

LAND FOR SALE

LISTING #15535

42 ACRES M/L
JACKSON COUNTY, IA



DOUGLAS R. YEGGE

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ALAN MCNEIL

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YEGGEMCNEILLAND.COM

563-659-8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION: Located in the East 1/2 of the West 1/2 of the Southeast 1/4 and Part of the East 1/2 of the West 1/2 of the Northwest 1/4, Section 22, Township 84 North, Range 1 East of the 5th P.M., Jackson Co., IA

COMMENTS & BUILDING INFORMATION: Peoples Company is pleased to present 42 acres MOL in Jackson County, Iowa. Primary soils include Pillot silt loam, Rockton silt loam, Muscatine silty clay loam and Emeline loam.

*FSA information available after the reconstitution of the farm.

This property is a nice laying piece of ground, conveniently located just Southeast of Baldwin, Iowa, and includes a 40'x81' steel building, offering a nice building site opportunity.

Property will be surveyed prior to closing.

LEASE/FSA INFORMATION:

Buyer to assume existing lease with Michael McLaughlin unless otherwise negotiated.

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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Yeggemcneilland.com

42 Acres M/L, Jackson County, Iowa

TOTAL ACRES:	42 (Exact # of acres to be determined by survey)
PRICE:	\$450,000
Price Per Acre:	\$10,714.29
Owner:	Scott
Operator:	McLaughlin
County & State:	Jackson Co., IA
Location:	1 mile Southeast of Baldwin, IA
Possession Date:	As agreed
Drainage Info:	Natural & Tile
Average Productivity:	60.2
Taxable Acres:	40 est.
Net RE Taxes:	\$1,480 est.
Taxes Payable In:	
Topography:	Gently Rolling

F.S.A. INFORMATION:

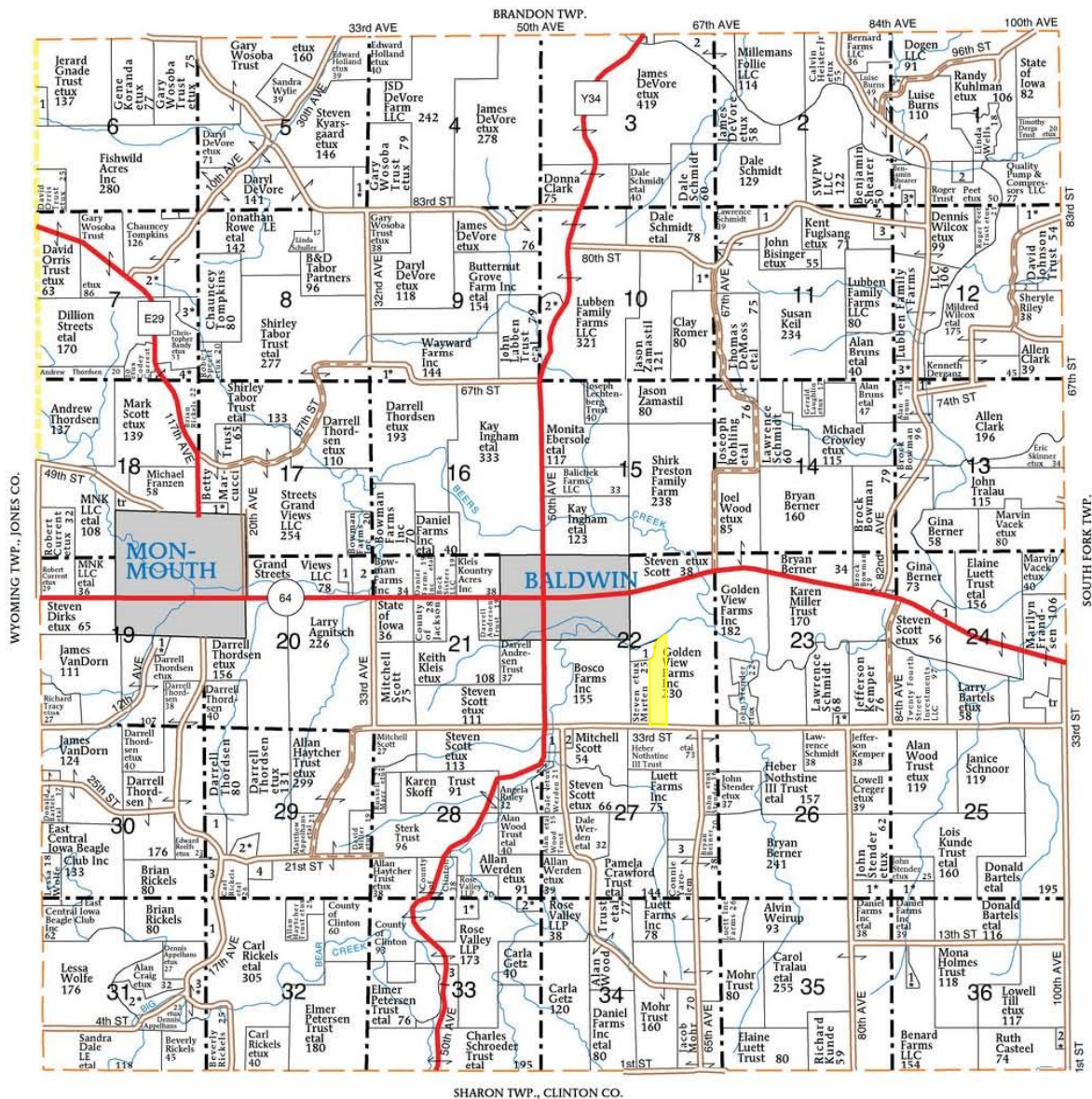
Farmland:	
Crop Acres:	
Effective DCP Cropland	
CRP Acres:	
Corn Base:	
Corn Yield:	
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	42
Tillable Acres:	36.7 est.
CRP Acres:	
Farmstead:	.5
Roads:	3.8
Waterways:	
Timber:	1
Pasture:	

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700 6th Ave
DeWitt, Iowa 52742

**MONMOUTH TOWNSHIP****SECTION 1**

1. DeMoss, Donald etux 6
2. County of Jackson 6
3. Wilcox, Dennis etux 5

SECTION 3

1. County of Jackson 6
2. VanHecke, Jeffrey 40

SECTION 5

1. Wosoba Trust, Gary etux 13

SECTION 6

1. Holland, Jed 10

SECTION 7

1. Fishwild Acres Inc 5
2. Tompkins, Chauncey etux 9

3. Brown Trust, Chip etux 11

4. Specht, Robert etux 14

SECTION 9

1. Tabor Trust, Shirley etal 14

SECTION 10

1. Beedle, Gary etux 13

2. Lubben Trust, John etal 8

SECTION 11

1. Schmidt, Dale 14

2. Shearer, Benjamin 10

3. Kennedy, Judy 6

SECTION 12

1. Schoenherr, Wyatt etal 17

2. Sites, Joy 6

3. Detweiler, Peggy etux 5

SECTION 13

1. Derganz, Kenneth etux 12

SECTION 17

1. Moore, Ace etux 5

SECTION 19

1. Franzen, Chuck etux 6

SECTION 20

1. City of Baldwin 11

2. Bowman Farms Inc 19

SECTION 22

1. Werden Family Farms LLC 12

SECTION 23

1. Hovey, Richard etux 6

SECTION 24

1. Williams, Glenn 5

SECTION 25

1. Daniel Farms Inc 15

SECTION 26

1. Daniel Farms Inc 15

SECTION 27

1. Rukey Trust, Angela 9

2. Brown, Karisa 5

3. Burkey, Diane 6

SECTION 29

1. DeLarm, Clifford 15

2. DeLarm, Matthew etux 8

3. Rickels, Brian 10

4. Daehler, Thomas 9

SECTION 31

1. Wolfe, Lessa 5

2. Appelhans, Matthew etal 31

3. Rickels, Carl etal 23

SECTION 32

1. Rickels, Brian 13

SECTION 33

1. Werden, Allan etux 10

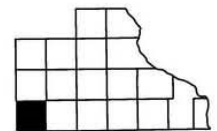
2. Werden, Allan etux 5

3. Aplin Trust, Gloria 29

SECTION 36

1. Franzen, Brian etux 5

2. Derganz, Philip etal 5



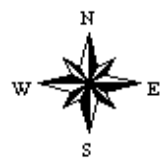
Aerial Map



Map Center: 42° 3' 58.64, -90° 49' 39.57

0ft 480ft 959ft

22-84N-1E
Jackson County
Iowa



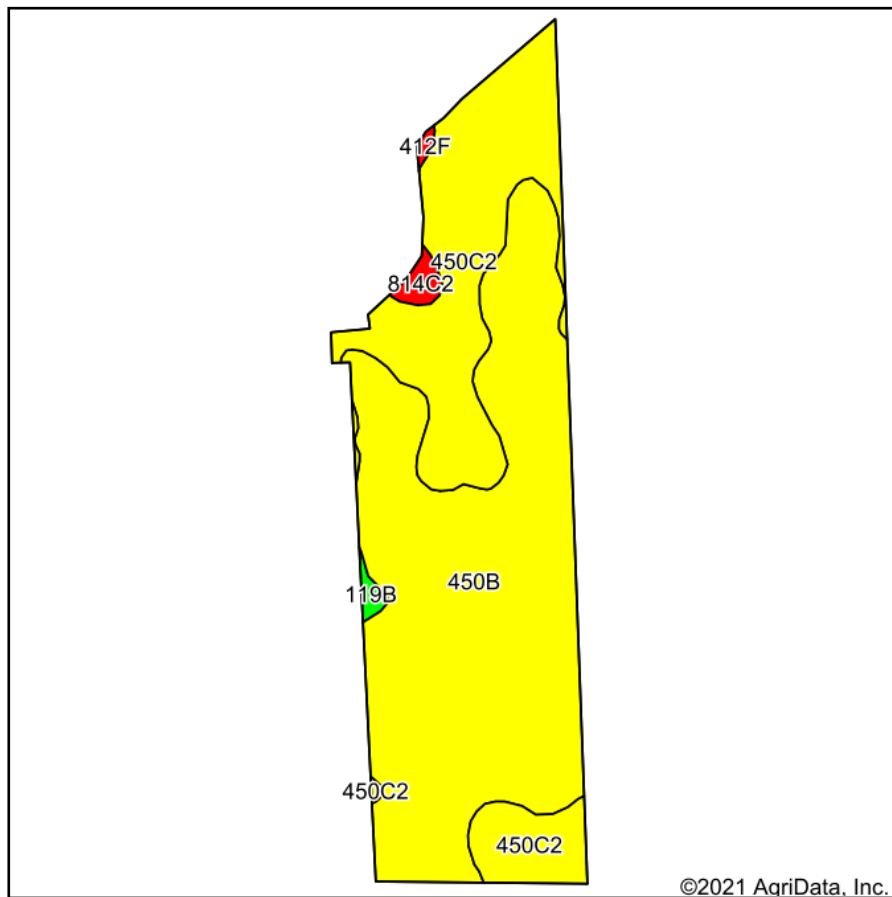
5/24/2021

Maps Provided By:

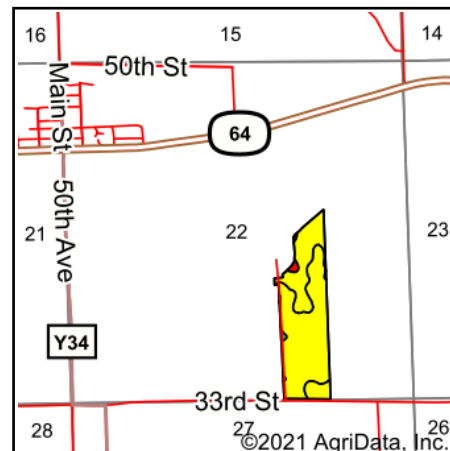
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Jackson**
 Location: **22-84N-1E**
 Township: **Monmouth**
 Acres: **42**
 Date: **5/24/2021**



Maps Provided By:



Area Symbol: IA097, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans
450B	Pillott silt loam, 2 to 5 percent slopes	27.97	66.6%		Ile	80	2.2	23.2	63	89	70
450C2	Pillott silt loam, 5 to 9 percent slopes, moderately eroded	13.25	31.5%		IIle	80	2.2	23.2	55	84	62
814C2	Rockton silt loam, 5 to 9 percent slopes, moderately eroded	0.43	1.0%		IIle	80	2.2	23.2	39	57	40
119B	Muscatine silty clay loam, 2 to 5 percent slopes	0.25	0.6%		Ile	232	6	67.3	95	94	84
412F	Emeline loam, 14 to 25 percent slopes	0.10	0.2%		VIIIs	88	2.5	25.5	5	28	17
Weighted Average						80.9	2.2	23.5	60.3	*n 87	*n 67.1

**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 - Estimated Tillable Acres



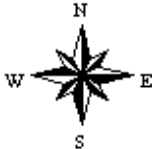


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Map Center: 42° 3' 55.03, -90° 49' 44.22

22-84N-1E
Jackson County
Iowa

0ft 554ft 1108ft



5/25/2021

Maps Provided By:

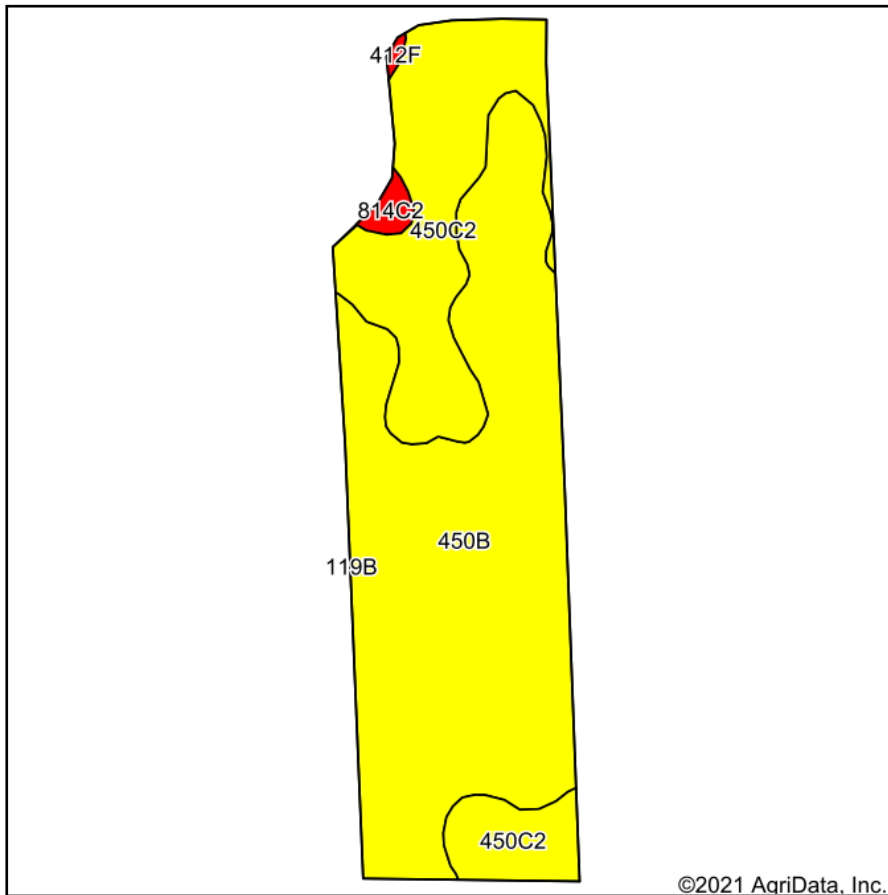


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CUSTOMIZED ONLINE MAPPING

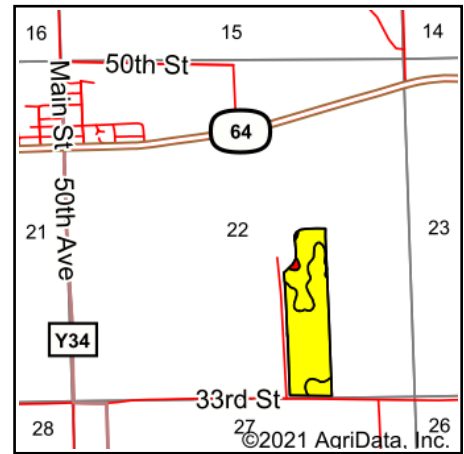
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Estimated Tillable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Jackson**
 Location: **22-84N-1E**
 Township: **Monmouth**
 Acres: **36.71**
 Date: **5/25/2021**



Maps Provided By:



Area Symbol: IA097, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans
450B	Pillott silt loam, 2 to 5 percent slopes	25.03	68.2%		Ile	80	2.2	23.2	63	89	70
450C2	Pillott silt loam, 5 to 9 percent slopes, moderately eroded	11.18	30.5%		IIle	80	2.2	23.2	55	84	62
814C2	Rockton silt loam, 5 to 9 percent slopes, moderately eroded	0.41	1.1%		IIle	80	2.2	23.2	39	57	40
412F	Emeline loam, 14 to 25 percent slopes	0.09	0.2%		VIIls	88	2.5	25.5	5	28	17
Weighted Average						80	2.2	23.2	60.2	*n 87	*n 67.1

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