
412E	Emeline loam, 9 to 18 percent slopes	0.81	0.7%		Vls				5				24	23	24	16	0
471B	Oran loam, 2 to 5 percent slopes	0.20	0.2%		lw	209.6	5.4	60.8	74				82	82	56	64	0
<b>Weighted Average</b>						<b>138.8</b>	<b>3.6</b>	<b>40.3</b>	<b>63.3</b>	<b>6.9</b>	<b>2.9</b>	<b>2</b>	<b>*n 74.9</b>	<b>*n 74.4</b>	<b>*n 64</b>	<b>*n 61.1</b>	<b>*n *-</b>

\*\*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.





**Legend**

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

**Wetland Determination Identifiers**

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

Tract Cropland Total: 115.92 acres

2020 Program Year

Map Created May 07, 2020

Farm 4969

Tract 10267

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IOWA  
MITCHELL



United States Department of Agriculture  
Farm Service Agency

FARM : 4969

Prepared : 11/18/20 9:31 AM

Crop Year : 2021

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

### Abbreviated 156 Farm Record

Operator Name : XXXXXXXXXX  
Farms Associated with Operator : 19-131-4590, 19-131-4969, 19-131-6043, 19-131-6091, 19-131-6092, 19-131-6094, 19-131-6248, 19-131-6249  
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
122.46	115.92	115.92	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	115.92	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	55.78	0.00	141	
Soybeans	56.12	0.00	42	
<b>TOTAL</b>	<b>111.90</b>	<b>0.00</b>		

#### NOTES

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Tract Number : 10267  
Description : S 1/2 S26-99-16 Liberty  
FSA Physical Location : IOWA/MITCHELL  
ANSI Physical Location : IOWA/MITCHELL  
BIA Unit Range Number :  
HEL Status : HEL determinations not completed for all fields on the tract  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners : SCOTT EUGENE NOVAK  
Other Producers : None  
Recon ID : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
122.46	115.92	115.92	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	115.92	0.00	0.00	0.00	0.00	0.00

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield



IOWA  
MITCHELL  
Form: FSA-156EZ



FARM : 4969  
Prepared : 11/18/20 9:31 AM  
Crop Year : 2021

Abbreviated 156 Farm Record

Tract 10267 Continued ...

Corn	55.78	0.00	141
Soybeans	56.12	0.00	42
<b>TOTAL</b>	<b>111.90</b>	<b>0.00</b>	

NOTES

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**QUAIL AVE.**

**RAMPART AVE.**

Quail Ave