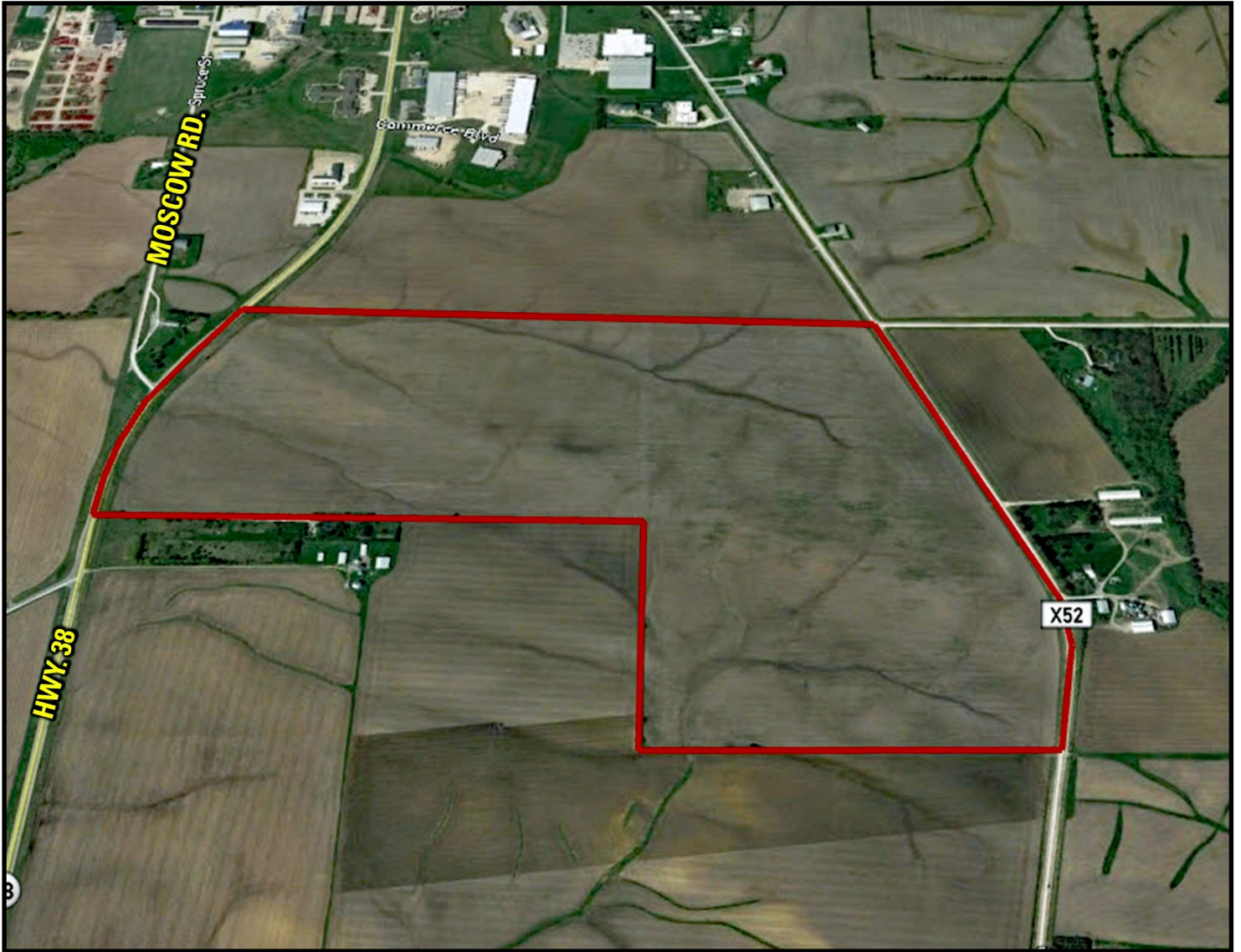


LAND FOR SALE

LISTING #15302

180 ACRES M/L
CEDAR 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

563-659-8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION: 180 acres MOL, all land located West of Old Muscatine Rd. in the Northeast 1/4 and all the land East of Hwy. 38 in the North 1/2 of the Northwest 1/4, Section 7, Township 80 North, Range 2 West, Cedar County, Iowa.

COMMENTS & BUILDING INFORMATION: Peoples Company is proud to offer 180 acres m/l of highly tillable Cedar County, Iowa, farmland. The farm has an excellent location, on a hard road, just on the Southeast out-skirts of Tipton, Iowa. This highly tillable tract contains 177.6 FSA cropland acres, carrying a 88.2 CSR2, with productive soils including; Tama, Colo-Ely and Muscatine silt loams. This farm has been well managed and has produced tremendous yields. Several competing grain marketing options are located nearby.

LEASE/FSA INFORMATION:
Open for the 2021 crop year.

Lamp, 180 Acres M/L, Cedar County, ST

TOTAL ACRES:	180 MOL
PRICE:	\$2,070,000
Price Per Acre:	\$11,500
Owner:	Lamp
Operator:	
County & State:	Cedar Co., IA
Location:	1/4 mile South of Tipton, IA
Possession Date:	As Agreed
Drainage Info:	Natural
Average Productivity:	88.2 CSR2
Taxable Acres:	174.69
Net RE Taxes:	\$6,072
Taxes Payable In:	2019-2020
Topography:	Level to Gentle Slope

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

F.S.A. INFORMATION:

Farmland:	177.6
Crop Acres:	177.6
Effective DCP Cropland	177.6
CRP Acres:	
Corn Base:	148.5
Corn Yield:	169
Soybean Base:	25.9
Soybean Yield:	48

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	180
Tillable Acres:	177.6
CRP Acres:	
Farmstead:	
Roads:	2.4
Waterways:	
Timber:	
Pasture:	

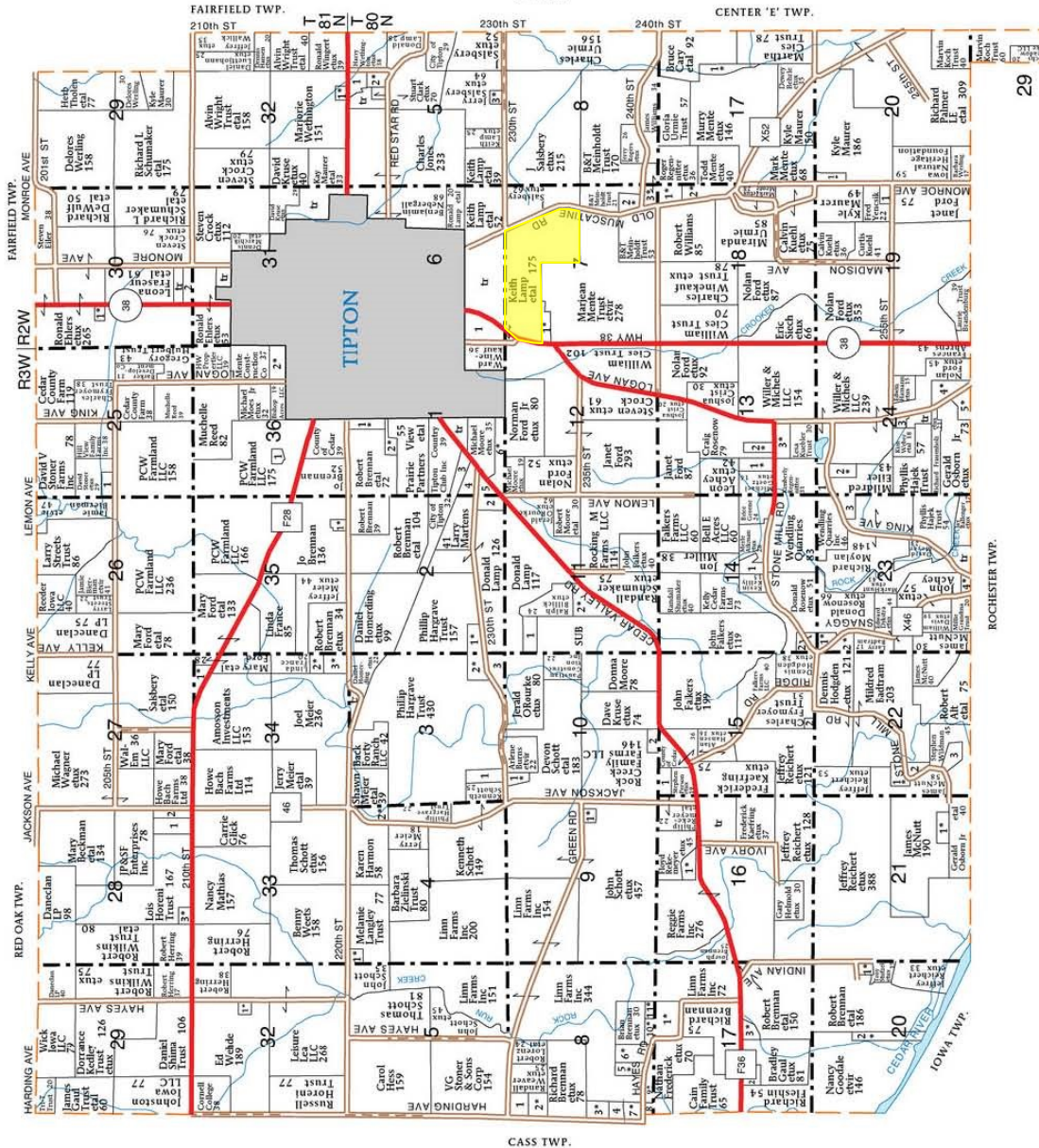
563-659-8185

700 6th Ave
DeWitt, Iowa 52742

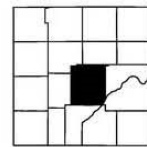
T-80-81-N

CENTER 'W' PLAT

R-2-3-W

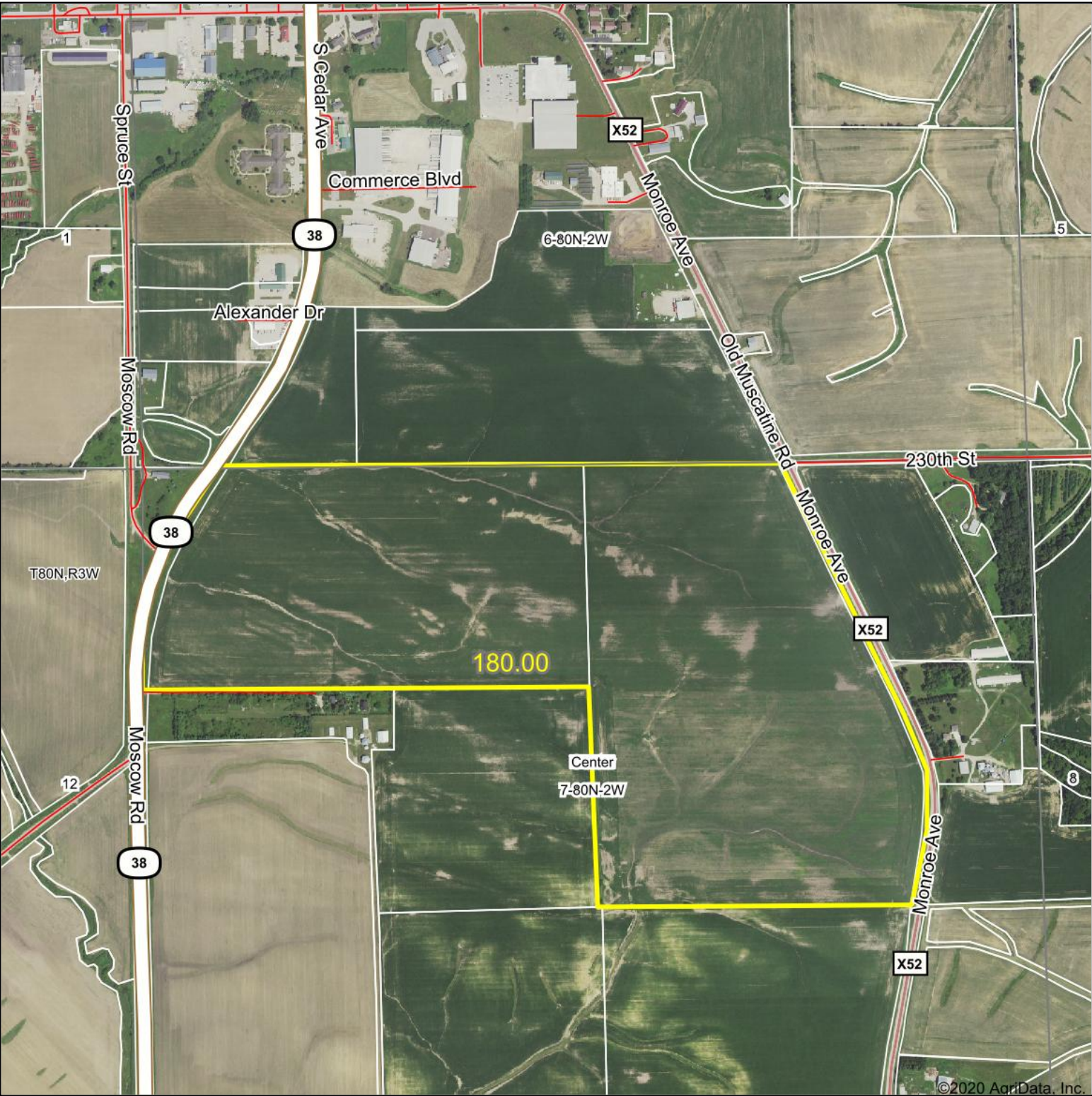



2. White, Randy 5
SECTION 16
1. Zabloudil, Darren et ux 9
SECTION 17E
SECTION 17W
1. Little, Jeffrey et ux 14
3. City of Tipton 15
4. Marlene, Larry 15
5. Tipton Masonic Cemetery 6
6. Moore, Michael et ux 16
SECTION 2
1. Regemitter, Roger et ux 15
2. Mente, Todd et ux 11
SECTION 19
1. Collins, Allen 8
SECTION 20E
1. Rydzewski, John et ux 5
SECTION 20W
1. Wood, Kevin et ux 9
2. Goodale, Richard et ux 13
SECTION 21
1. Prickett, John et ux 10
SECTION 22
1. Osborn, Shannon et ux 12
2. Gross, Cadance 5
3. Katz Trust 11
SECTION 23
1. Mohr, Loren et ux 5
2. Licht, Kevin et ux 9
3. Eller, Mildred 7
4. McInnis, Christopher et ux 5
SECTION 24
1. Wendling Quarries Inc 10
2. Oreen, Edward et ux 10
3. Harkin Trust, Gary 5
4. House, Charles et ux 14
5. Bowice, James et ux 13
SECTION 25
1. Owens, Denise 8
SECTION 28
1. Wormley Trust, Cheryl 13
2. Waddell, Karen 5
3. Schott, Ronald et ux 6
SECTION 30
1. Paul, Brandon et ux 8
2. International Church of the Foursquare Gospel 10
SECTION 32E
1. Wethington, Harry et ux 7
SECTION 32W
1. Wehde, Ed et ux 5
SECTION 34
1. Rozinek, Scott et ux 9
2. Meier, Jeffrey et ux 6
3. Brennan, Robert et ux 14
SECTION 35
1. Meier, Jacob et ux 7
SECTION 36
1. Enrich, Stephen 6
2. Crock LE, Marianne et ux 20
108. Farm & Home Publishers, Ltd.



CEDAR CO., IA

Aerial Map - Total Acres






Map Center: 41° 45' 21.07, -91° 7' 24.69

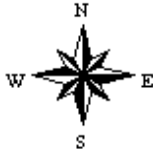
0ft 930ft 1861ft

7-80N-2W
Cedar County
Iowa

Maps Provided By:



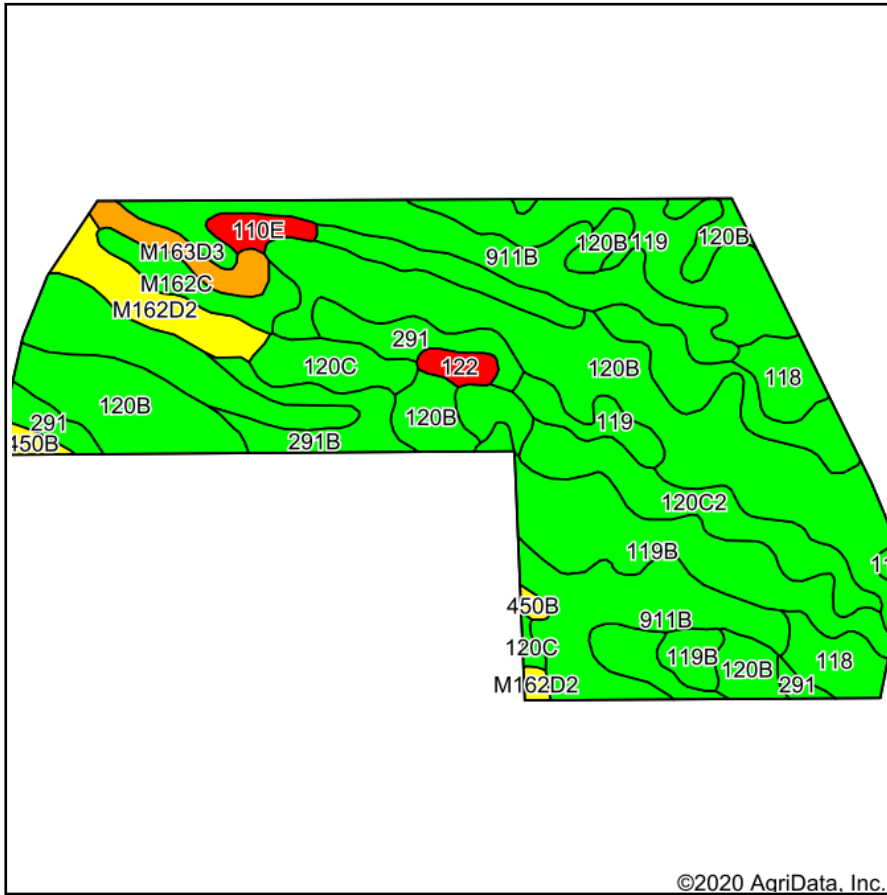
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12/10/2020

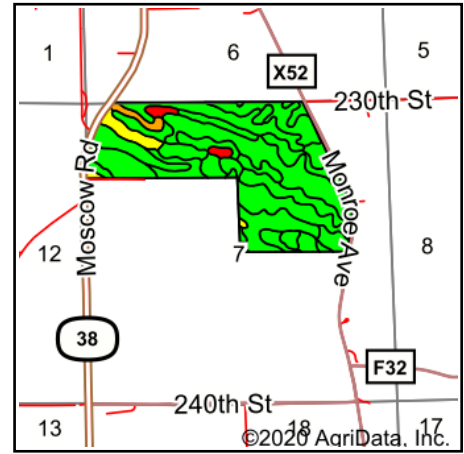
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Acres



Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Cedar**
Location: **7-80N-2W**
Township: **Center**
Acres: **180**
Date: **12/10/2020**

PC PEOPLES
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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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 Corn	*n NCCPI Soybeans
120B	Tama silty clay loam, 2 to 5 percent slopes	46.72	26.0%		Ile	232	6.5	67.3	95				97	80
911B	Colo-Ely complex, 0 to 5 percent slopes	35.43	19.7%		Ilw	204.8	4.3	59.4	86				92	76
119	Muscataine silty clay loam, 0 to 2 percent slopes	21.56	12.0%		Iw	240	6.2	69.6	100				96	91
119B	Muscataine silty clay loam, 2 to 5 percent slopes	16.22	9.0%		Ile	232	6	67.3	95				96	89
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	9.42	5.2%		Ille	211.2	5.9	61.2	87				90	70
118	Garwin silty clay loam, 0 to 2 percent slopes	6.96	3.9%		Ilw	230.4	4.8	66.8	90				92	86
291	Atterberry silt loam, 0 to 2 percent slopes	6.61	3.7%		Iw	224	5.8	65	90				98	96
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	6.34	3.5%		IVe	0	0	0	57				82	65
M162C	Downs silt loam, till plain, 5 to 9 percent slopes	6.11	3.4%		Ille	0	0	0	85				92	79
291B	Atterberry silt loam, 2 to 5 percent slopes	5.24	2.9%		Ile	216	5.6	62.6	85	10	5	3	97	96
120C	Tama silty clay loam, 5 to 9 percent slopes	4.82	2.7%		Ille	216	6	62.6	90				93	77
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	4.13	2.3%		Ille	0	0	0	82				86	69
M163D3	Fayette silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	3.25	1.8%		IVe	0	0	0	41				73	56
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	2.71	1.5%		Ile	0	0	0	90				94	81

110E	Lamont fine sandy loam, 9 to 18 percent slopes	1.86	1.0%		Vle	128	3.6	37.1	16				64	45
122	Sperry silt loam, depressional, 0 to 1 percent slopes	1.43	0.8%		Illw	164.8	3.5	47.8	36				65	47
450B	Pilot silt loam, 2 to 5 percent slopes	1.19	0.7%		Ile	80	2.2	23.2	66	21	10	6	88	70
Weighted Average						193.6	4.9	56.1	88.1	0.4	0.2	0.1	*n 93.1	*n 80.1

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

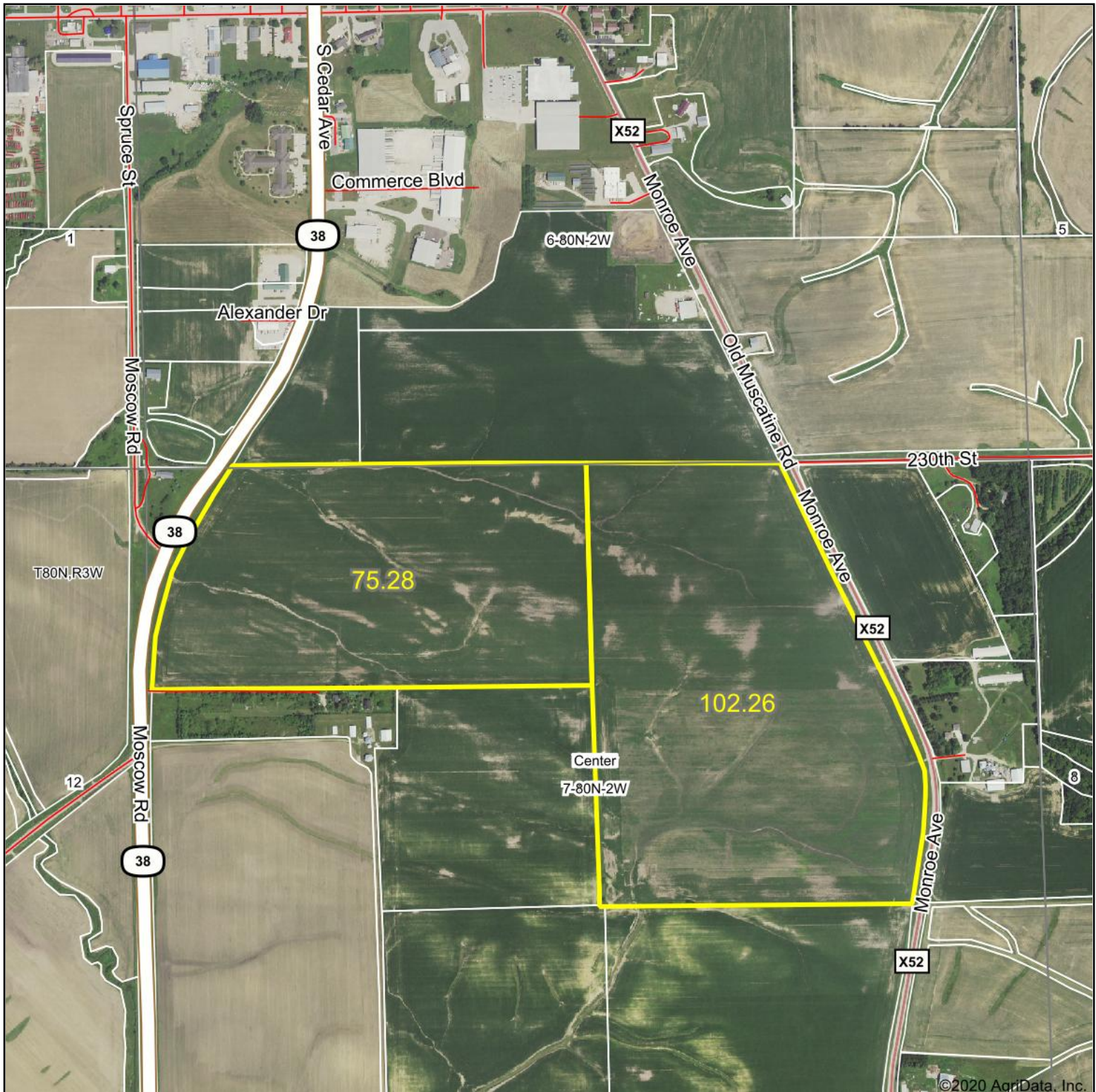
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*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: 41° 45' 21.07, -91° 7' 24.69

0ft 930ft 1861ft

7-80N-2W
Cedar County
Iowa

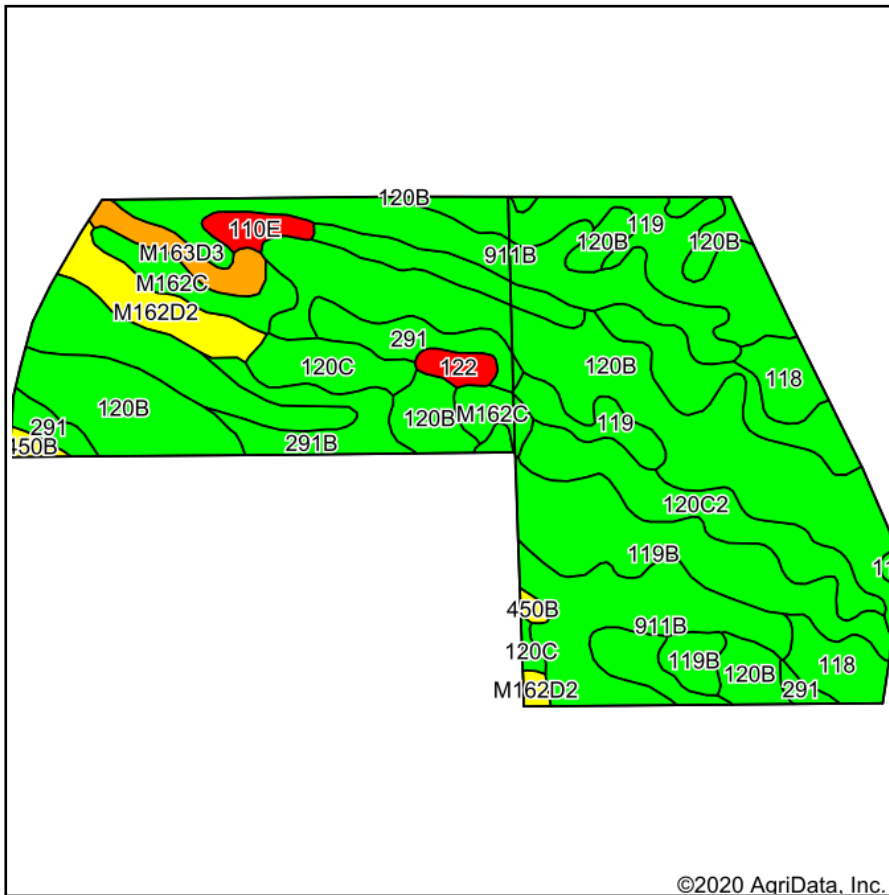


12/10/2020

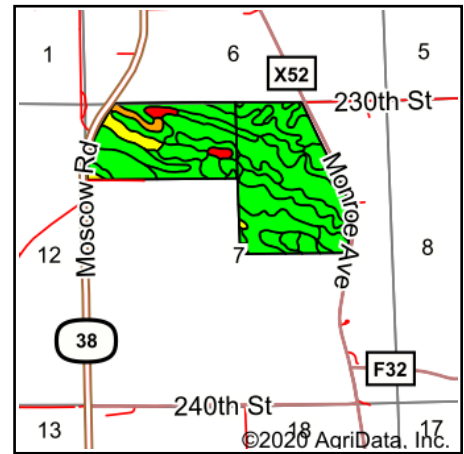
Maps Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Soil Map Tillable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Cedar**
Location: **7-80N-2W**
Township: **Center**
Acres: **177.54**
Date: **12/10/2020**



Maps Provided By:



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 Corn	*n NCCPI Soybeans
120B	Tama silty clay loam, 2 to 5 percent slopes	46.05	25.9%		Ile	232	6.5	67.3	95				97	80
911B	Colo-Ely complex, 0 to 5 percent slopes	35.15	19.8%		IIw	204.8	4.3	59.4	86				92	76
119	Muscatine silty clay loam, 0 to 2 percent slopes	21.15	11.9%		Iw	240	6.2	69.6	100				96	91
119B	Muscatine silty clay loam, 2 to 5 percent slopes	16.12	9.1%		Ile	232	6	67.3	95				96	89
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	9.42	5.3%		IIle	211.2	5.9	61.2	87				90	70
118	Garwin silty clay loam, 0 to 2 percent slopes	6.72	3.8%		IIw	230.4	4.8	66.8	90				92	86
291	Atterberry silt loam, 0 to 2 percent slopes	6.39	3.6%		Iw	224	5.8	65	90				98	96
M162C	Downs silt loam, till plain, 5 to 9 percent slopes	6.11	3.4%		IIle	0	0	0	85				92	79
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	5.95	3.4%		IVe	0	0	0	57				82	65
291B	Atterberry silt loam, 2 to 5 percent slopes	5.28	3.0%		Ile	216	5.6	62.6	85	10	5	3	97	96
120C	Tama silty clay loam, 5 to 9 percent slopes	4.82	2.7%		IIle	216	6	62.6	90				93	77
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	4.13	2.3%		IIle	0	0	0	82				86	69
M163D3	Fayette silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	3.15	1.8%		IVe	0	0	0	41				73	56
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	2.75	1.5%		Ile	0	0	0	90				94	81

110E	Lamont fine sandy loam, 9 to 18 percent slopes	1.86	1.0%		Vle	128	3.6	37.1	16				64	45
122	Sperry silt loam, depressional, 0 to 1 percent slopes	1.43	0.8%		Illw	164.8	3.5	47.8	36				65	47
450B	Pilot silt loam, 2 to 5 percent slopes	1.06	0.6%		Ile	80	2.2	23.2	66	21	10	6	88	70
Weighted Average						193.8	4.9	56.2	88.2	0.4	0.2	0.1	*n 93.1	*n 80.1

**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.

Iowa
Cedar

U.S. Department of Agriculture
Farm Service Agency

FARM: 5445

Prepared: 12/9/20 11:36 AM

Crop Year: 2021

Page: 1 of 2

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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

Farm Identifier

05 DIV #5108-NOW 5444 & 5445

Farms Associated with Operator:

1448, 6381

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
177.6	177.6	177.6	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	177.6	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	146.5	169	0.00
SOYBEANS	25.9	48	0.00
Total Base Acres:	172.4		

Tract Number: 6369 Description G-8 NW 1/4 SEC 7 T80N R2W

FSA Physical Location : Cedar, IA

ANSI Physical Location: Cedar, IA

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
75.3	75.3	75.3	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	75.3	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	68.5	169	0.00
SOYBEANS	5.2	48	0.00
Total Base Acres:	73.7		

Owners: LAMP, DONALD CARL
LAMP, RONALD W

LAMP, KEITH



United States
Department of
Agriculture

Cedar County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Iowa PLSS
- Tract Boundary
- Iowa Roads
- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

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USDA is an equal opportunity provider, employer, and lender.

2020 Program Year

Map Created May 01, 2020

Farm **5445**

Tract **6369**

Tract Cropland Total: 75.30 acres

Iowa

Cedar

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 5445

Prepared: 12/9/20 11:36 AM

Crop Year: 2021

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: None

Tract Number: 8296 Description H-8 NE1/4 SEC 7 T82N R2W

FSA Physical Location : Cedar, IA

ANSI Physical Location: Cedar, IA

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
102.3	102.3	102.3	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	102.3	0.0	0.0		0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	78.0	169	0.00
SOYBEANS	20.7	48	0.00
Total Base Acres:	98.7		

Owners: LAMP, DONALD CARL
LAMP, RONALD W

LAMP, KEITH

Other Producers: None



United States
Department of
Agriculture

Cedar County, Iowa



Legend

Non-Cropland CRP Iowa PLSS
Wetland Determination Identifiers Tract Boundary Iowa Roads

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

Tract Cropland Total: 102.30 acres

2020 Program Year

Map Created May 01, 2020

Farm **5445**

Tract **8296**

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