

# LAND AUCTION

**78 ACRES M/L (TO BE SURVEYED)**

TRAYER FARM, SCOTT COUNTY, IOWA

**TUESDAY, NOV. 1, 2022 AT 10:00 A.M.**

**BLUE GRASS COMMUNITY HALL**

**#16433**

**232 E. ORPHED ST., BLUE GRASS, IA**



**DOUGLAS R. YEGGE**

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**563.659.8185**

700 6th Ave  
DeWitt, Iowa 52742

[www.Yeggemcneilland.co](http://www.Yeggemcneilland.co)

# LAND AUCTION

## LEGAL DESCRIPTION:

The East 1/2 of the Northwest 1/4, excluding acreage, in Section 35, Township 78 North, Range 2 East of the 5th P.M., Scott Co., Iowa.

## COMMENTS & BUILDING INFORMATION:

This is a rare opportunity to own a high-quality Scott County, Iowa, farm! Mark your calendars for the public auction at the Blue Grass Community Hall in Blue Grass, Iowa, on Tuesday, November 1st, 2022 at 10:00 AM! Peoples Company is honored to offer 78 total acres m/l (to be surveyed) on the Western City Limits of Davenport Iowa. The farmland consists of 73.91 FSA cropland acres carrying a CSR2 value of 80.9, above the county average of 72.4! The primary soil types include the highly-productive Downs silt loam and Atterberry silt loam. The farm lease has been terminated and it is open for the 2023 row crop season.

This highly tillable farmland tract is located within the Northwest 1/4 of Section 35 in Blue Grass Township, Scott County, Iowa, along paved 145th Street. The farmland will be offered via public auction as an individual tract on Tuesday, November 1st, 2022. The auction will take place at 10:00 AM at the Blue Grass Community Hall, 232 East Orphed Street, Blue Grass, IA 52726. This auction can also be viewed through a virtual online auction option with online bidding available as well.

## LEASE/FSA INFORMATION:

Open for 2023 crop year.

## TO CONTACT LISTING AGENT:

Call: **Douglas R. Yegge**  
 Cell: 563.320.9900  
 Office: 563.659.8185  
 Doug@PeoplesCompany.com

Call: **Alan McNeil**  
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 Office: 563.659.8185  
 Alan@PeoplesCompany.com

PeoplesCompany.com  
 Yeggemcneilland.com

**Traver, 78 Acres M/L (to be surveyed), Scott County, Ia**

<b>TOTAL ACRES:</b>	<b>78 (to be surveyed)</b>
<b>PRICE:</b>	
<b>Price Per Acre:</b>	
<b>Owner:</b>	Traver
<b>Operator:</b>	
<b>County &amp; State:</b>	Scott Co., IA
<b>Location:</b>	East of Blue Grass, IA
<b>Possession Date:</b>	1-15-2033
<b>Drainage Info:</b>	
<b>Average Productivity:</b>	80.9
<b>Taxable Acres:</b>	
<b>Net RE Taxes:</b>	76.2
<b>Taxes Payable In:</b>	\$2,706
<b>Topography:</b>	

## F.S.A. INFORMATION:

<b>Farmland:</b>	79.73
<b>Crop Acres:</b>	73.91
<b>CRP Acres:</b>	
<b>Wheat Base:</b>	
<b>Wheat Yield:</b>	
<b>Corn Base:</b>	56.4
<b>Corn Yield:</b>	167
<b>Soybean Base:</b>	16.8
<b>Soybean Yield:</b>	54

## APPROXIMATE BREAKDOWN OF ACRES:

<b>Total Acres:</b>	78
<b>Tillable Acres:</b>	74.5 est.
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	.5
<b>Waterways:</b>	3
<b>Timber:</b>	
<b>Pasture:</b>	

**PeoplesCompany.com**  
**563.659.8185**

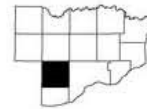
700 6th Ave  
 DeWitt, Iowa 52742



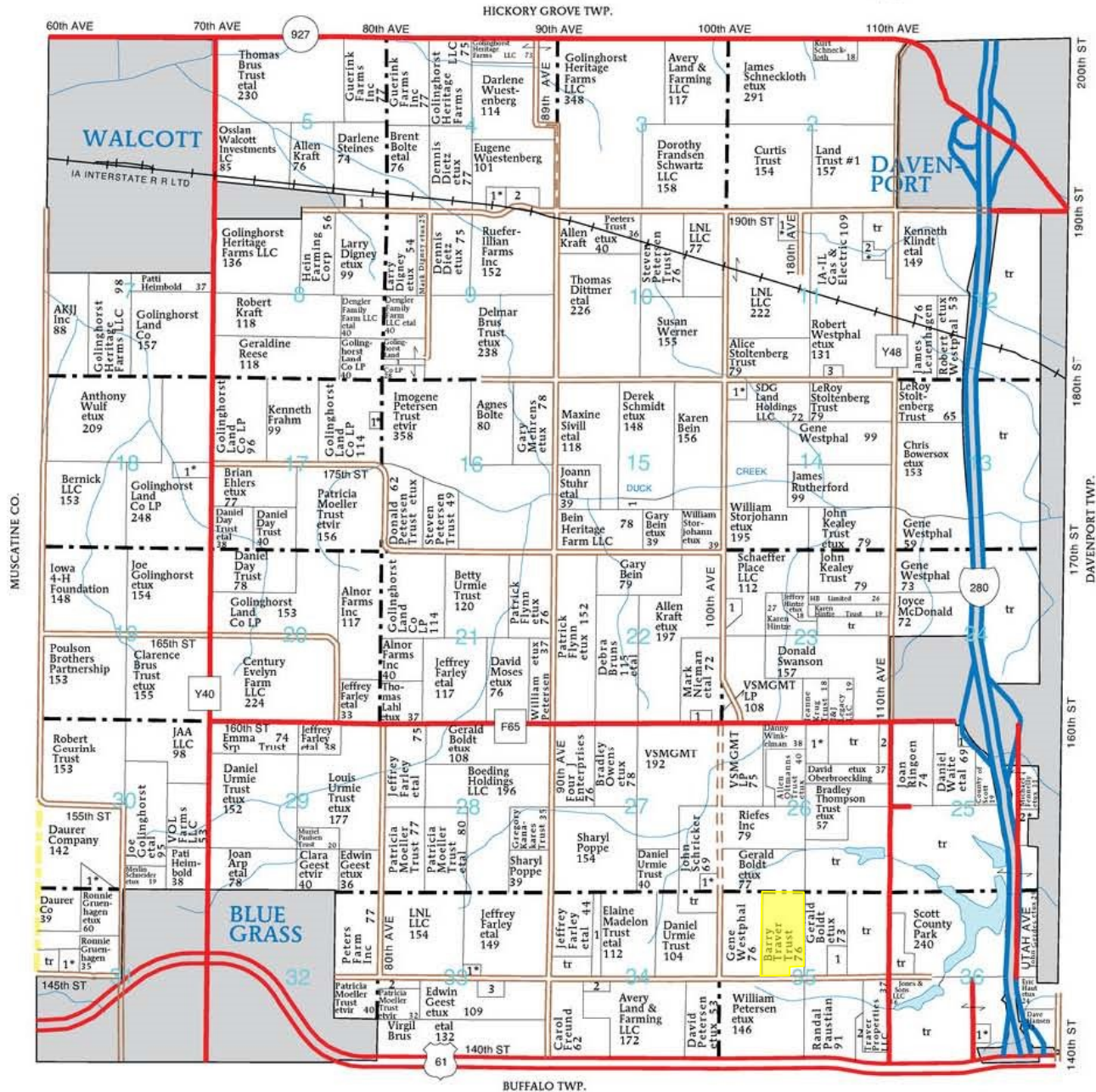
T-78-N

## BLUE GRASS PLAT

(Landowners)



R-2-E



## BLUE GRASS TOWNSHIP

## SECTION 4

1. Gardner, Steven etux 5
2. McCoy, Joshua 10

## SECTION 5

1. G&R Integration Services Inc 10

## SECTION 9

1. Claes, Janice 11

## SECTION 11

1. Kline, Leslie etal 7
2. O'Brien, James etux 8
3. Wendhausen, Mark 5

## SECTION 14

1. Beattie, Matthew etux 7

## SECTION 15

1. Bein, Gary 10

## SECTION 17

1. Bein, Gregory etux 5

## SECTION 18

1. Needham Trust, Joseph etux 10

## SECTION 22

1. Boldt, Jared 5

## SECTION 23

1. Gibbs, Charles 5

## SECTION 25

1. JJ Convenience Store Inc 6

## SECTION 26

1. Collins, Steven etux 15
2. H F Enterprises Partnership 10

## SECTION 27

1. Cale, Ronald etux 10

## SECTION 30

1. Gruenhagen, Ronnie etux 14

## SECTION 31

1. Roush, Michael etux 6

## SECTION 33

1. Caffery, Joseph etux 7
2. Moeller, David 9

## SECTION 34

1. Madelon Trust, Elaine 15
2. Lahl, Joan 9

## SECTION 35

1. Riefe Trust, Pamela 7
2. National Retail Properties LP 19

## SECTION 36

1. Denger, John etux 6



Aerial Map - Total Acres



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Map Center: 41° 31' 10.15, -90° 41' 58.12



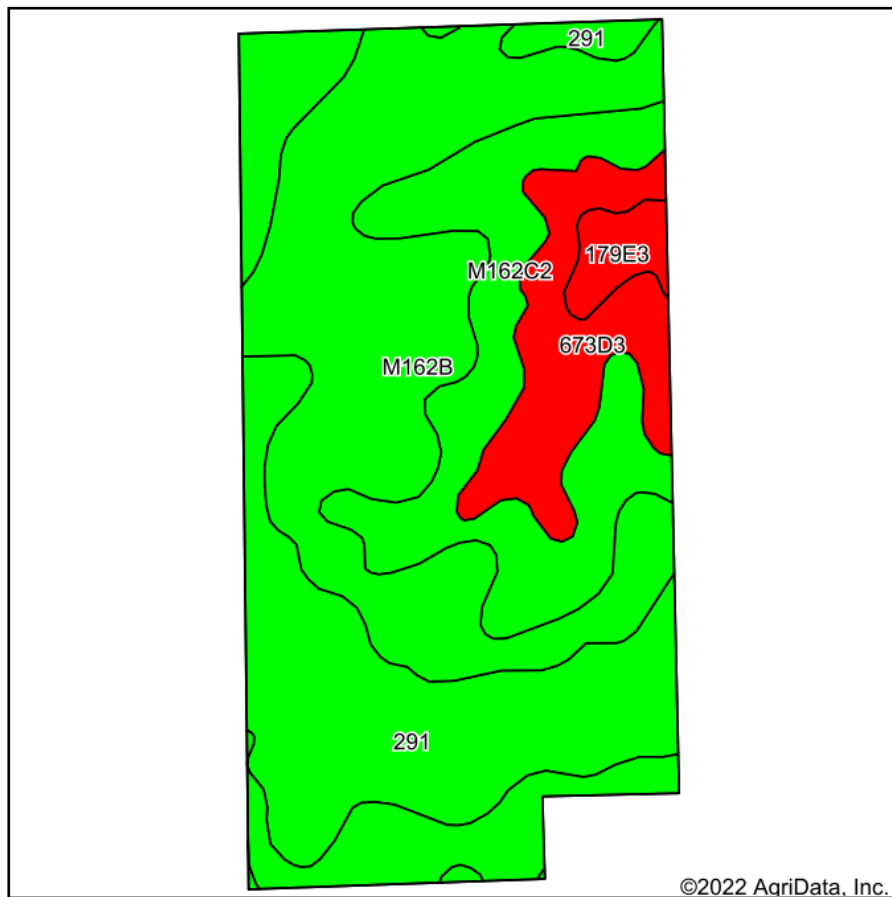
**35-78N-2E**  
**Scott County**  
**Iowa**



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 - Total Acres



Soils data provided by USDA and NRCS.

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State: **Iowa**  
 County: **Scott**  
 Location: **35-78N-2E**  
 Township: **Blue Grass**  
 Acres: **78**  
 Date: **9/20/2022**



Maps Provided By:



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Area Symbol: IA163, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	*n NCCPI Overall
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	32.02	41.1%		Ile	0.0	0.0	0.0	90	94
291	Atterberry silt loam, 1 to 3 percent slopes	18.55	23.8%		Iw	224.0	5.8	65.0	85	92
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	17.82	22.8%		IIIle	0.0	0.0	0.0	82	87
673D3	Timula silt loam, 9 to 14 percent slopes, severely eroded	7.86	10.1%		IVe	132.8	3.7	38.5	20	70
179E3	Gara clay loam, 14 to 18 percent slopes, severely eroded	1.75	2.2%		Vle	128.0	3.6	37.1	28	70
Weighted Average					2.28	69.5	1.8	20.2	78.5	*n 89

\*\*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° 31' 15.63, -90° 42' 2.73

0ft 711ft 1422ft

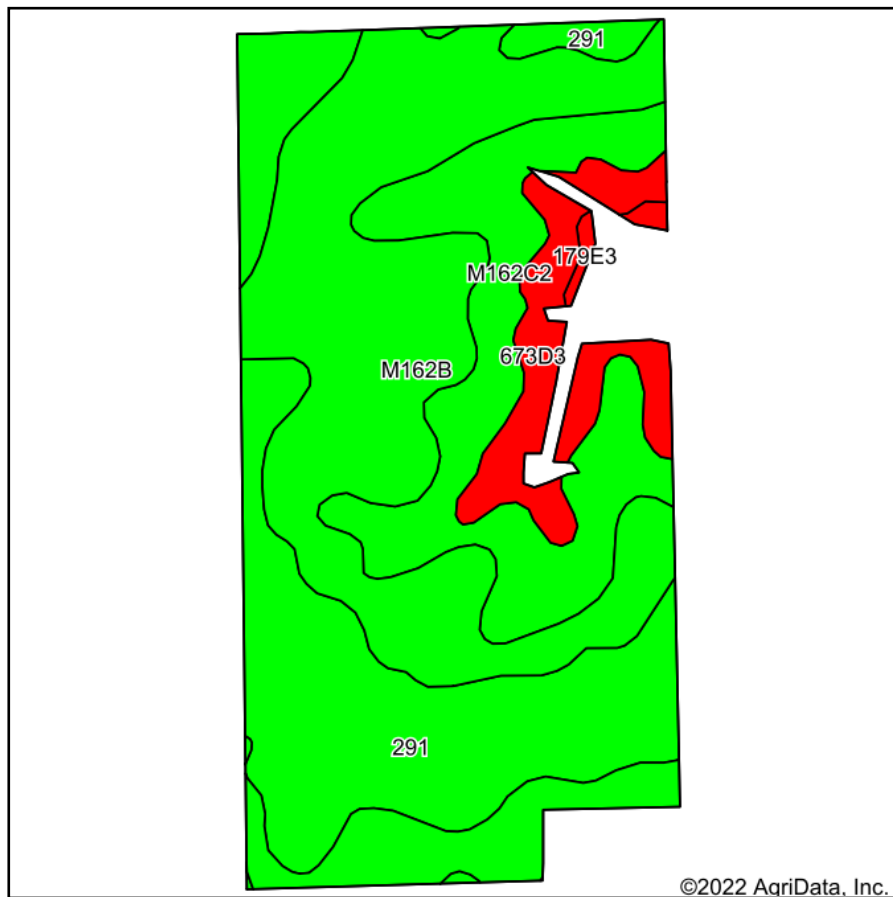
**35-78N-2E**  
**Scott County**  
**Iowa**



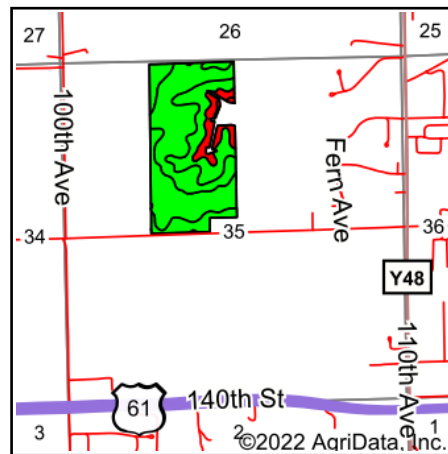
Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Scott**  
 Location: **35-78N-2E**  
 Township: **Blue Grass**  
 Acres: **74.5**  
 Date: **9/20/2022**



Maps Provided By:



Area Symbol: IA163, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	*n NCCPI Overall
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	31.92	42.8%		Ile	0.0	0.0	0.0	90	94
291	Atterberry silt loam, 1 to 3 percent slopes	18.50	24.8%		Iw	224.0	5.8	65.0	85	92
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	17.67	23.7%		IIIe	0.0	0.0	0.0	82	87
673D3	Timula silt loam, 9 to 14 percent slopes, severely eroded	5.97	8.0%		IVe	132.8	3.7	38.5	20	70
179E3	Gara clay loam, 14 to 18 percent slopes, severely eroded	0.44	0.6%		Vle	128.0	3.6	37.1	28	70
Weighted Average					2.17	67	1.8	19.4	80.9	*n 89.8

\*\*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  
SCOTT

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

FARM : 200

Prepared : 9/15/22 3:51 PM

Crop Year : 2022

### Abbreviated 156 Farm Record

**Operator Name** : DAVID MOELLER  
**Farms Associated with Operator** : 19-163-143, 19-163-155, 19-163-197, 19-163-200, 19-163-2939, 19-163-6644, 19-163-6736  
**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
79.73	73.91	73.91	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	73.91	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	56.40	0.00	167	
Soybeans	16.80	0.00	54	
<b>TOTAL</b>	<b>73.20</b>	<b>0.00</b>		

#### NOTES

**Tract Number** : 1112

**Description** : NW 1/4 OF 35 BLUE GRASS T78N R2E  
**FSA Physical Location** : IOWA/SCOTT  
**ANSI Physical Location** : IOWA/SCOTT  
**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** : BARRY TRAVER TRUST  
**Other Producers** : None  
**Recon ID** : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
79.73	73.91	73.91	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	73.91	0.00	0.00	0.00	0.00	0.00

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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IOWA  
SCOTT  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 200  
Prepared : 9/15/22 3:51 PM  
Crop Year : 2022

### Abbreviated 156 Farm Record

#### Tract 1112 Continued ...

Corn	56.40	0.00	167
Soybeans	16.80	0.00	54
<b>TOTAL</b>	<b>73.20</b>	<b>0.00</b>	

#### NOTES

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United States  
Department of  
Agriculture

## Scott 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: 73.91 acres

2022 Program Year

Map Created May 16, 2022

Farm **200**  
Tract **1112**

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