

# LAND AUCTION

**78.995 SURVEYED ACRES**

TRAVER 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**

C: 563.320.9900

O: 563.659.8185

Doug@PeoplesCompany.com

**ALAN MCNEIL**

C: 563-321-1125

O: 563-659-8185

Alan@PeoplesCompany.com

**PeoplesCompany.com**

**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 78.995 surveyed acres 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**  
Cell: 563.321-1125  
Office: 563.659.8185  
Alan@PeoplesCompany.com

PeoplesCompany.com  
Yeggemcneiland.com

**Traver, 78.995 Surveyed Acres,  
Scott County, Ia**

<b>TOTAL ACRES:</b>	<b>78.995 surveyed acres</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>	
<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

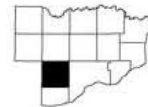
**APPROXIMATE BREAKDOWN OF ACRES:**

<b>Total Acres:</b>	78.995
<b>Tillable Acres:</b>	74.5 est.
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	.5
<b>Waterways:</b>	4
<b>Timber:</b>	
<b>Pasture:</b>	

T-78-N

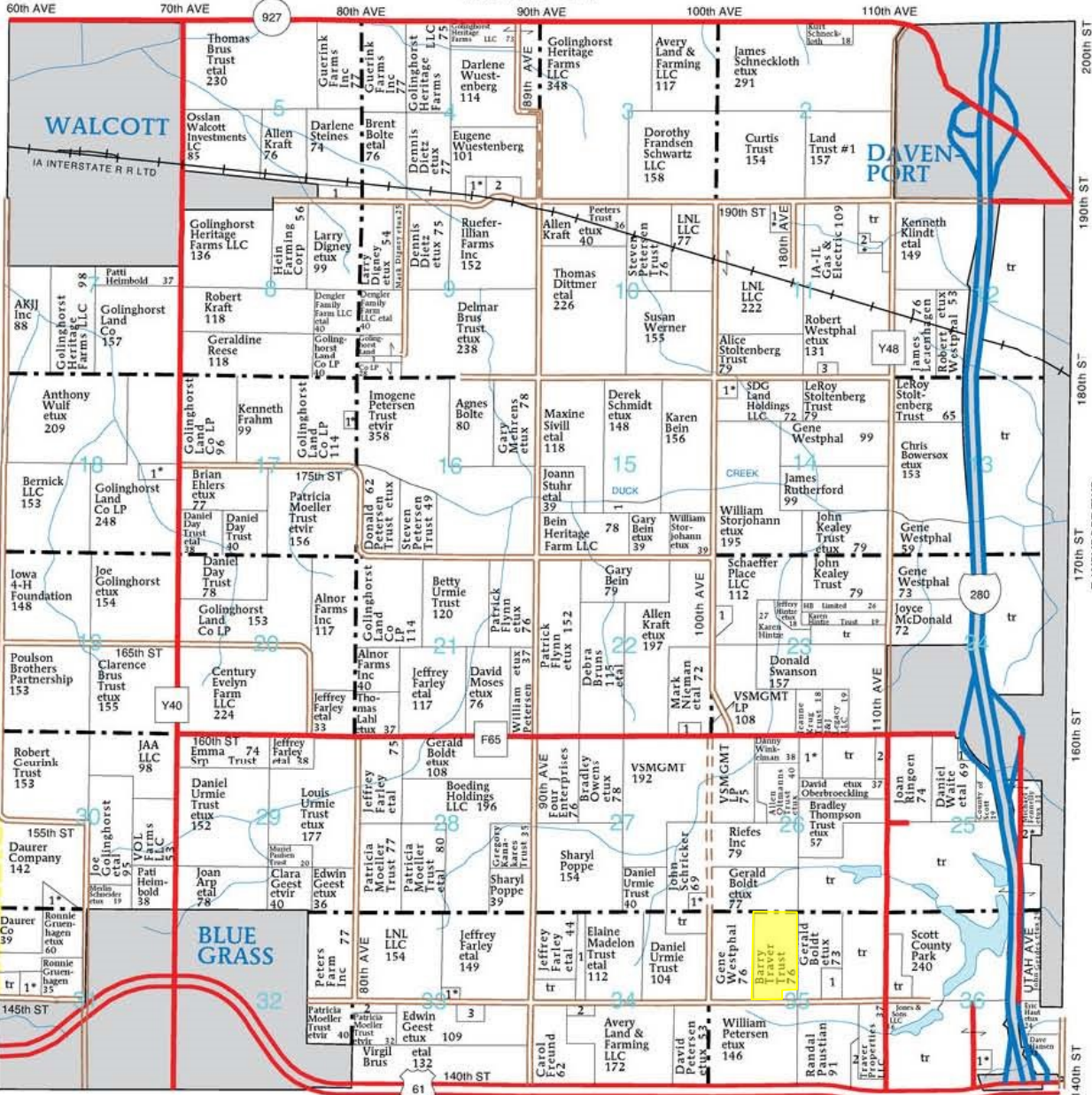
# BLUE GRASS PLAT

(Landowners)



R-2-E

HICKORY GROVE TWP.



BUFFALO TWP.

### BLUE GRASS TOWNSHIP

#### SECTION 4

- Gardner, Steven etux 5
- McCoy, Joshua 10

#### SECTION 5

- G&R Integration Services Inc 10

#### SECTION 9

- Claeys, Janice 11

#### SECTION 11

- Kline, Leslie etal 7
- O'Brien, James etux 8
- Wendhausen, Mark 5

#### SECTION 14

- Beattie, Matthew etux 7

#### SECTION 15

- Bein, Gary 10

#### SECTION 17

- Bein, Gregory etux 5

#### SECTION 18

- Needham Trust, Joseph etux 10

#### SECTION 22

- Boldt, Jared 5

#### SECTION 23

- Gibbs, Charles 5

#### SECTION 25

- JJ Convenience Store Inc 6

#### SECTION 26

- Waddell, John etux 14
- Collins, Steven etux 15
- H F Enterprises Partnership 10

#### SECTION 27

- Cale, Ronald etux 10

#### SECTION 30

- Gruenhagen, Ronnie etux 14

#### SECTION 31

- Roush, Michael etux 6

#### SECTION 33

- Caffery, Joseph etux 7
- Moeller, David 9
- Geest, Dieter 12

#### SECTION 34

- Madelon Trust, Elaine 15
- Lahl, Joan 9

#### SECTION 35

- Riefe Trust, Pamela 7
- National Retail Properties LP 19

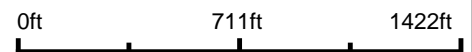
#### SECTION 36

- Denger, John etux 6

# Aerial Map - Surveyed Acres



Map Center: 41° 31' 7.55, -90° 41' 57.84



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



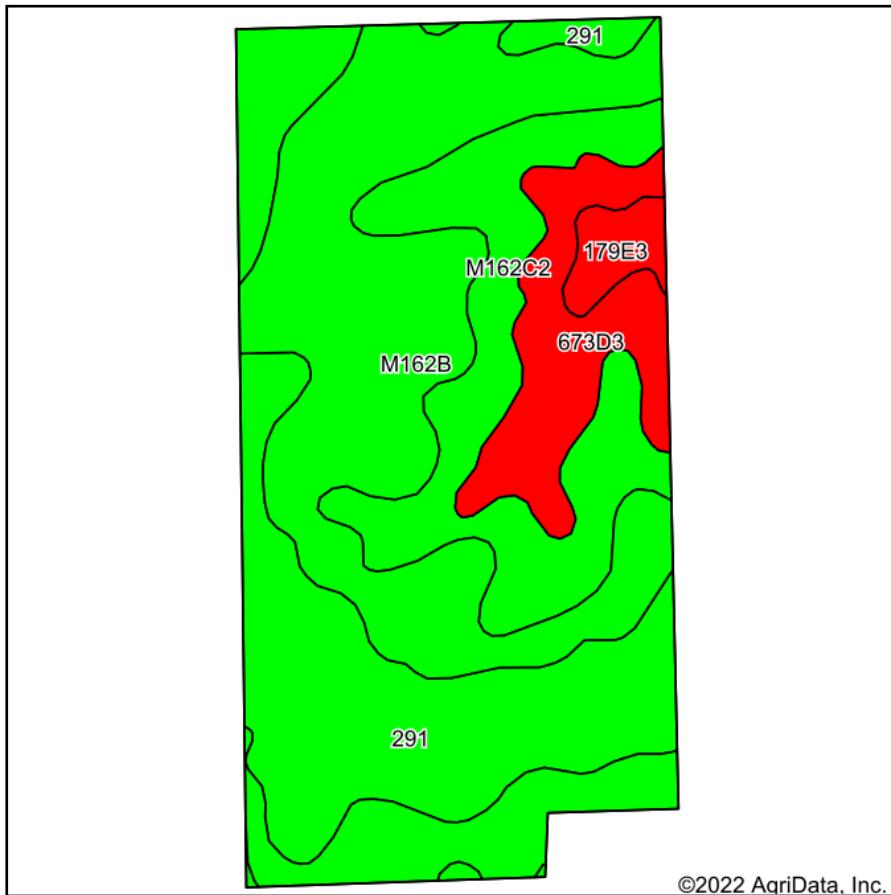
10/31/2022



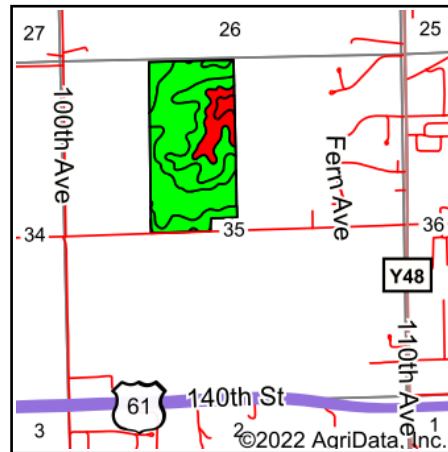
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Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map - Surveyed Acres



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Scott**  
 Location: **35-78N-2E**  
 Township: **Blue Grass**  
 Acres: **78.99**  
 Date: **10/31/2022**



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	32.76	41.5%		Ile	0.0	0.0	0.0	90	94	
291	Atterberry silt loam, 1 to 3 percent slopes	18.64	23.6%		Iw	224.0	5.8	65.0	85	92	
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	17.96	22.7%		IIIle	0.0	0.0	0.0	82	87	
673D3	Timula silt loam, 9 to 14 percent slopes, severely eroded	7.87	10.0%		IVe	132.8	3.7	38.5	20	70	
179E3	Gara clay loam, 14 to 18 percent slopes, severely eroded	1.76	2.2%		Vle	128.0	3.6	37.1	28	70	
<b>Weighted Average</b>						<b>2.28</b>	<b>68.9</b>	<b>1.8</b>	<b>20</b>	<b>78.6</b>	<b>*n 89</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"

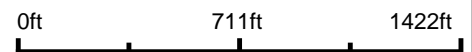
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Aerial Map - Tillable Acres



Map Center: 41° 31' 15.63, -90° 42' 2.73



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

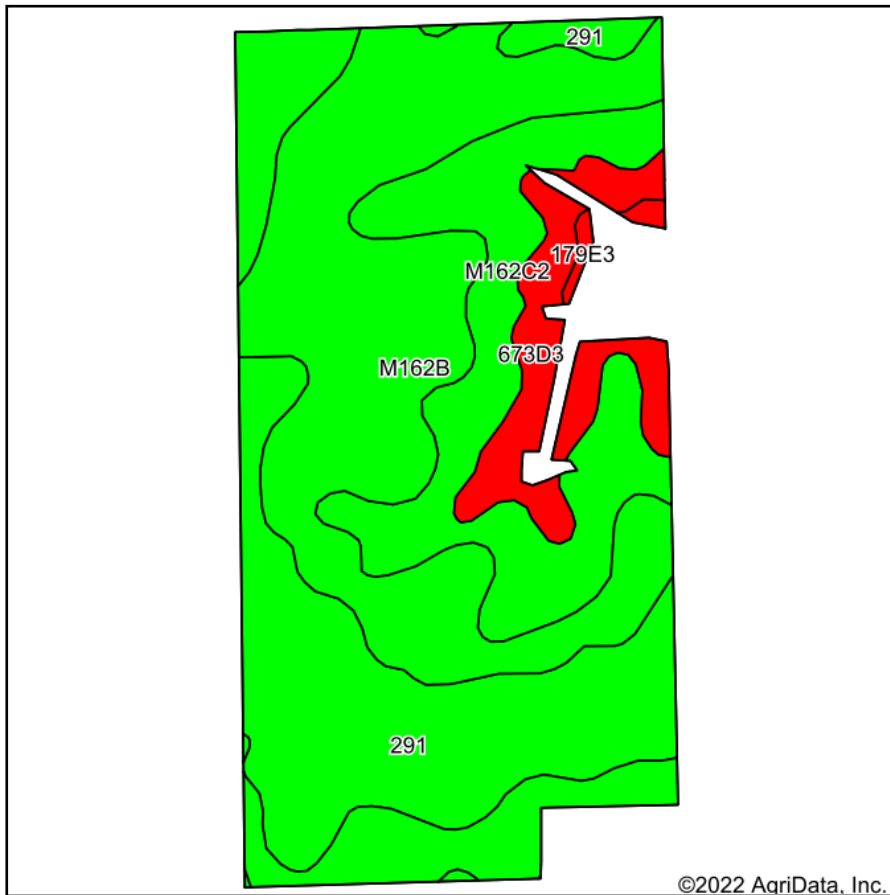


9/20/2022

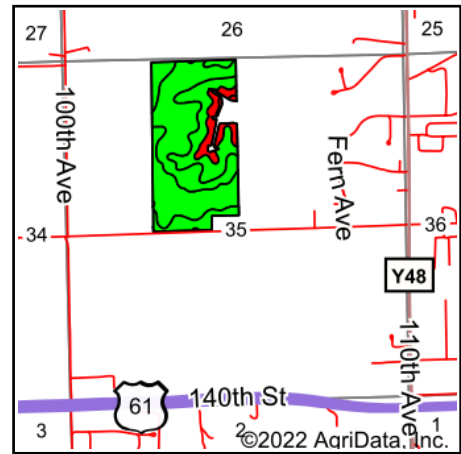
Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

# 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%		IIIle	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
<b>Weighted Average</b>						<b>2.17</b>	<b>67</b>	<b>1.8</b>	<b>19.4</b>	<b>*n 89.8</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.



**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





Abbreviated 156 Farm Record

Tract 1112 Continued ...

Corn	56.40	0.00	167
Soybeans	16.80	0.00	54

**TOTAL** **73.20** **0.00**

NOTES

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*In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.*

*Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.*

*To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*



**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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# PLAT OF RE-SURVEY

Of Property Described on the deed recorded as Document No. 2017-00016815 in the Office of the Scott County Recorder;

An updated description of the property depicted hereon is attached hereto and make a part hereof.

## SURVEYOR'S REPORT

This Plat represents an original boundary survey of the parcel described hereon and was done at the request of Alan McNeil of DeWitt, Iowa.

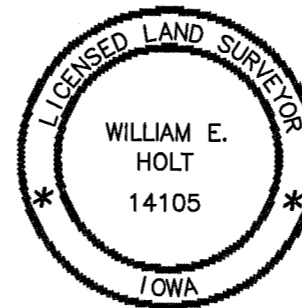
All structural or utility improvements, surface and subsurface, on and/or adjacent to the site are not necessarily shown. All monuments exist as shown hereon. Bearings are Degrees, Minutes and Seconds and are referenced to assumed datum; distances are shown as feet and decimal parts thereof.

This survey includes no investigation or independent search for easements of record, encumbrances, deed restrictions, restrictive covenants, ownership, title evidence, or any other facts that an accurate and current title search may disclose. Right-of-Way lines shown hereon are a graphic representation only and may not depict the actual location of the public easement.

I hereby certify that this Land Surveying document was prepared, and that the 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.

William E. Holt

Dated this \_\_\_\_ day of \_\_\_\_\_ 2022 C.E.  
State of Iowa Reg. No. 14105  
My registration expires December 31, 2022 C.E.



### Surveyor's Note

Monuments shown hereon are 5/8" rods unless noted otherwise.

### LEGEND

---	BOUNDARY OF SURVEY
—●—	LOT/PARCEL LINE
—○—	MONUMENT FOUND
—+—	STONE FOUND
—x—	SET 5/8" PIN W/CAP
—	CHISELED "X"
---	SECTION LINE
---	RIGHT OF WAY LINE
---	FENCE LINE
---	BUILDING SETBACK
---	UTILITY EASEMENT
( )	DEED/PLAT DIMENSION

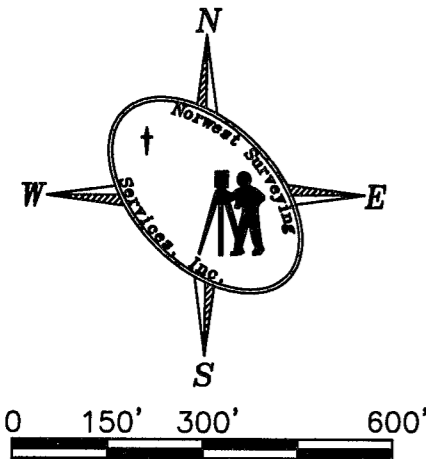
NOTE: BEARINGS ARE ASSUMED

RESERVED FOR RECORDER

**NORWEST SURVEYING SERVICES, INC.**  
PROFESSIONAL LAND SURVEYORS & LAND PLANNERS  
301 EAST LINCOLNWAY MORRISON, ILLINOIS 61270  
PHONE (815) 772-7179 NWSURVEYING@MCHSI.COM  
SERVING ILLINOIS & IOWA SINCE 1974

SURVEYED BY JMW, CFW	FIELD WORK COMPLETED 10-26-22	JOB NO. 2022267	DRAWN BY WEH
BOOK NO. 268-67	PLAT NO. 2022267	DRAWING NAME 2006314	DRAWING DATE 28 OCT 22
REVISION DATES	CHECKED BY	SCALE 1"=300'	

PROJECT  
**PARCEL RE-SURVEY**  
TITLE  
**BARRY TRAVER TRUST**



SCALE: 1"=300'

TOTAL AREA  
78.995 ACRES

P.I.N. 82-3503-001  
P.I.N. 82-3519-002  
P.I.N. 82-3519-004

### REQUESTOR:

ALAN McNEIL  
700 6TH AVENUE  
DEWITT, IA 52751

### PROPRIETOR:

BARRY TRAVER TRUST  
14150 110TH AVENUE  
DAVENPORT IA 52804

### SURVEYOR:

WILLIAM E. HOLT, IPLS 14105  
NORWEST SURVEYING SERVICES, INC.  
301 EAST LINCOLNWAY  
MORRISON, IL 61270  
(815) 772-7179  
weh@nwsurveying.com

PT E 1/2 NW 1/4  
SECTION 35-78-2

