

LISTING #16700

# LAND AUCTION

**80 ACRES M/L , HOWARD CO., IA**

**APRIL 20TH, 10:00 AM**

**CHICKASAW EVENT CENTER, 301 N. WATER AVE., NEW HAMPTON, IA**



**DOUG 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

# LAND AUCTION

## LEGAL DESCRIPTION:

80 Acres M/L being the East 1/2 of The Southwest 1/4 of Section 23, Paris Township, 98 North, Range 12 West, Howard Co. Iowa

**80, Acres M/L, Howard County, IA**

## COMMENTS & BUILDING INFORMATION:

**Mark your calendar for Thursday, April 20th, 2023 at 10:00 AM!** Peoples Company is representing the Thola Trust Farm in the sale of 80 acres m/l of high-quality Howard County, Iowa farmland.

This nearly 100% tillable farm consists of 78.3 FSA Cropland acres of which 4.4 acres are in CRP with an annual payment of \$1,548 and 73.9 are FSA tillable acres with an above-average CSR2 soil rating of 70.4. (The average CSR2 rating for Greene County is 76.9). The primary soil types on this tract include top-producing Cresco, Protivin, and Floyd loams. The farm is located 15 miles southwest of Cresco, Iowa, and 29 miles northeast of New Hampton, Iowa, on 160th Street just east of Our Lady of Lourdes Church.

This farm would make for an outstanding add-on unit to an existing farm operation or investment-grade quality land purchase with convenient access to several competing grain marketing options including grain elevators and ethanol plants. Located in Section 23 of Paris Township, with paved Co. Hwy. A46 just one mile north of the farm, and IA Hwy. 63 three miles away.

The single tract will be offered on a price-per-acre basis via Public Auction and will take place on Thursday, April 20th, 2023 at 10:00 AM at the Chickasaw County Event Center in New Hampton, Iowa. This Virtual Online Auction option with online bidding available

## LEASE/FSA INFORMATION:

The farm is leased for the 2023 crop year. Seller to retain first 1/2 of the rent, buyer to receive the second 1/2 of the rent.

### DOUGLAS R. YEGGE

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 O: 563-659-8185  
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### ALAN MCNEIL

C: 563-321-1125  
 O: 563-659-8185  
[Alan@PeoplesCompany.com](mailto:Alan@PeoplesCompany.com)

<b>TOTAL ACRES:</b>	80
<b>PRICE:</b>	
<b>Price Per Acre:</b>	
<b>Owner:</b>	Kathleen Thola Trust
<b>Operator:</b>	
<b>County &amp; State:</b>	Howard Co., IA
<b>Location:</b>	SW of Cresco, IA
<b>Possession Date:</b>	At closing
<b>Drainage Info:</b>	natural
<b>Average Productivity:</b>	70.4
<b>Taxable Acres:</b>	
<b>Net RE Taxes:</b>	\$1,822
<b>Taxes Payable In:</b>	2022-2023
<b>Topography:</b>	Level

## F.S.A. INFORMATION:

<b>Farmland:</b>	78.3
<b>Crop Acres:</b>	73.2
<b>CRP Acres:</b>	4.4
<b>Wheat Base:</b>	
<b>Wheat Yield:</b>	
<b>Corn Base:</b>	67
<b>Corn Yield:</b>	151
<b>Soybean Base:</b>	6.2
<b>Soybean Yield:</b>	53

## APPROXIMATE BREAKDOWN OF ACRES:

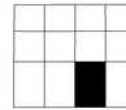
<b>Total Acres:</b>	80
<b>Tillable Acres:</b>	73.2
<b>CRP Acres:</b>	4.4
<b>Farmstead:</b>	
<b>Roads:</b>	2.4
<b>Waterways:</b>	
<b>Timber:</b>	
<b>Pasture:</b>	

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

700 6th Ave  
 DeWitt, Iowa 52742




R-12-W



Aerial Map



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Map Center: 43° 17' 15.64, -92° 13' 55.28


**23-98N-12W**  
**Howard County**  
**Iowa**

0ft 453ft 907ft



3/3/2023

Maps Provided By:



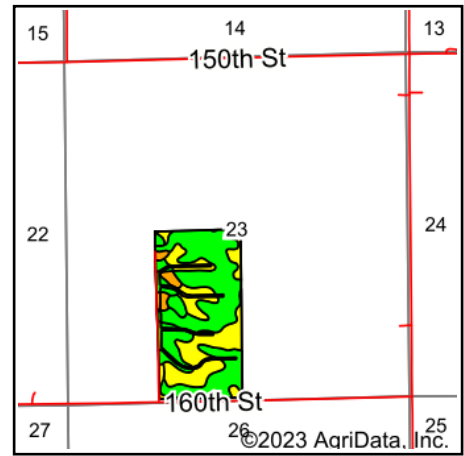
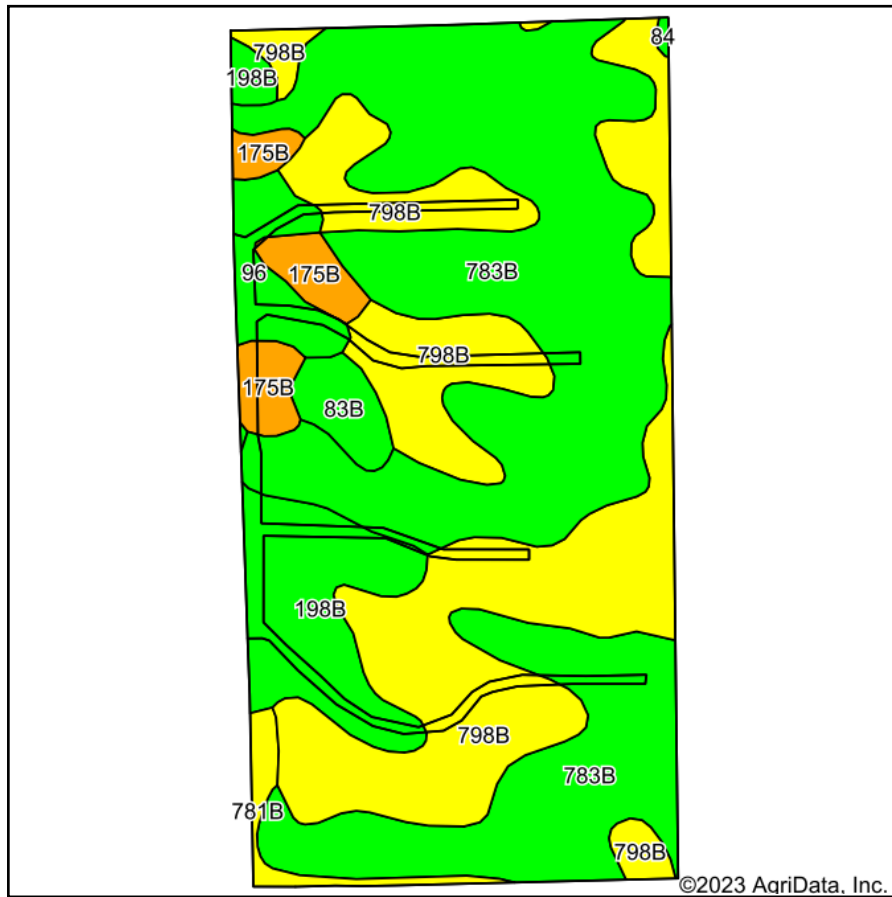
surety<sup>®</sup>  
CUSTOMIZED ONLINE MAPPING

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



# Soils Map



State: **Iowa**  
 County: **Howard**  
 Location: **23-98N-12W**  
 Township: **Paris**  
 Acres: **78.3**  
 Date: **3/3/2023**

**PC PEOPLES**  
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Maps Provided By:  
**surety**  
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Area Symbol: IA089, 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
783B	Cresco loam, 2 to 5 percent slopes	37.98	48.5%		Ile	80.0	2.2	23.2	73	76
798B	Protivin loam, 1 to 4 percent slopes	25.53	32.6%		Ile	193.6	5.0	56.1	61	80
198B	Floyd loam, 1 to 4 percent slopes	6.72	8.6%		Ilw	222.4	5.8	64.5	89	88
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	2.85	3.6%		Ille	80.0	2.2	23.2	50	60
96	Turlin silt loam, acid variant	2.47	3.2%		Ilw	225.6	5.9	65.4	87	86
83B	Kenyon loam, 2 to 5 percent slopes	1.56	2.0%		Ile	225.6	6.3	65.4	90	87
781B	Lourdes loam, 2 to 5 percent slopes	1.10	1.4%		Ile	80.0	2.2	23.2	68	78
84	Clyde silty clay loam, 0 to 3 percent slopes	0.09	0.1%		Ilw	224.0	4.7	65.0	88	90
Weighted Average					2.04	136.9	3.6	39.7	70.4	*n 78.3

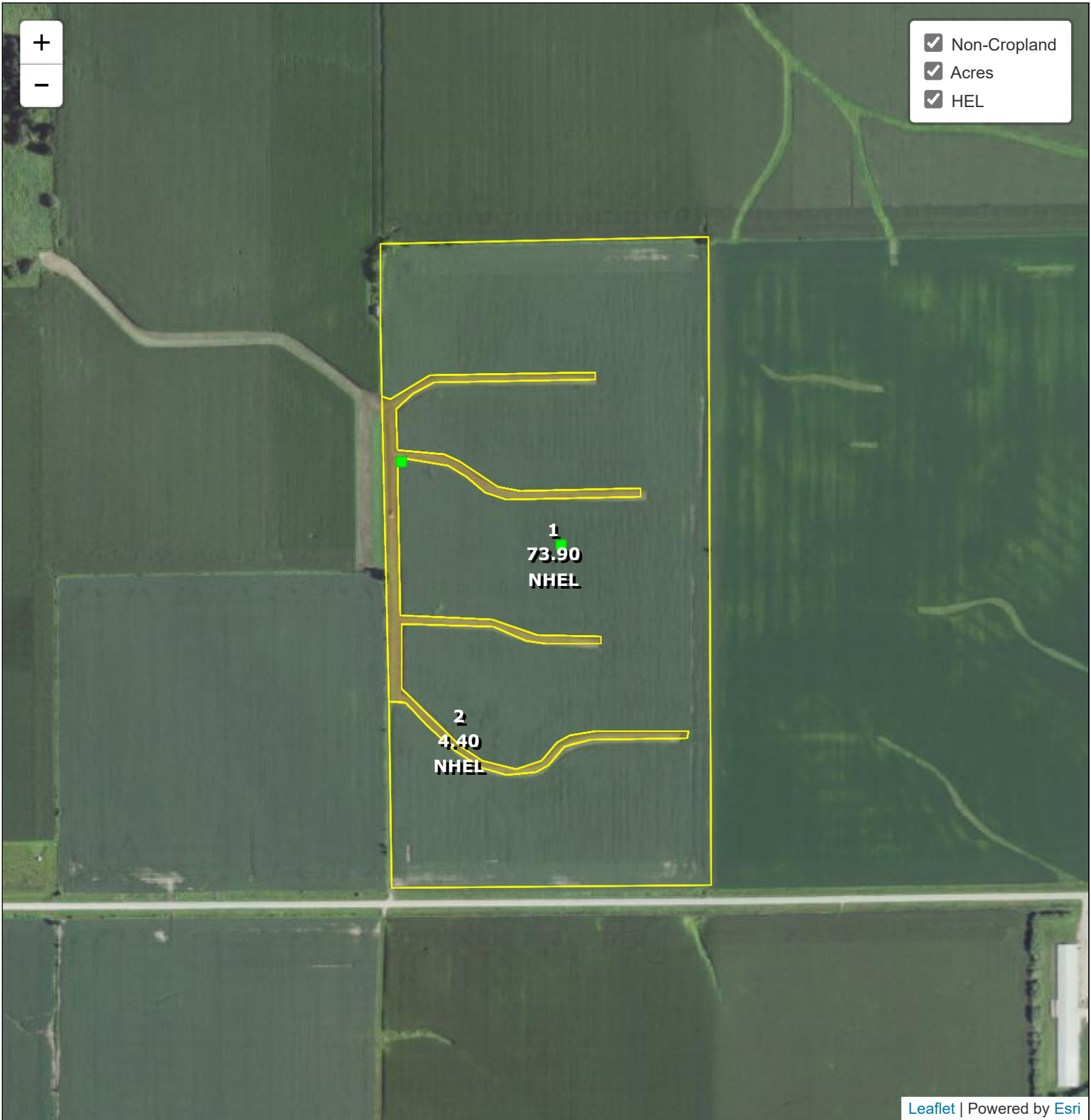
\*\*IA has updated the CSR values for each county to CSR2.

\*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.



**Common Land Unit**  
[Yellow Box] Cropland [Orange Box] Non-cropland [Dark Orange Box] CRP

**Farm 1060**  
**Tract 1268**

- Wetland Determination Identifiers**
- **Restricted Use**
  - ▼ **Limited Restrictions**
  - **Exempt from Conservation Compliance Provisions**

**2023 Crop Year**



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

IOWA  
HOWARD

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 1060

Prepared : 2/15/23 1:27 PM CST

Crop Year : 2023

Operator Name : RONALD P SMITH

CRP Contract Number(s) : 11671A

Recon ID : None

Transferred From : None

ARCPLC G//F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
78.30	78.30	78.30	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	73.90	0.00			4.40	0.00	0.00	0.00

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	67.00	0.00	151	
Soybeans	6.20	0.00	53	

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

### NOTES

Tract Number : 1268

Description : I-9 E 1/2 SW 1/4 SEC 23-98-12 PARIS

FSA Physical Location : IOWA/HOWARD

ANSI Physical Location : IOWA/HOWARD

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : KATHLEEN A THOLA IRREVOCABLE TRUST

Other Producers : None

Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.30	78.30	78.30	0.00	0.00	0.00	0.00	0.0



Abbreviated 156 Farm Record

Tract 1268 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	73.90	0.00	4.40	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	67.00	0.00	151
Soybeans	6.20	0.00	53
<b>TOTAL</b>	<b>73.20</b>	<b>0.00</b>	

NOTES

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# SELLERS LAND DISCLOSURE

Address or location: 160th Street

Zoning: AG

Does zoning currently allow for the intended use? ☒ Yes ☐ No ☐ Unknown

Basis of this sale: ☒ Gross Acres ☐ Net Acres ☐ Unknown

School district: Howard- Winneshiek

Covenants established for this location? ☐ Yes ☒ No ☐ Unknown If Yes, attach a copy.

1. Are buildings present on the property?

☐ Yes ☐ No ☐ Unknown

2. Is there an association that requires dues?

☐ Yes ☐ No ☐ Unknown

3. Water availability:

☐ Rural ☐ Well ☒ Combination

☐ None ☐ Unknown

4. What types of sewage disposal systems are present at this location?

☐ City Sewer ☐ Septic ☐ None ☐ Unknown

- If Septic is checked, is the system in compliance with county regulations?

☐ Yes ☐ No If No, please explain.

5. Electric company that provides service to this location:

6. What type of fuel is available at this location?

☐ LP Gas ☐ Natural Gas ☐ Other

☐ None ☐ Unknown

7. Are there any easements or other encumbrances on file for the location? ☐ Yes ☐ No ☐ Unknown

- If Yes, provide brief description.

8. Will a property survey be required?

☐ Yes ☐ No ☐ Unknown

- If Yes, who is responsible for the cost?

☐ Seller ☐ Buyer ☐ Unknown

9. Necessary to build a driveway to access the property?

☐ Yes ☒ No ☐ Unknown

10. Is there a private road located on this property?

☐ Yes ☐ No ☐ Unknown

11. Are fences present around the property?

☐ Yes ☐ No ☐ Unknown

- If Yes, what is the condition of the property line fences?

☐ New ☐ Properly Maintained ☐ Poor ☐ Unknown

- Are the fences accurate in comparison to property lines?

☐ Yes ☐ No ☐ Unknown

12. What type(s) of improvements are present to this property?

☐ Terraces ☐ Grain Bins ☐ Tile ☐ Springs ☐ Ponds

☐ Other ☐ Unknown

13. Is there currently a tenant on this property?

☐ Yes ☐ No ☐ Unknown

- If Yes, has tenant been provided a termination notice?

☐ Yes ☐ No ☐ Unknown

- What are the terms of the current agreement?

14. Is the land enrolled in any government programs?

☐ Yes ☐ No ☐ Unknown

- If Yes, identify the programs:

☐ CRP ☐ DCP ☐ Conservation Agreements

☐ Wetlands ☐ Forest Service ☐ Other

15. Environmental concerns are present on this property?

☐ Feedlots ☐ Landfills Burial Grounds

☐ Underground Storage Tanks ☐ Illegal Dump Sites

☐ None ☐ Other

Additional remarks: Please use back side for more information.

Seller:

*Lesli Yahn*  
dotloop verified  
03/05/23 11:42 AM CST  
3PB7-HD01-UQPP-AZW3

Buyer:

Seller:

*Lesli Yahn*  
dotloop verified  
03/05/23 11:42 AM CST  
3YFN-RQ4T-ELX8-AIYG

Buyer:

Date:

Date: