

# LAND FOR SALE

LISTING #15599

**80 ACRES M/L**  
SCOTT COUNTY, IOWA



**DOUGLAS R. YEGGE**

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**ALAN MCNEIL**

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

563-659-8185

700 6th Ave  
DeWitt, Iowa 52742

# LAND FOR SALE

**LEGAL DESCRIPTION:**

The East 1/2 of the Southeast 1/4, Section 5, Township 80 North, Range 4 East of the 5th P.M., Scott Co., IA

**COMMENTS & BUILDING INFORMATION:**

Peoples Company is pleased to present the opportunity to own 80 acres M/L of level, Scott Co., Iowa, farmland. The farm includes 78.79 tillable acres with a CSR2 of 60.5. Soil types include Flagler sandy loam, Ambraw clay loam, Marshan clay loam and Lawler loam. Farm will be open for the 2018 crop season. Property is located in Section 5 of Butler Township, West of McCausland and North of Park View, Iowa.

**LEASE/FSA INFORMATION:**

Open for the 2022 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  
Office: 563.659.8185  
Alan@PeoplesCompany.com

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

**McAndrew, 80 M/L, Scott County, Iowa**

<b>TOTAL ACRES:</b>	<b>80</b>
<b>PRICE:</b>	<b>\$700,000</b>
<b>Price Per Acre:</b>	\$8,750
<b>Owner:</b>	McAndrew
<b>Operator:</b>	McAndrew
<b>County &amp; State:</b>	Scott Co., IA
<b>Location:</b>	West of McCausland or North of Park View, IA
<b>Possession Date:</b>	As agreed
<b>Drainage Info:</b>	Natural
<b>Average Productivity:</b>	60.5
<b>Taxable Acres:</b>	80.34
<b>Net RE Taxes:</b>	\$1,846
<b>Taxes Payable In:</b>	2020-2021
<b>Topography:</b>	Level

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

<b>Farmland:</b>	81.08
<b>Crop Acres:</b>	78.79
<b>Effective DCP Cropland</b>	
<b>CRP Acres:</b>	
<b>Corn Base:</b>	64.8
<b>Corn Yield:</b>	130
<b>Soybean Base:</b>	11.2
<b>Soybean Yield:</b>	42

**APPROXIMATE BREAKDOWN OF ACRES:**

<b>Total Acres:</b>	80
<b>Tillable Acres:</b>	78.79
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	.21
<b>Waterways:</b>	1
<b>Timber:</b>	
<b>Pasture:</b>	

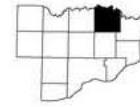
563-659-8185

700 6th Ave  
DeWitt, Iowa 52742

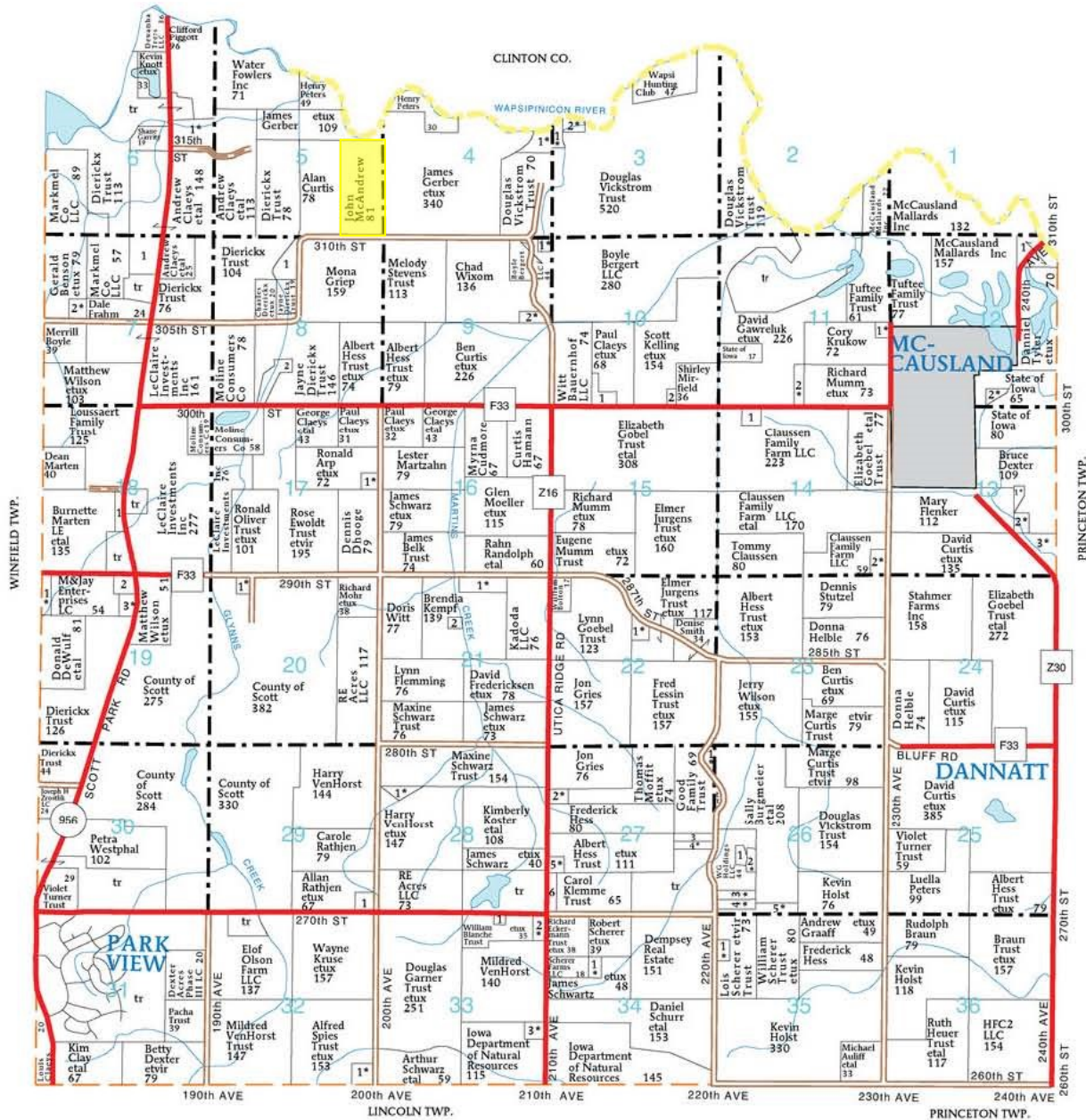
T-80-N

# BUTLER PLAT

(Landowners)



R-4-E



### BUTLER TOWNSHIP

- SECTION 3**
- 1. Cleve, Mark etal 15
- 2. Waite, Richard etux 18
- SECTION 4**
- 1. Cleve, Mark etal 15
- SECTION 6**
- 1. Ubel, Angela etvir 8
- SECTION 7**
- 1. Country Estates Mobile Home PA 17
- 2. Dicken, Lane etal 8
- SECTION 8**
- 1. Stevens Trust, Clifford 15

- 2. Erling, joyce 12
- SECTION 9**
- 1. Boyle, Richard etux 8
- 2. Kuehn, Richard etux 5
- SECTION 10**
- 1. Wuestenberg, Linda 10
- 2. Lowery, Michele 5
- SECTION 11**
- 1. Simons, Sofia etal 7
- 2. Gentry, Jeffrey etux 10
- SECTION 12**
- 1. Green Heads Unlimited 22
- 2. Sprout, Roy etux 5

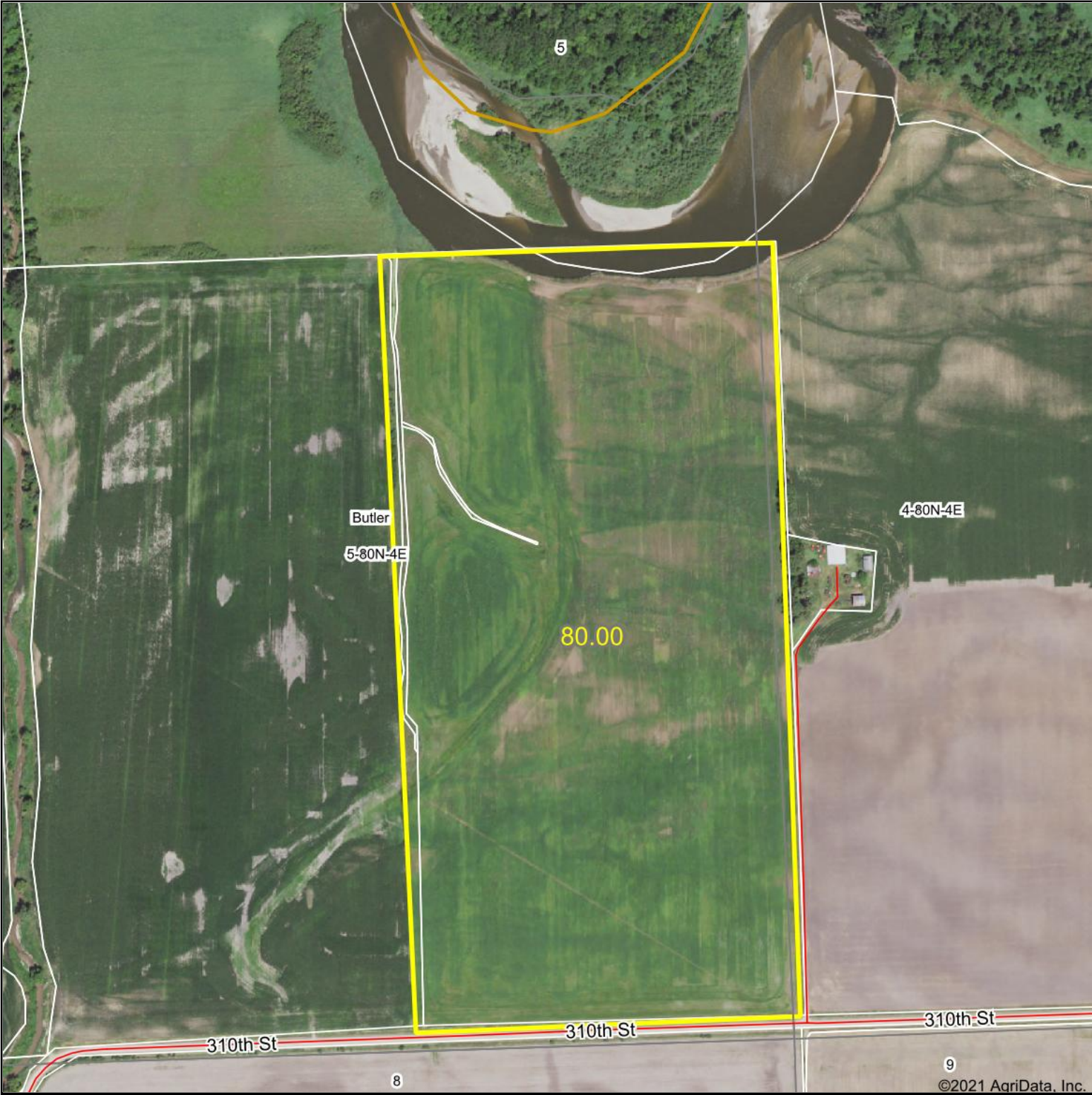
- SECTION 13**
- 1. Hult, Chris etux 6
- 2. McCollam, Russell etal 5
- 3. McCollam, Donald etux 16
- SECTION 14**
- 1. Yocum, Dale 10
- 2. Schwarz, Dale etux 9
- SECTION 17**
- 1. Willey, Clifton etux 7
- SECTION 18**
- 1. Marten, Dean 10
- SECTION 19**
- 1. Phelps, Allen etux 10

- 2. Hildebrant, Lisa 14
- 3. Wilson, Jerry etux 10
- SECTION 20**
- 1. Oliver Trust, Ronald etux 7
- SECTION 21**
- 1. Randolph, Rahn etal 14
- 2. Kempf Jr, Harold 5
- SECTION 22**
- 1. Jurgens, Steven etux 8
- SECTION 26**
- 1. Groves Trust, Julie 6
- 2. Powell, Mark etux 6
- 3. Strohm, Robert etux 10
- 4. Stroud, Donald etux 10

- 5. Scherer Trust, William etux 12
- SECTION 27**
- 1. Romanick, John etux 8
- 2. Tobin, Jerry etux 7
- 3. Johnson, Richard 10
- 4. Hames, Chad etux 10
- 5. Huffman, James etux 10
- 6. Youngers, Connie 7
- SECTION 28**
- 1. Sundholm, Joseph etux 9
- 2. Young, Richard etal 6

- SECTION 29**
- 1. Hambleton, Dorothy 9
- SECTION 32**
- 1. Baetke, Scott etal 5
- SECTION 33**
- 1. Lake Huntington Estate Homeown 8
- 2. VenHorst, Scott etux 10
- 3. West, David etux 5
- SECTION 34**
- 1. Feldpausch, Daniel etux 12
- SECTION 35**
- 1. Ferguson, Tonia etvir 5

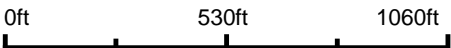
# Aerial Map - Total Acres



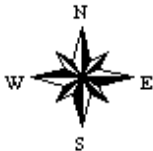
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Map Center: 41° 45' 41.29, -90° 30' 46.82



**5-80N-4E**  
**Scott County**  
**Iowa**



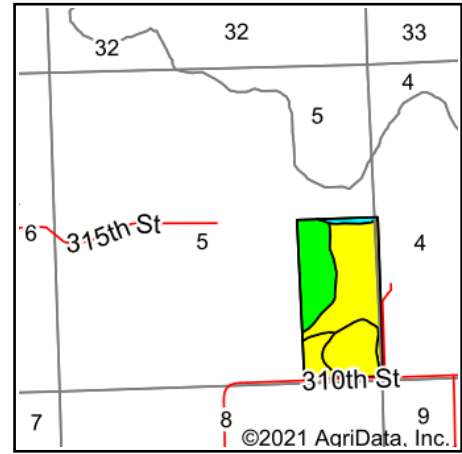
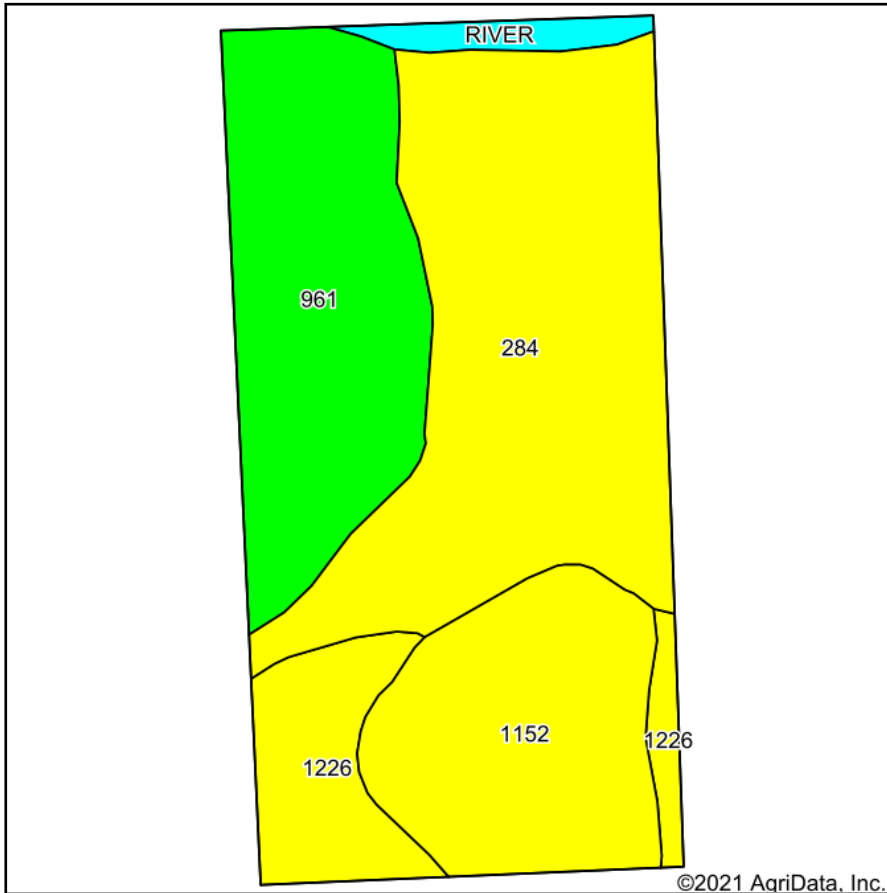
6/18/2021



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

# Soils Map - Total Acres



State: **Iowa**  
 County: **Scott**  
 Location: **5-80N-4E**  
 Township: **Butler**  
 Acres: **80**  
 Date: **6/18/2021**



Area Symbol: IA163, Soil Area Version: 29

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
284	Flagler sandy loam, 0 to 2 percent slopes	33.05	41.3%		Ills	80	2.2	23.2	56				65	36
961	Ambraw clay loam, 0 to 2 percent slopes	20.89	26.1%		Ilw	196.8	4.1	57.1	73				73	79
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	16.01	20.0%		Ilw	80	1.7	23.2	54	90	57	30	82	61
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	8.26	10.3%		Ills	80	2.1	23.2	59				84	61
RIVER	Water, rivers and streams	1.79	2.2%						0					
<b>Weighted Average</b>						<b>108.7</b>	<b>2.5</b>	<b>31.5</b>	<b>59.1</b>	<b>18</b>	<b>11.4</b>	<b>6</b>	<b>*n 71</b>	<b>*n 54</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



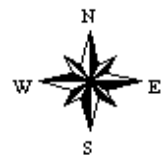
©2021 AgriData, Inc.



Map Center: 41° 45' 39.56, -90° 30' 44.4



**5-80N-4E**  
**Scott County**  
**Iowa**



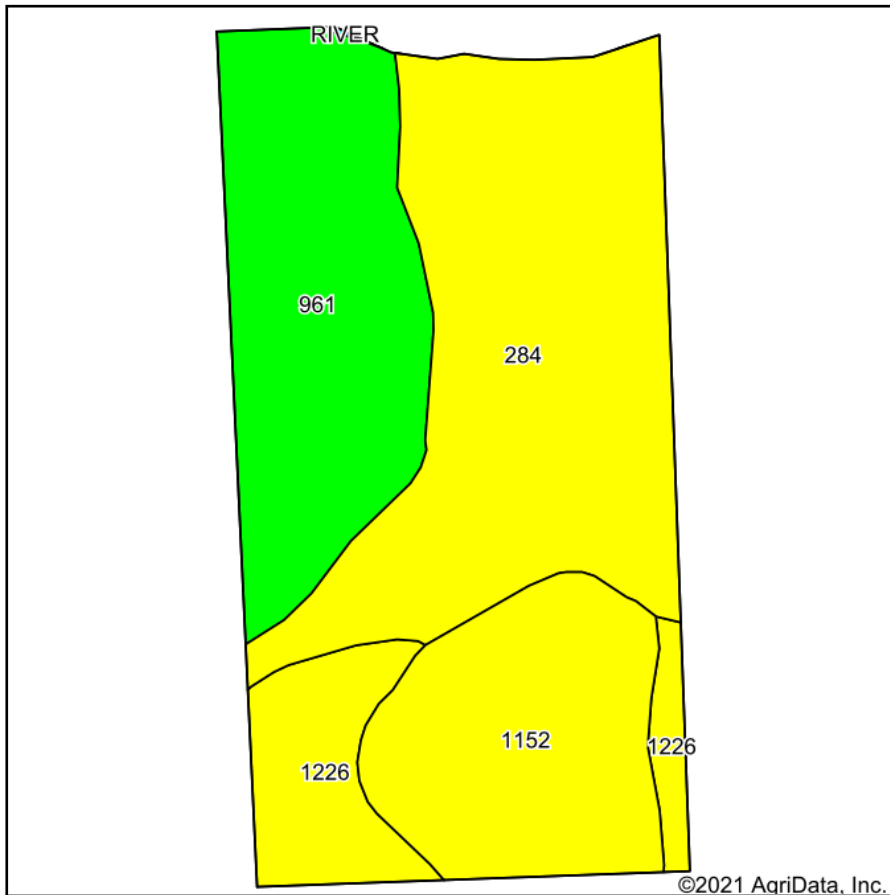
6/18/2021



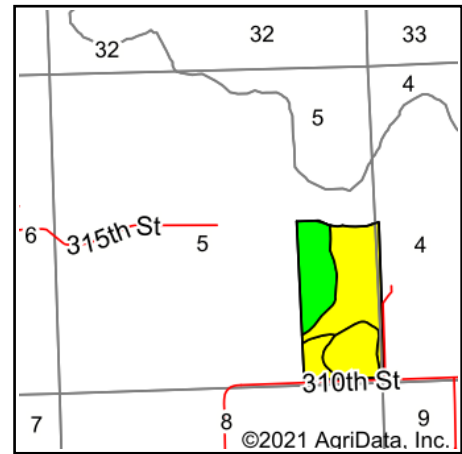
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Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Scott**  
 Location: **5-80N-4E**  
 Township: **Butler**  
 Acres: **78.79**  
 Date: **6/18/2021**



Maps Provided By:



Area Symbol: IA163, Soil Area Version: 29

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
284	Flagler sandy loam, 0 to 2 percent slopes	33.40	42.4%		III s	80	2.2	23.2	56				65	36
961	Ambraw clay loam, 0 to 2 percent slopes	21.38	27.1%		II w	196.8	4.1	57.1	73				73	79
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	15.74	20.0%		II w	80	1.7	23.2	54	90	57	30	82	61
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	8.27	10.5%		II s	80	2.1	23.2	59				84	61
<b>Weighted Average</b>						<b>111.7</b>	<b>2.6</b>	<b>32.4</b>	<b>60.5</b>	<b>18</b>	<b>11.4</b>	<b>6</b>	<b>*n 72.6</b>	<b>*n 55.3</b>

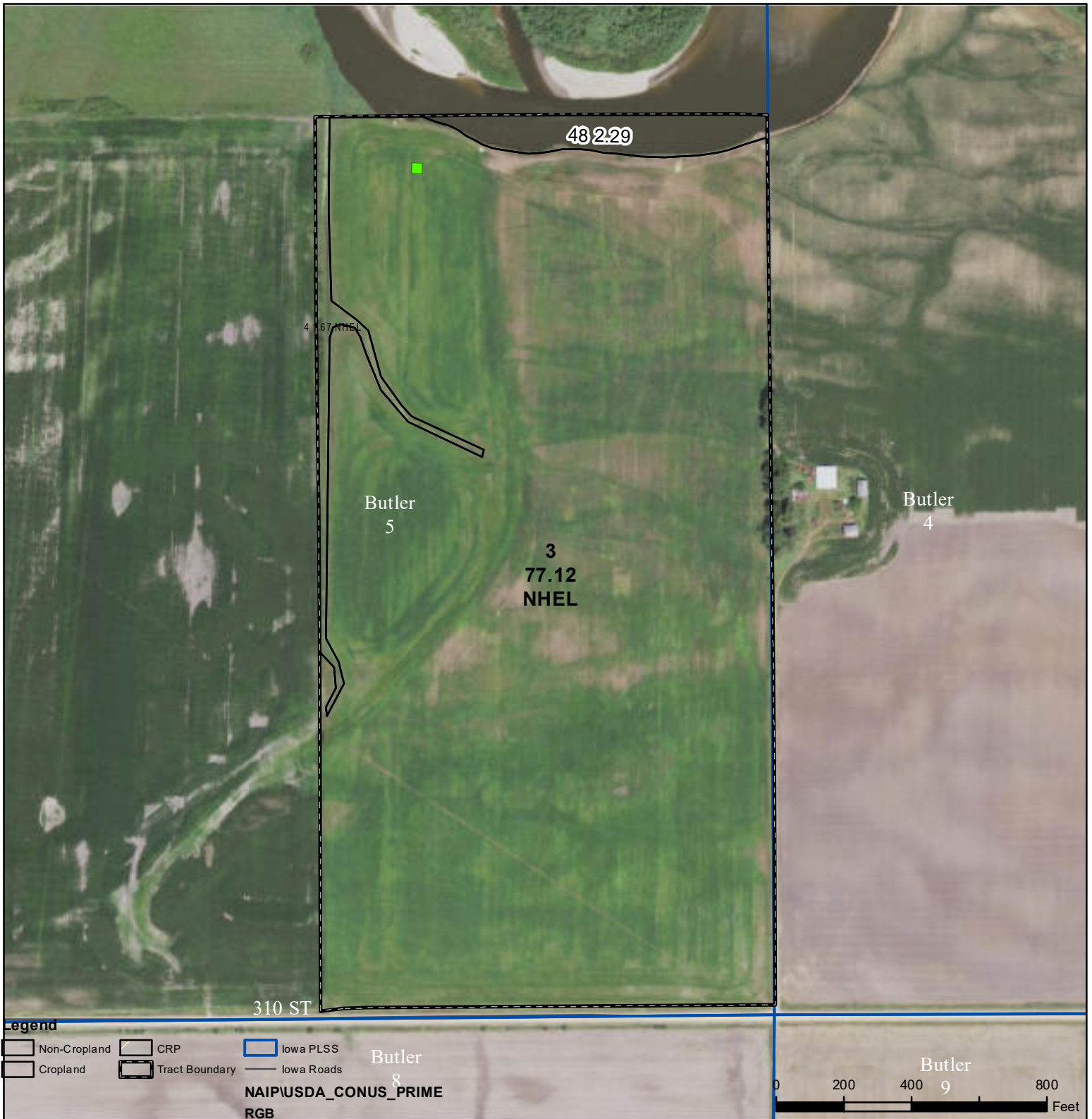
\*\*IA has updated the CSR values for each county to CSR2.

\*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.



**Wetland Determination Identifiers**

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

- NAIPUSDA\_CONUS\_PRIME RGB**
- Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

Tract Cropland Total: 78.79 acres

2021 Program Year  
Map Created March 18, 2021

Farm **5347**  
Tract **4470**

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).



Iowa  
 Scott  
 Report ID: FSA-156EZ

U.S. Department of Agriculture  
 Farm Service Agency  
 Abbreviated 156 Farm Record

FARM: 5347  
 Prepared: 6/15/21 3:51 PM  
 Crop Year: 2021  
 Page: 1 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.

Operator Name: MCANDREW FARMS INC  
 Farm Identifier: Divided Farm 5207  
 Recon Number: 2007 - 38

Farms Associated with Operator:  
 None

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
81.08	78.79	78.79	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	78.79	0.0	0.0	0.0				

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
NONE	NONE	CORN , SOYBN	NONE	NONE	NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	64.8	130	0.00
SOYBEANS	11.2	42	0.00
<b>Total Base Acres:</b>	76.0		

Tract Number: 4470 Description SE1/4 OF 5 BUTLER T80N R4E  
 FSA Physical Location : Scott, IA ANSI Physical Location: Scott, IA

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland 2007 - 37

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
81.08	78.79	78.79	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	78.79	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	64.8	130	0.00
SOYBEANS	11.2	42	0.00
<b>Total Base Acres:</b>	76.0		

Owners: MCANDREW, JOHN J

Iowa  
Scott

U.S. Department of Agriculture  
Farm Service Agency

**FARM: 5347**  
**Prepared:** 6/15/21 3:51 PM  
**Crop Year:** 2021  
**Page:** 2 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.

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Other Producers: None

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WILLIAM H. BURGER, IOWA  
LICENSED LAND SURVEYOR,

For

D. L. STEVENS.

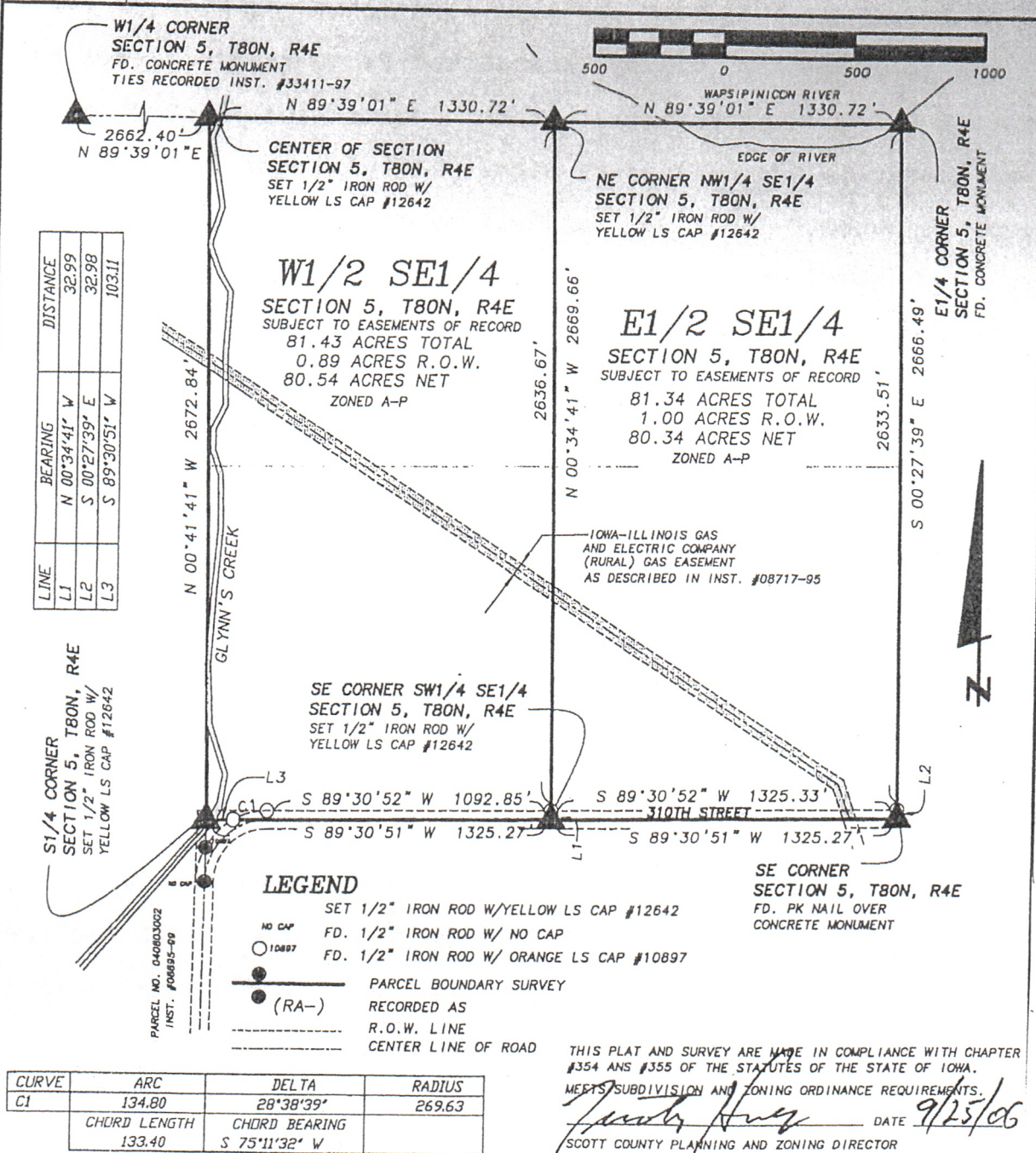
PLAT OF SURVEY.

Dated: September 7, 2006  
Crt'd: September 25, 2006  
Filed: September 25, 2006  
Rec'd: 2006-00030405

PREPARED BY BILL BURGER OF WM. BURGER LANDSURVEYORS 510 3RD STREET WEST COURT WORTHINGTON, IOWA 52078 (563) 855 2028

PLAT OF  
SURVEY

**RETRACEMENT SURVEY** OF THE EAST HALF (E1/2) AND THE WEST HALF (W1/2) OF THE  
SOUTHEAST QUARTER (SE1/4) OF SECTION FIVE (5), TOWNSHIP EIGHTY NORTH (T80N), RANGE FOUR  
EAST (R4E) OF THE FIFTH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA



CURVE	ARC	DELTA	RADIUS
C1	134.80	28°38'39"	269.63
	CHORD LENGTH	CHORD BEARING	
	133.40	S 75°11'32" W	

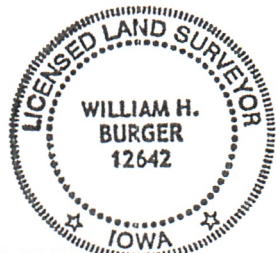
THIS PLAT AND SURVEY ARE MADE IN COMPLIANCE WITH CHAPTER  
#354 AND #355 OF THE STATUTES OF THE STATE OF IOWA.  
MEETS SUBDIVISION AND ZONING ORDINANCE REQUIREMENTS.  
*Scotty Huey* DATE 9/25/06  
SCOTT COUNTY PLANNING AND ZONING DIRECTOR

DATE OF SURVEY: 9/7/2006 SCALE: 1" = 500' SHEET 1 OF 1  
PROPRIETORS: D.L. STEVENS

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS  
PREPARED AND 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.  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006

**Wm. Burger**  
**LandSurveyor**

510 3rd Street West Court  
Worthington, Iowa 52078



*William H. Burger*  
WILLIAM H. BURGER #12642 DATE