

LAND AUCTION

120 ACRES MOL, FAYETTE CO., IA

YEGGE 401 (K) SAVINGS PLAN, ROBERT CRIST, BROWN SEP-IRA

WED., AUGUST 18, 2021 AT 10:00 A.M.

FREDERICKSBURG COMMUNITY CENTER

#15629

151 W. MAIN ST., FREDERICKSBURG, IA



DOUGLAS R. YEGGE

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DeWitt, Iowa 52742

www.Yeggemcneilland.com

LAND AUCTION

LEGAL DESCRIPTION: The West 3/4 of the Southwest 1/4, Section 21, Township 94 North, Range 10 West, Fayette Co., IA.

COMMENTS: Fayette County, Iowa, Farmland Auction on Wednesday, August 18th, 2021! Peoples Company is pleased to be representing Yegge, Brown and Crist Families in the sale of 120 total acres m/l located just East of Fredricksburg, Iowa. This farmland would be considered some of the best quality farmland in the state. Located within 5 miles West of Hawkeye in Section 21 of Bethel Township. This high quality, and nearly 100% tillable, farmland tract would make a great addition to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio. The primary soil types on these tracts include top producing Clyde and Kenyon silty clay loams, with average CSR2 values around 87.3. The farm has been cash rented to a reputable tenant for several years and APH (Actual Production History) yields for the last 10 years have averaged over 162 bushels per acre for corn and 53 bushels per acre for soybeans.

The auction will take place at 10:00 AM at the Fredricksburg Community Center, 151 W Main St., Fredricksburg, Iowa, 50630.

A survey is being completed therefore the final gross acres for Tract 1 are subject to change prior to the day of the auction.

LEASE/FSA INFORMATION:

Sellers to retain all rent for the 2021 crop season. The farm will be open for the 2022 cropping 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

**Seller, Douglas R. Yegge, is a licensed real estate Broker in the State of Iowa.*

Yegge Inc. 401(K) Savings Plan, Crist, Brown SEP-IRA
120 Acres M/L, Fayette County, IA

TOTAL ACRES:	120 MOL
PRICE:	
Price Per Acre:	
Owner:	Yegge Inc. 401(K) Savings Plan, Crist, Brown SEP-IRA
Operator:	VanDaele Bros.
County & State:	Fayette Co., IA
Location:	5 miles West of Hawkeye, IA
Possession Date:	Subject to existing lease
Drainage Info:	Tile & Natural
Average Productivity:	87.3 CSR2
Taxable Acres:	113.62
Net RE Taxes:	\$3,800
Taxes Payable In:	2020-2021
Topography:	Level

F.S.A. INFORMATION:

Farmland:	114.73
Crop Acres:	106.94
Effective DCP Cropland	
CRP Acres:	
Corn Base:	72.89
Corn Yield:	162
Soybean Base:	22.5
Soybean Yield:	53

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	120 est.
Tillable Acres:	111 est.
CRP Acres:	
Farmstead:	
Roads:	5
Waterways & Waste:	4
Timber:	
Pasture:	

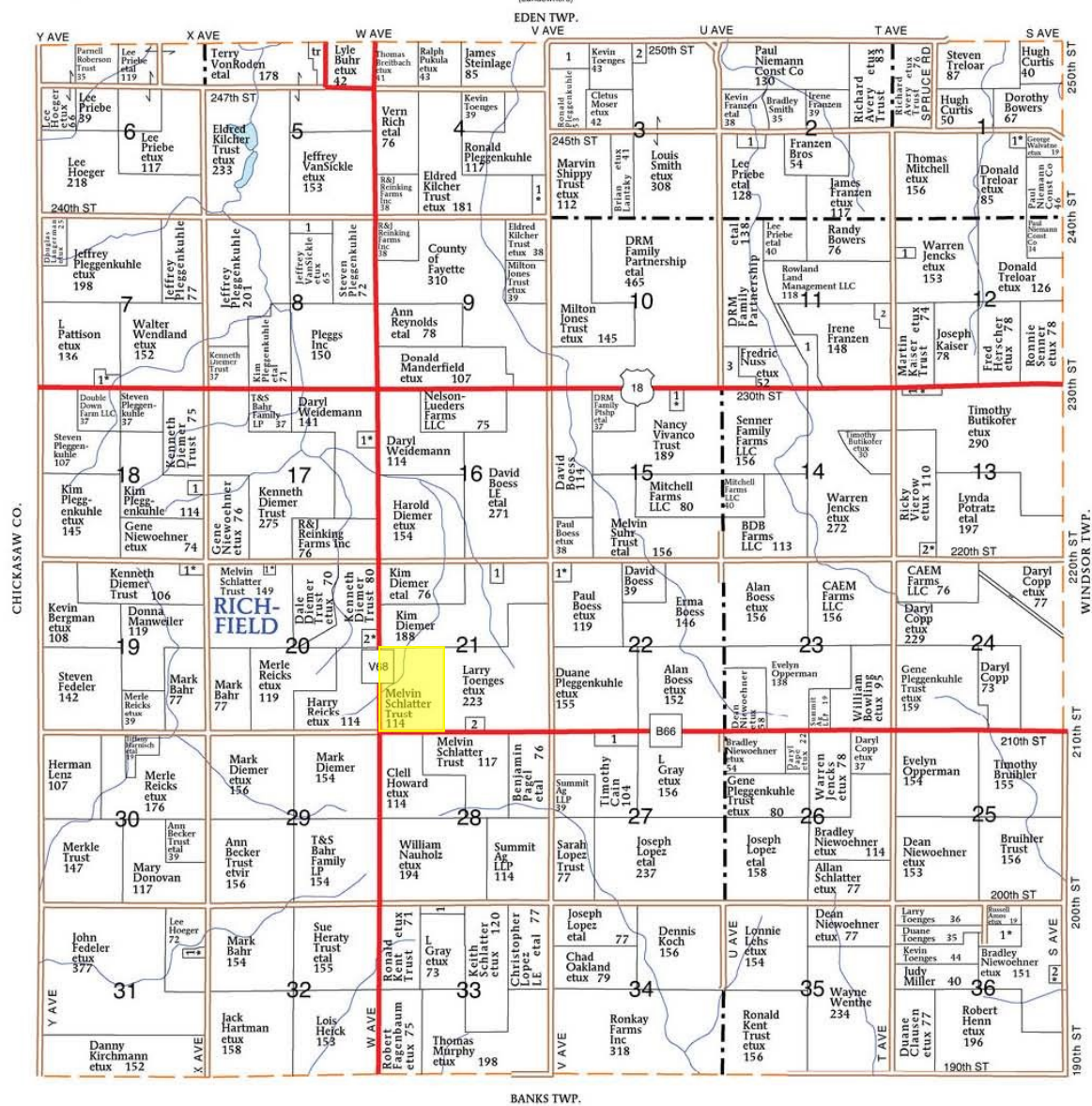
PeoplesCompany.com
563.659.8185

700 6th Ave
 DeWitt, Iowa 52742

T-94-N

BETHEL PLAT

R-10-W

**BETHEL TOWNSHIP****SECTION 1**

1. Treloar, Mark 6

SECTION 2

1. Franzen, Kevin 9

SECTION 3

1. Paul Niemann Const Co 23

2. Petsche, Jerry 6

SECTION 4

1. Winter, Steven et al 14

SECTION 7

1. Zmoos, Christopher et ux 7

SECTION 8

1. G.J.L Real Estate LLC 14

SECTION 11

1. Franzen Bros Partnership 19

2. Miller, Angela 8

3. Senner Family Farms LLC 22

1. Jencks, Mark 5

SECTION 12

1. Antfinson LE, Gail et al 5

2. Becker, Kenneth et ux 5

SECTION 15

1. Jencks, Warren et ux 6

SECTION 17

1. Manzano, Juan et al 7

SECTION 18

1. Kauffman, Valleen 5

2. Pleggenkuhle, Kim et ux 8

SECTION 19

1. Diemer Trust, Dale et ux 6

SECTION 20

1. Schlatter Trust, Dale et ux 6

2. Diemer, James et ux 6

SECTION 21

1. CD Twins Farms Inc 6

2. Baumler Trust, Keith 5

SECTION 22

1. Boess, Terry et ux 9

SECTION 24

1. Tayek, Robert 6

SECTION 27

1. Fedeler, Matthew 12

SECTION 31

1. Dettmer, Eugene et ux 5

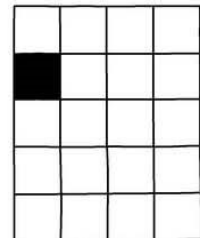
SECTION 33

1. Hampton, Patricia 9

SECTION 36

1. Toenges, Larry et al 20

2. Hoins, Russell et ux 5



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FAYETTE CO., IA

Aerial Map - Total Acres



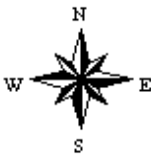
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Map Center: 42° 56' 21.64, -92° 2' 21.28



21-94N-10W
Fayette County
Iowa

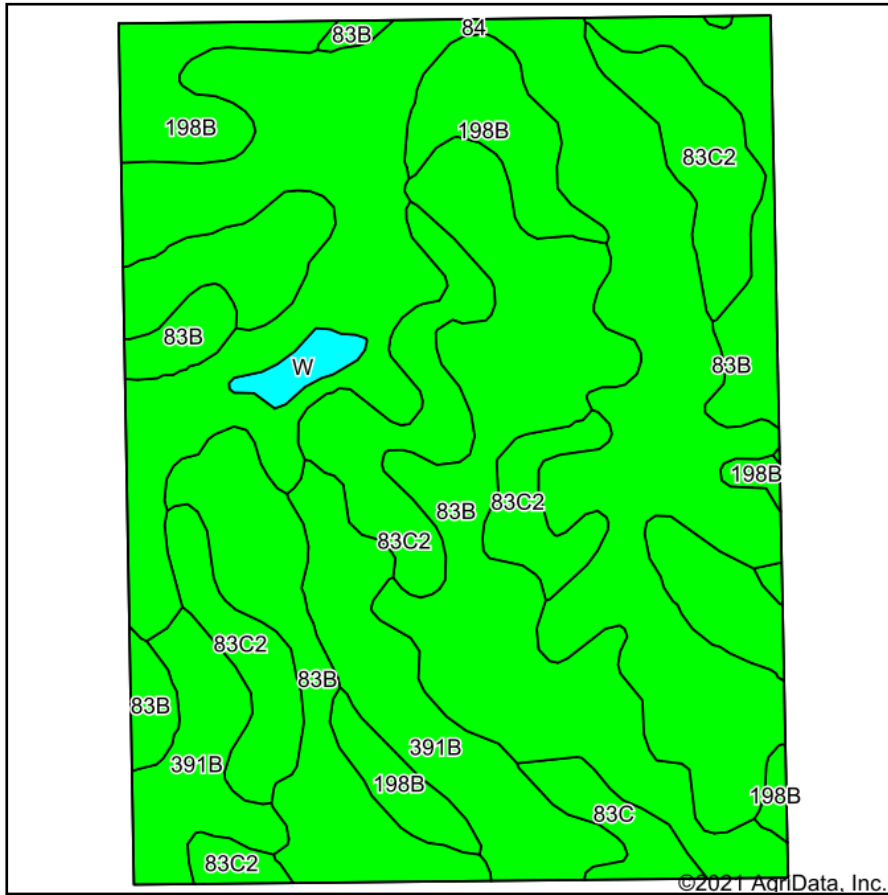


7/12/2021

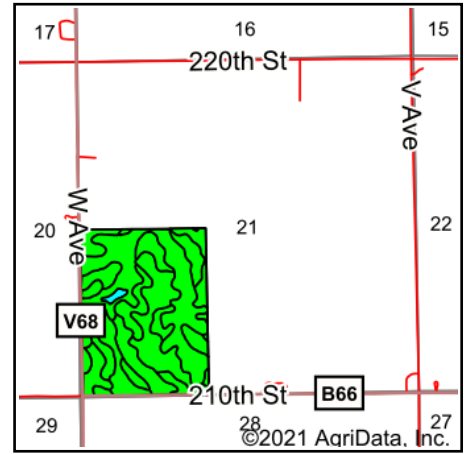
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Est. Total Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Fayette**
 Location: **21-94N-10W**
 Township: **Bethel**
 Acres: **120**
 Date: **7/12/2021**

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Maps Provided By:

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Area Symbol: IA065, Soil Area Version: 25

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
84	Clyde clay loam, 0 to 3 percent slopes	38.25	31.9%		llw	224	4.7	65	88				90	85
83B	Kenyon loam, 2 to 5 percent slopes	36.13	30.1%		lle	225.6	6.3	65.4	90	210	91	61	90	78
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	16.42	13.7%		llle	204.8	5.7	59.4	84	212	88	61	83	66
198B	Floyd loam, 1 to 4 percent slopes	13.83	11.5%		llw	222.4	5.8	64.5	89				81	85
391B	Clyde-Floyd complex, 1 to 4 percent slopes	12.41	10.3%		llw	216	4.5	62.6	87				86	85
83C	Kenyon loam, 5 to 9 percent slopes	1.94	1.6%		llle	209.6	5.9	60.8	85	188	90.5	48.5	89	76
W	Water	1.02	0.8%			0	0	0	0					
Weighted Average						218.7	5.4	63.4	87.3	95.3	40.9	27.5	*n 86.8	*n 79.4

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

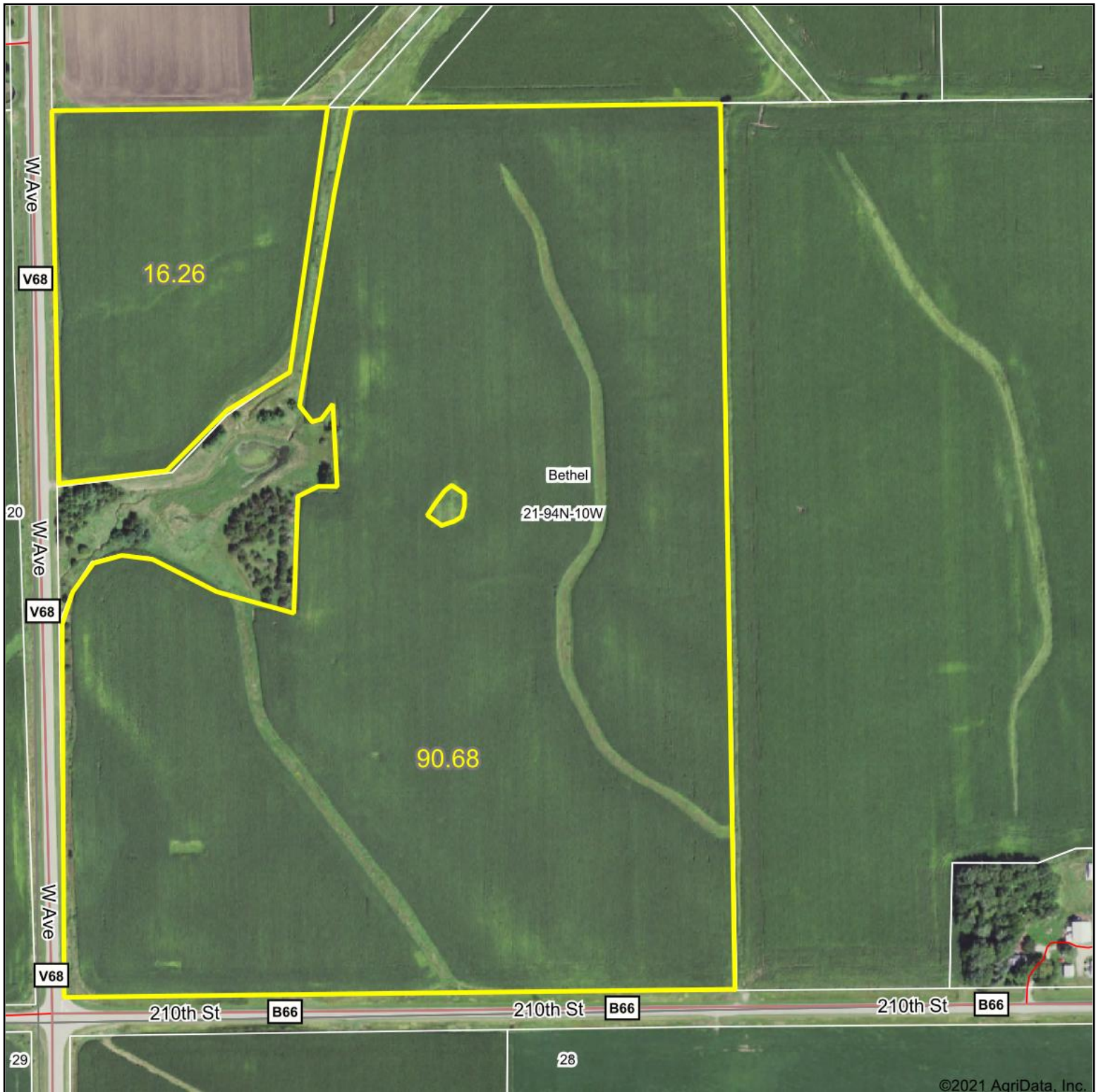
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*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 - FSA Tillable Acres



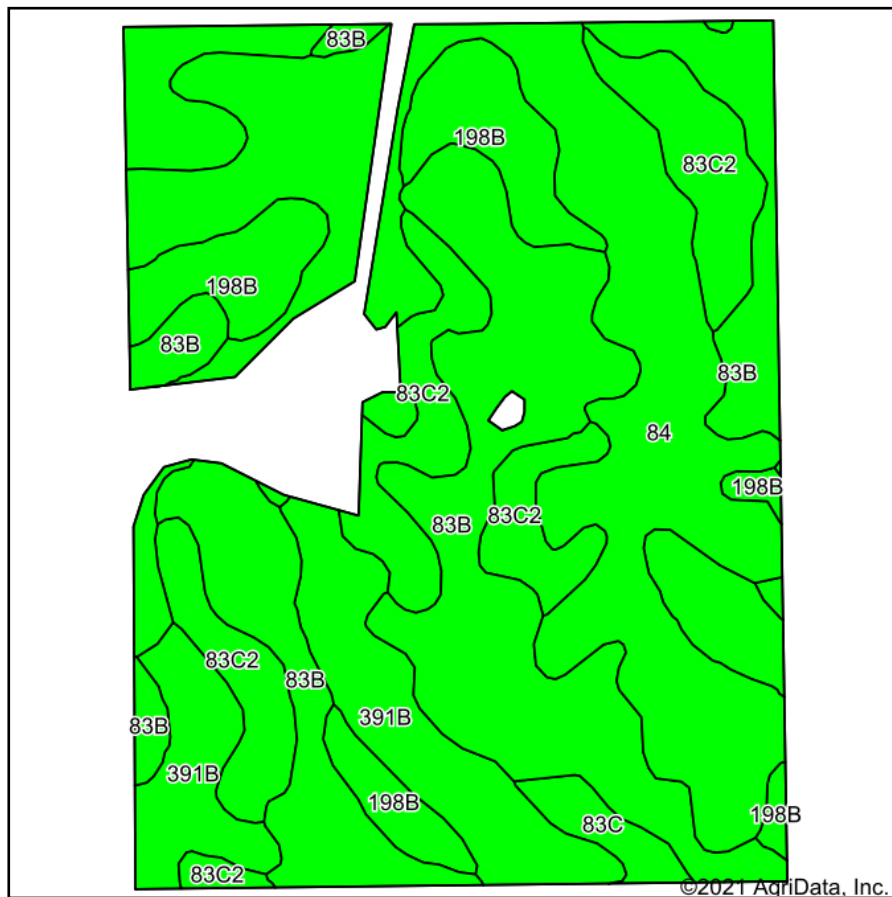
Map Center: 42° 56' 22.19, -92° 2' 12.66

21-94N-10W
Fayette County
Iowa

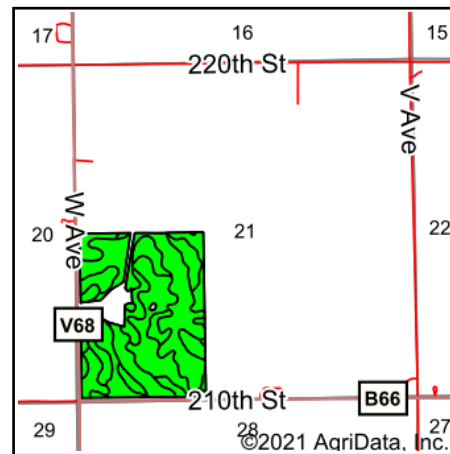


Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - FSA Tillable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Fayette**
 Location: **21-94N-10W**
 Township: **Bethel**
 Acres: **106.94**
 Date: **7/12/2021**



Maps Provided By:



Area Symbol: IA065, Soil Area Version: 25

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
83B	Kenyon loam, 2 to 5 percent slopes	34.20	32.0%		Ille	225.6	6.3	65.4	90	210	91	61	90	78
84	Clyde clay loam, 0 to 3 percent slopes	31.80	29.7%		Ilw	224	4.7	65	88				90	85
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	14.81	13.8%		Ille	204.8	5.7	59.4	84	212	88	61	83	66
198B	Floyd loam, 1 to 4 percent slopes	13.13	12.3%		Ilw	222.4	5.8	64.5	89				81	85
391B	Clyde-Floyd complex, 1 to 4 percent slopes	11.44	10.7%		Ilw	216	4.5	62.6	87				86	85
83C	Kenyon loam, 5 to 9 percent slopes	1.56	1.5%		Ille	209.6	5.9	60.8	85	188	90.5	48.5	89	76
Weighted Average						220.6	5.5	64	88.1	99.3	42.6	28.7	*n 87.5	*n 80

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

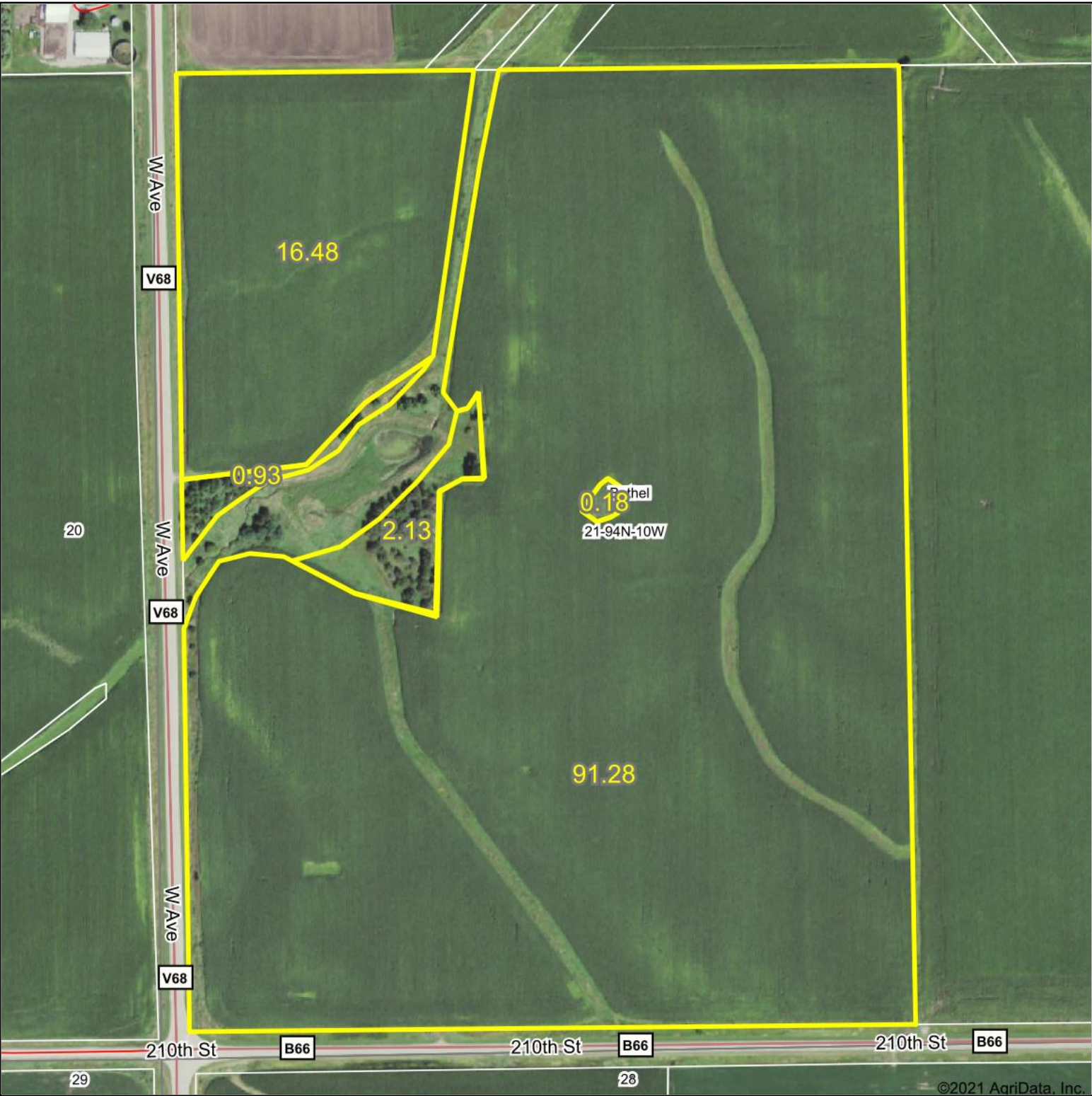
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*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



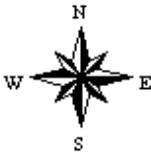
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Map Center: 42° 56' 22.18, -92° 2' 18.7



21-94N-10W
Fayette County
Iowa

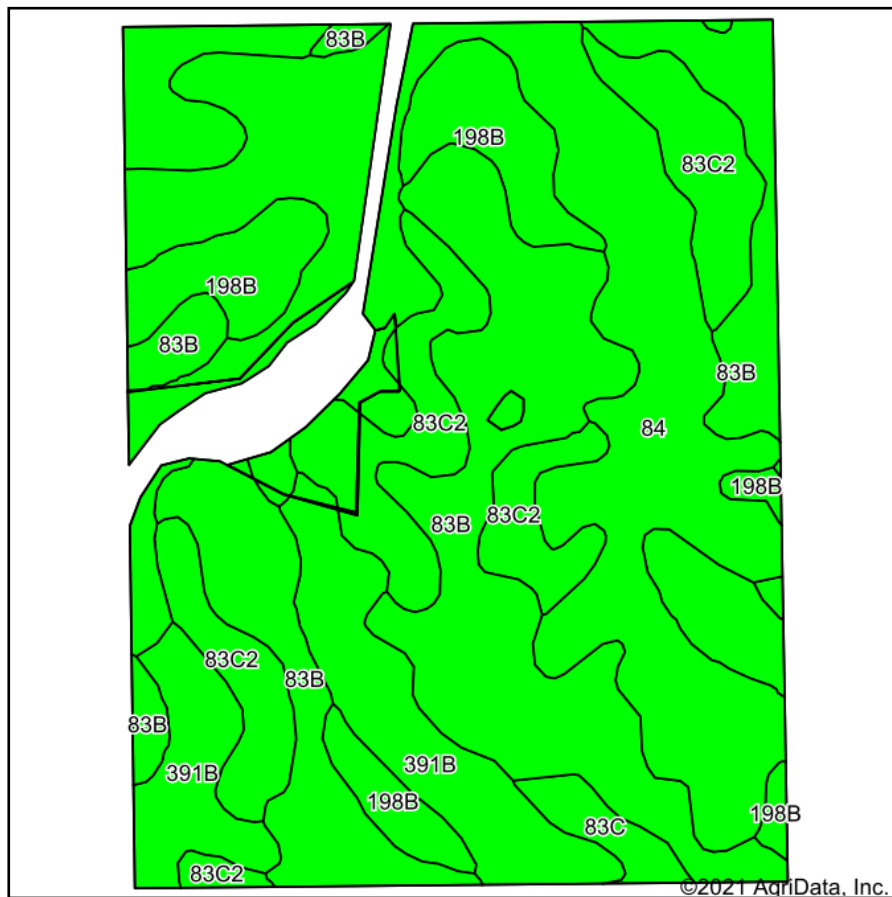


7/13/2021

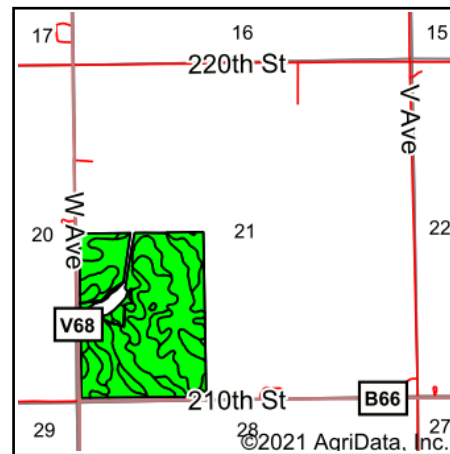


Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Estimated Tillable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Fayette**
 Location: **21-94N-10W**
 Township: **Bethel**
 Acres: **111**
 Date: **7/13/2021**

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Maps Provided By:

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Area Symbol: IA065, Soil Area Version: 25

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
83B	Kenyon loam, 2 to 5 percent slopes	34.68	31.2%		Ille	225.6	6.3	65.4	90	210	91	61	90	78
84	Clyde clay loam, 0 to 3 percent slopes	33.90	30.5%		Ilw	224	4.7	65	88				90	85
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	16.00	14.4%		Ille	204.8	5.7	59.4	84	212	88	61	83	66
198B	Floyd loam, 1 to 4 percent slopes	13.22	11.9%		Ilw	222.4	5.8	64.5	89				81	85
391B	Clyde-Floyd complex, 1 to 4 percent slopes	11.63	10.5%		Ilw	216	4.5	62.6	87				86	85
83C	Kenyon loam, 5 to 9 percent slopes	1.57	1.4%		Ille	209.6	5.9	60.8	85	188	90.5	48.5	89	76
Weighted Average						220.5	5.5	63.9	88	98.8	42.4	28.5	*n 87.5	*n 79.9

**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.



United States
Department of
Agriculture

Fayette County, Iowa



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

Wetland Determination Identifiers

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

Tract Cropland Total: 224.34 acres

2020 Program Year
Map Created February 05, 2020

Farm **8625**
Tract **242**

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

Operator Name :

Farms Associated with Operator :

CRP Contract Number(s) : None

Recon ID : 19-065-2021-91

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
114.73	106.94	106.94	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	106.94	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	72.89	0.00	162	
Soybeans	22.50	0.00	53	
TOTAL	95.39	0.00		

NOTES

T-DIV (OLD T-242) NEW T-11073 / F-DIV (OLD F-8625) NEW F-9088 - KL

Tract Number : 11073

Description : SEC 21 BETHEL

FSA Physical Location : IOWA/FAYETTE

ANSI Physical Location : IOWA/FAYETTE

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : ROBERT L CRIST, LINDA S CRIST, DAVID BROWN SEP IRA, DE WITT BANK & TRUST CO TRUSTEE OF YEGGE INC 401K SAVINGS PLAN

Other Producers : None

Recon ID : 19-065-2021-90

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
114.73	106.94	106.94	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	106.94	0.00	0.00	0.00	0.00	0.00

IOWA
FAYETTE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9088
Prepared : 4/6/21 11:43 AM
Crop Year : 2021

DCP Crop Data

Tract 11073 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	72.89	0.00	162
Soybeans	22.50	0.00	53
TOTAL	95.39	0.00	

NOTES

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