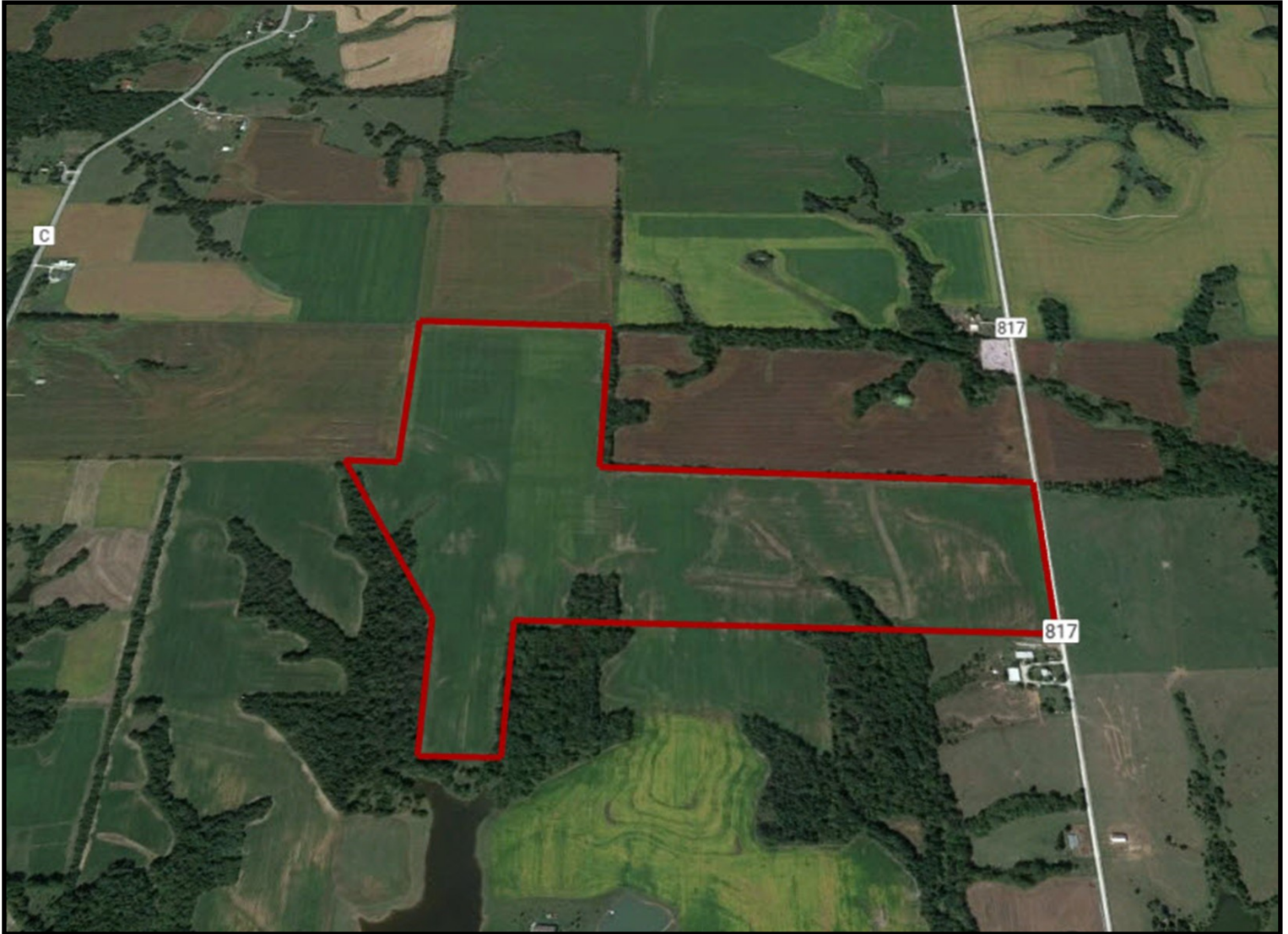


# LAND FOR SALE

## 178.2 SURVEYED ACRES

LISTING #16889

MONROE COUNTY, MISSOURI



**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

# LAND FOR SALE

## LEGAL DESCRIPTION:

A tract of land is located in Section 24, Township 54 North, Range 11 West of the 5th Principal Meridian, Monroe County, Missouri.

\*See Survey & Legal Description

## COMMENTS & BUILDING INFORMATION:

Peoples Company is proud to represent Douglas R. Yegge Trust and Yegge Inc. 401(K) Savings Plan in the sale of 178.2 surveyed acres located in Section 24 of the Jackson Township, Monroe County, Missouri. The farmland consists of 162.33, estimated, FSA tillable acres carrying a NCCPI of 65. High-quality soil types include Leonard & Mexico silt loam. The farm is leased for the 2023 crop year, with farming rights being open for the 2024 growing season. This property would be a great add-on to an existing farming operation or a smart investment for the buyer looking to diversify their portfolio.

\*Seller is a licensed real estate Broker in the State of Missouri.

## LEASE/FSA INFORMATION:

Leased for the 2023 crop year.

**178.2 Surveyed Acres, Monroe County, MO**

<b>TOTAL ACRES:</b>	<b>178.2</b>
<b>PRICE:</b>	<b>\$1,490,000</b>
<b>Price Per Acre:</b>	\$8,361.40
<b>Owner:</b>	Douglas R. Yegge Trust
<b>Operator:</b>	Hayes
<b>County &amp; State:</b>	Monroe Co., MO
<b>Location:</b>	6 miles SE of Paris, MO
<b>Possession Date:</b>	As agreed, per Tenant's rights
<b>Drainage Info:</b>	Natural
<b>Average Productivity:</b>	65 NCCPI
<b>Taxable Acres:</b>	165.64
<b>Net RE Taxes:</b>	\$601.39
<b>Taxes Payable In:</b>	2022-2023
<b>Topography:</b>	Level to Gentle Slope

## F.S.A. INFORMATION: ESTIMATED

<b>Farmland:</b>	180.71
<b>Crop Acres:</b>	162.33 est.
<b>Wheat Base:</b>	12.57 est.
<b>Wheat Yield:</b>	44
<b>Corn Base:</b>	27.3 est.
<b>Corn Yield:</b>	88
<b>Soybean Base:</b>	.99 est.
<b>Soybean Yield:</b>	36

## APPROXIMATE BREAKDOWN OF ACRES:

<b>Total Acres:</b>	178.2
<b>Tillable Acres:</b>	162.33 est.
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	1
<b>Waterways:</b>	2.67
<b>Timber:</b>	12.2
<b>Pasture:</b>	

### DOUGLAS R. YEGGE

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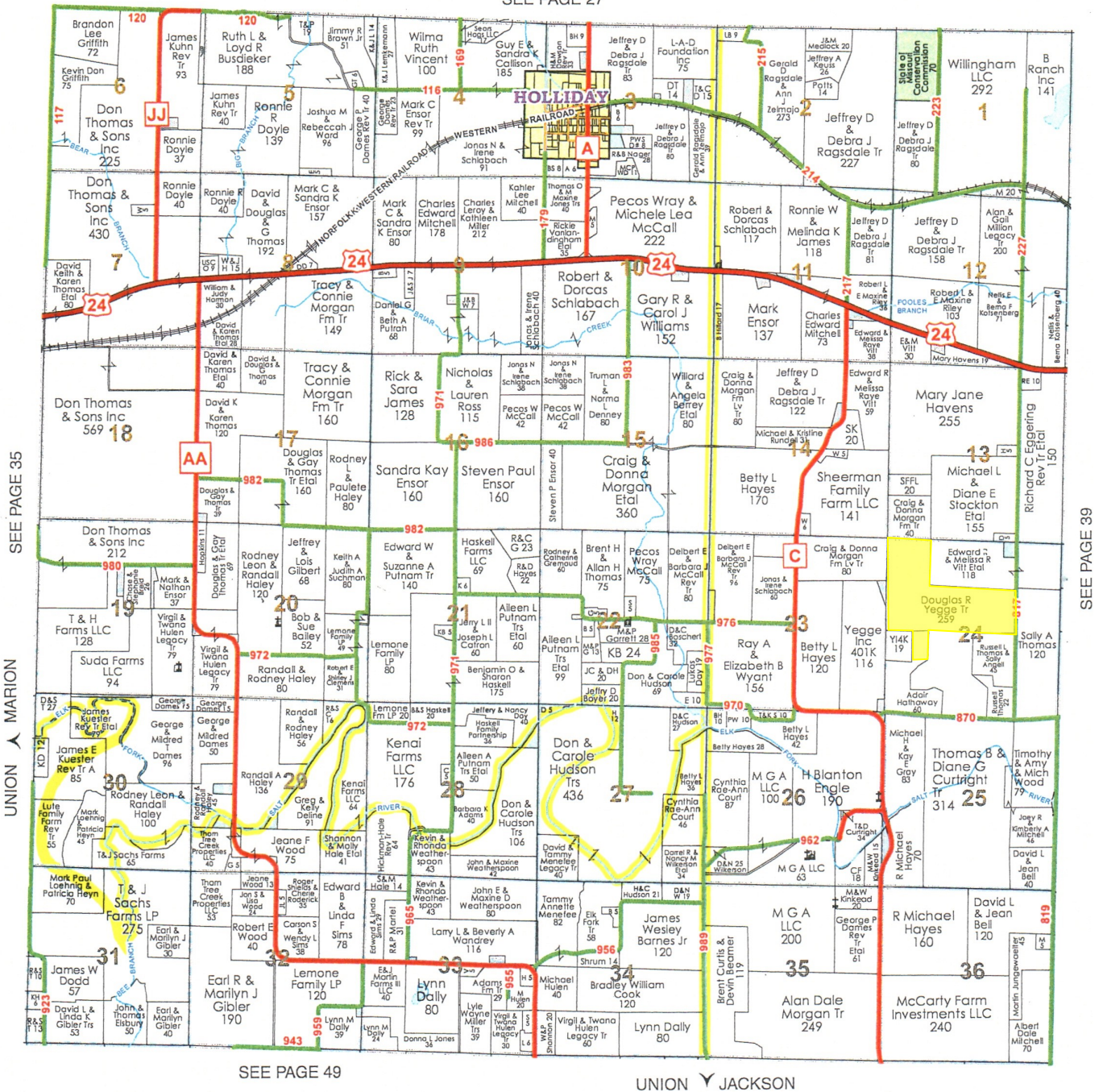


Marion (SE), Jackson (WC) &  
Union (NE)

Township 54N - Range 11W

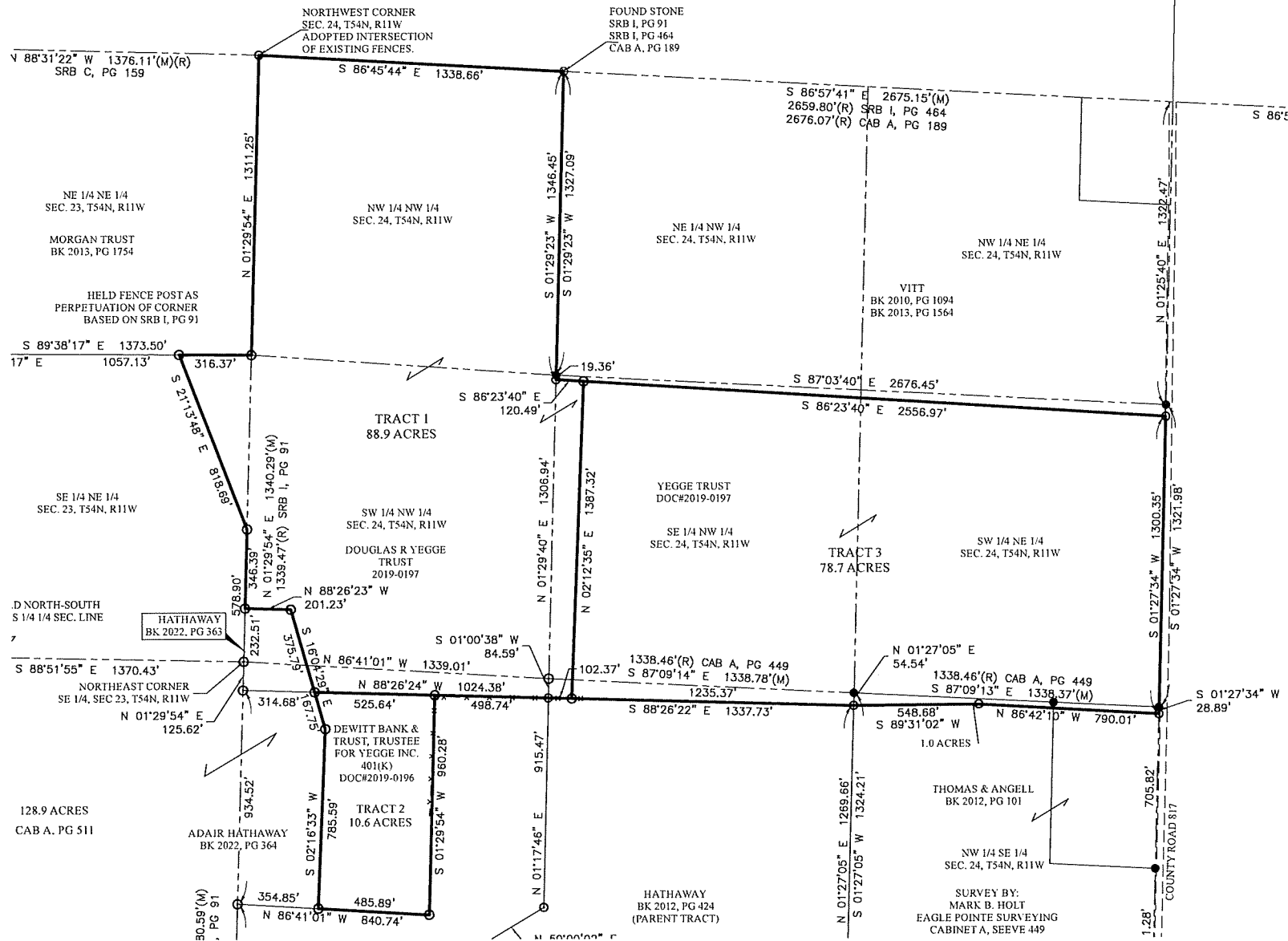
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SEE PAGE 27



SEE PAGE 49

UNION Y JACKSON



- REFERENCE SURVEYS:
1. 2011: CAB A, SLV 449; HOLT, PLS #2001015251
  2. 2018: CAB A, SLV 510; SCHAEFER, PLS #2005000079
  3. 2018: CAB A, SLV 511; SCHAEFER, PLS #2005000079
  4. 2019: CAB A, SLV 531; SCHAEFER, PLS #2005000079
  5. 2022: CAB A, SLV 589; SCHAEFER, PLS #2005000079

● - FOUND IRON PIN  
⊙ - FOUND STONE  
⊠ - RIGHT-OF-WAY MARKER  
⊞ - 5/8" REBAR W/PLS 2005000079 CAP  
(M) - MEASURED  
(R) - RECORD  
(D) - DEED  
(GLO) - ORIGINAL GLO DISTANCE

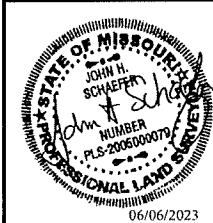
0 400 800  
1 INCH = 400 FEET  
BEARINGS ARE MISSOURI CENTRAL  
GRID BASED ON GPS OBSERVATION

**TRACT 1:**  
A tract of land being part of the West Half of the Northwest Quarter, and part of the Northwest Quarter of the Southwest Quarter of Section 24, and part of the Southeast Quarter of the Northeast Quarter of Section 23, Township 54 North, Range 11 West of the fifth principal meridian, Monroe County, Missouri being more particularly described as follows:  
Beginning that an iron rod marking the Northwest corner of said Section 24; thence South 86 degrees 45 minutes 44 seconds East, a distance of 1338.66 feet to a stone marking the Northeast corner of the Northwest Quarter of said Section 24; thence South 01 degrees 29 minutes 23 seconds West, a distance of 1346.45 feet to an iron rod; thence South 86 degrees 23 minutes 40 seconds East, a distance of 120.49 feet to an iron rod; thence South 02 degrees 12 minutes 35 seconds West, a distance of 1387.32 feet to an iron rod; thence North 88 degrees 26 minutes 24 seconds East, a distance of 1024.38 feet to an iron rod; thence North 16 degrees 04 minutes 29 seconds West, a distance of 167.75 feet to the POINT OF BEGINNING containing 88.9 acres.

**TRACT 2:**  
A tract of land being part of the Northwest Quarter of the Southwest Quarter of Section 24, Township 54 North, Range 11 West of the fifth principal meridian, Monroe County, Missouri being more particularly described as follows:  
Commencing at an iron rod marking the Northwest corner of the Southwest Quarter of said Section 24; thence along the West line of said Section 24, South 01 degrees 29 minutes 54 seconds East, a distance of 314.68 feet to an iron rod and the POINT OF BEGINNING; thence South 88 degrees 26 minutes 24 seconds East, a distance of 525.64 feet to an iron rod; thence South 01 degrees 29 minutes 54 seconds East, a distance of 960.28 feet to an iron rod; thence North 86 degrees 41 minutes 01 seconds West, a distance of 840.74 feet to an iron rod; thence North 02 degrees 12 minutes 35 seconds West, a distance of 1387.32 feet to an iron rod; thence North 88 degrees 26 minutes 24 seconds East, a distance of 1024.38 feet to an iron rod; thence North 16 degrees 04 minutes 29 seconds West, a distance of 167.75 feet to the POINT OF BEGINNING containing 10.6 acres.

**TRACT 3:**  
A tract of land being part of the Southeast Quarter of the Northwest Quarter, part of the Southwest Quarter of the Northeast Quarter, part of the Northeast Quarter of the Southwest Quarter, and part of the Northwest Quarter of the Southeast Quarter, all in Section 24, Township 54 North, Range 11 West of the fifth principal meridian, Monroe County, Missouri being more particularly described as follows:  
Commencing at an iron rod marking the Northwest corner of the Southeast Quarter of the Northwest Quarter of said Section 24; thence South 01 degrees 29 minutes 23 seconds West, a distance of 19.36 feet to an iron rod; thence South 86 degrees 23 minutes 40 seconds East, a distance of 102.49 feet to an iron rod and the POINT OF BEGINNING; thence South 86 degrees 23 minutes 40 seconds East, a distance of 2556.97 feet to an iron rod on the East line of the Southwest Quarter of the Northeast Quarter of said Section 24; thence along said East line, South 01 degrees 27 minutes 34 seconds West, a distance of 1300.35 feet to an iron rod; thence North 86 degrees 42 minutes 10 seconds West, a distance of 790.01 feet to an iron rod; thence South 89 degrees 31 minutes 02 seconds West, a distance of 548.68 feet to an iron rod on the East line of the Northeast Quarter of the Southwest Quarter of said Section 24; thence North 88 degrees 26 minutes 22 seconds East, a distance of 1235.37 feet to an iron rod; thence North 02 degrees 12 minutes 35 seconds East, a distance of 1387.32 feet to the POINT OF BEGINNING containing 78.7 acres.

**SURVEYORS STATEMENT**  
A survey of the property shown hereon has been performed to the best of my knowledge and belief in accordance with the current Missouri Standards for Property Boundary Surveys.  
John H. Schaefer,  
Missouri P.L.S.#2005000079



**SCHAEFER**  
SURVEYING, LLC

John H. Schaefer, PLS  
30638 Kenbrook Pl.  
Macon, MO 63552  
PHONE: 660-395-5942  
EMAIL: jschaefer@cvalley.net

**BOUNDARY SURVEY**  
SE 1/4, NE 1/4, SEC 23 &  
SEC 24, T54N, R11W  
MONROE COUNTY, MISSOURI

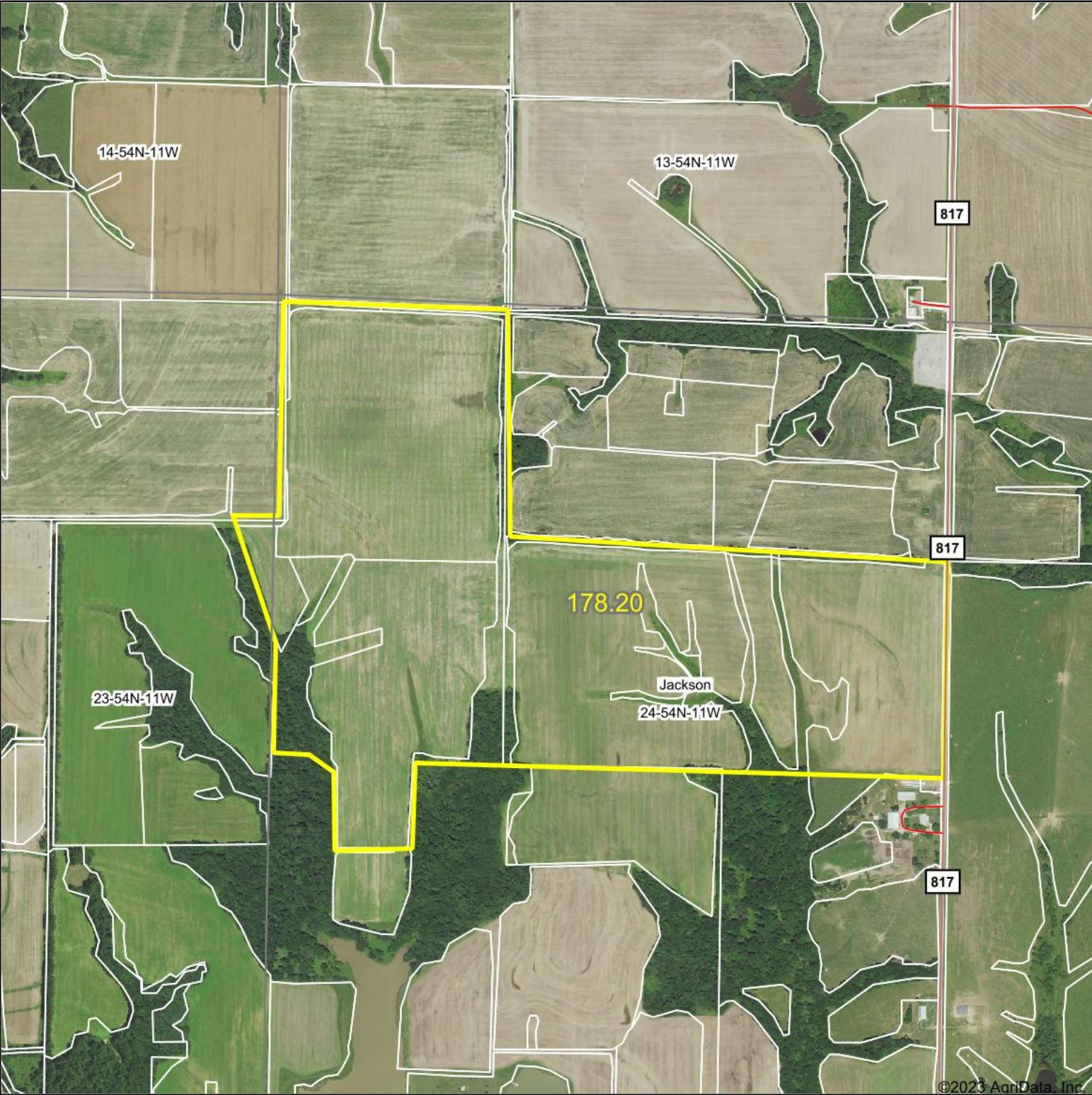
CLIENT: DOUGLAS R YEGGE TRUST  
DATE OF SURVEY: JUNE 5, 2023  
ACCURACY CLASS: RURAL PROPERTY

ALL DISTANCES AND AREAS SHOWN ARE BASED ON GROUND MEASUREMENTS. PROJECT SCALE FACTOR FOR MISSOURI CENTRAL GRID NAD 83 IS 0.99991650.

FIELD: MGW	DRAWN: WJS	PROJECT #23-158B
SURVEY CERTIFICATE OF AUTHORITY LS-2009021550		



Aerial Map - Total Acres



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Map Center: 39° 27' 13.81, -92° 5' 27.99



**24-54N-11W**  
**Monroe County**  
**Missouri**

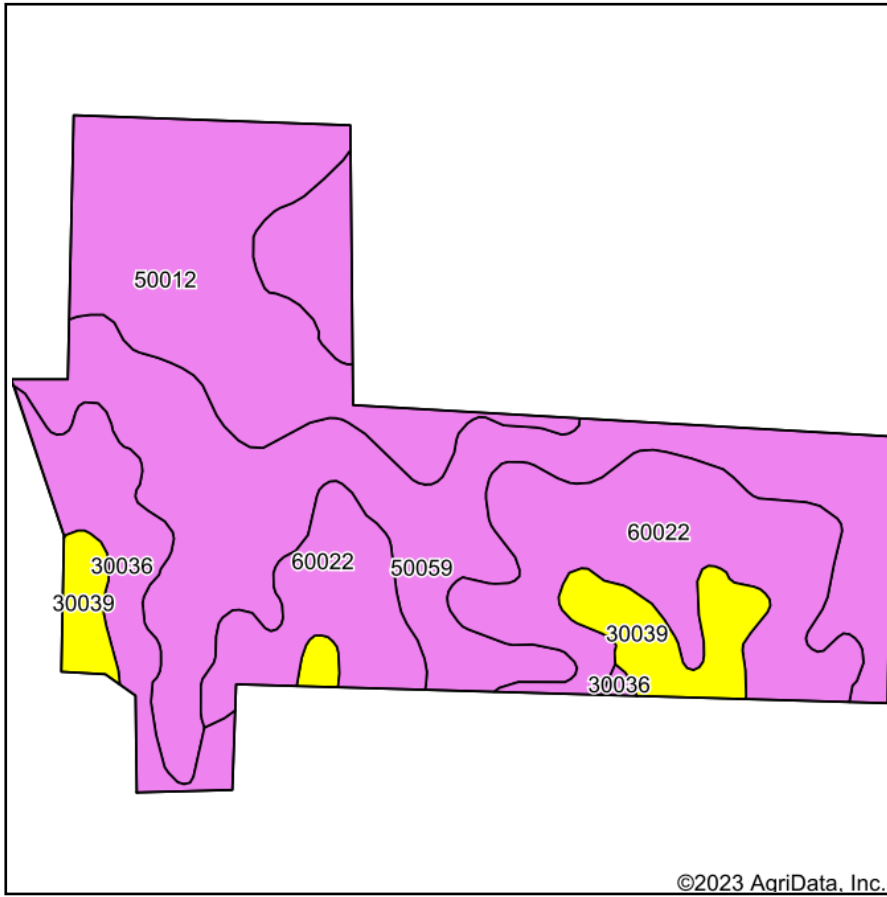


6/9/2023

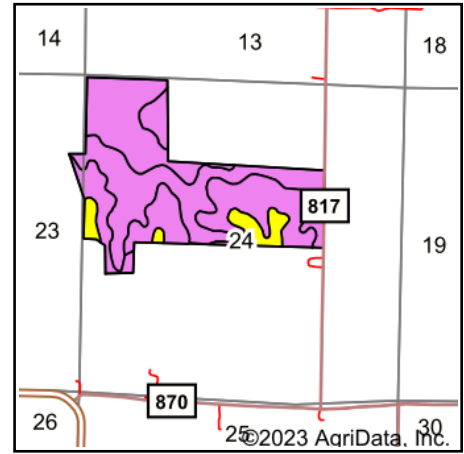
Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map - Total Acres



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Monroe**  
 Location: **24-54N-11W**  
 Township: **Jackson**  
 Acres: **178.2**  
 Date: **6/9/2023**



Maps Provided By:



Area Symbol: MO137, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	66.88	37.5%		IIIe	71
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	46.28	26.0%		IIIe	61
50012	Putnam silt loam, 0 to 1 percent slopes	38.70	21.7%		IIIw	63
30036	Armstrong loam, 5 to 9 percent slopes	13.42	7.5%		IIIe	55
30039	Armstrong loam, 9 to 14 percent slopes, eroded	12.92	7.3%		IVe	64
Weighted Average					3.07	*n 65

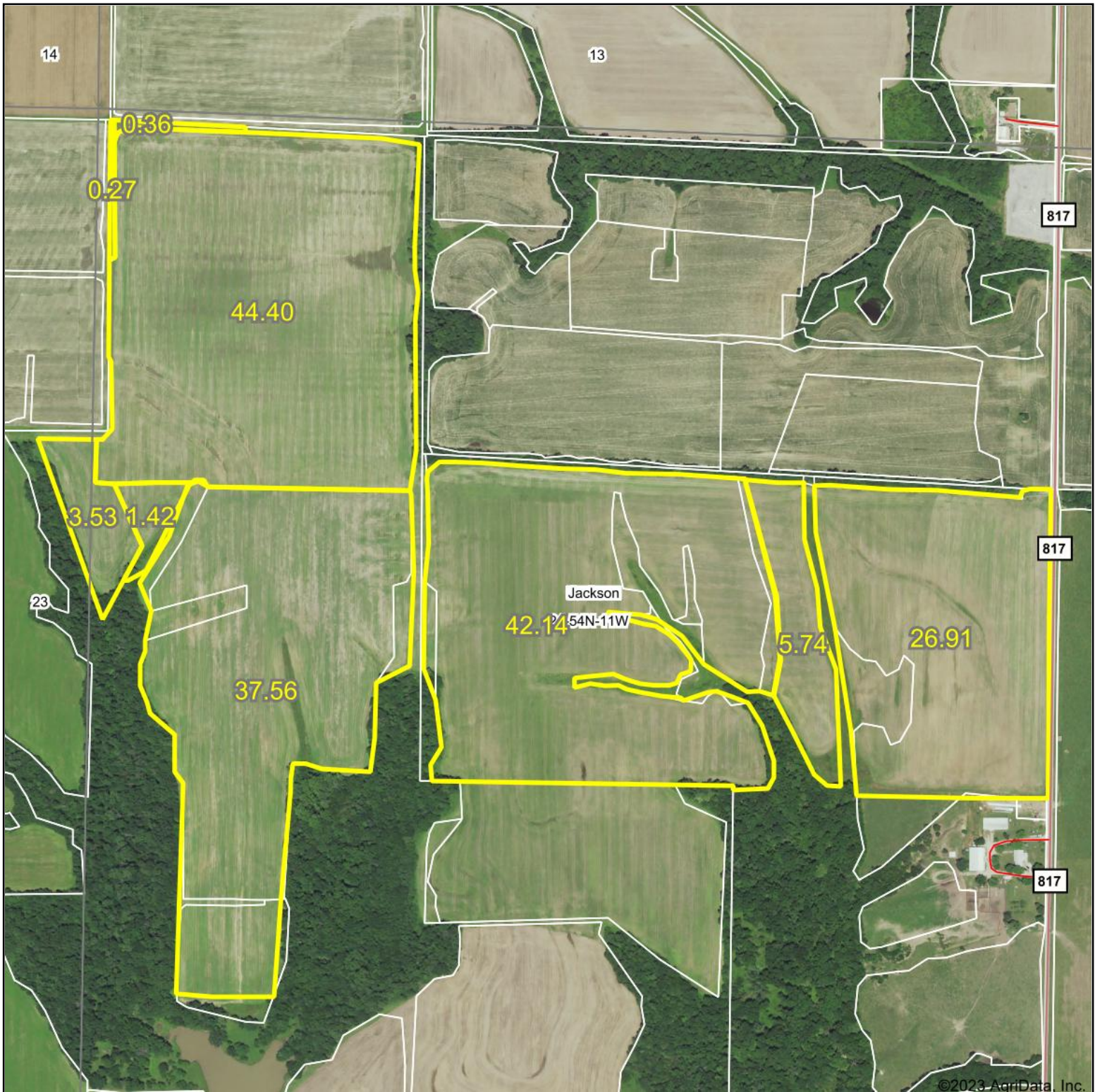
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# Aerial Map - Est. Tillable Acres



©2023 AgriData, Inc.



Map Center: 39° 27' 10.51, -92° 5' 24.47

0ft 658ft 1316ft

**24-54N-11W**  
**Monroe County**  
**Missouri**



6/9/2023

Maps Provided By:

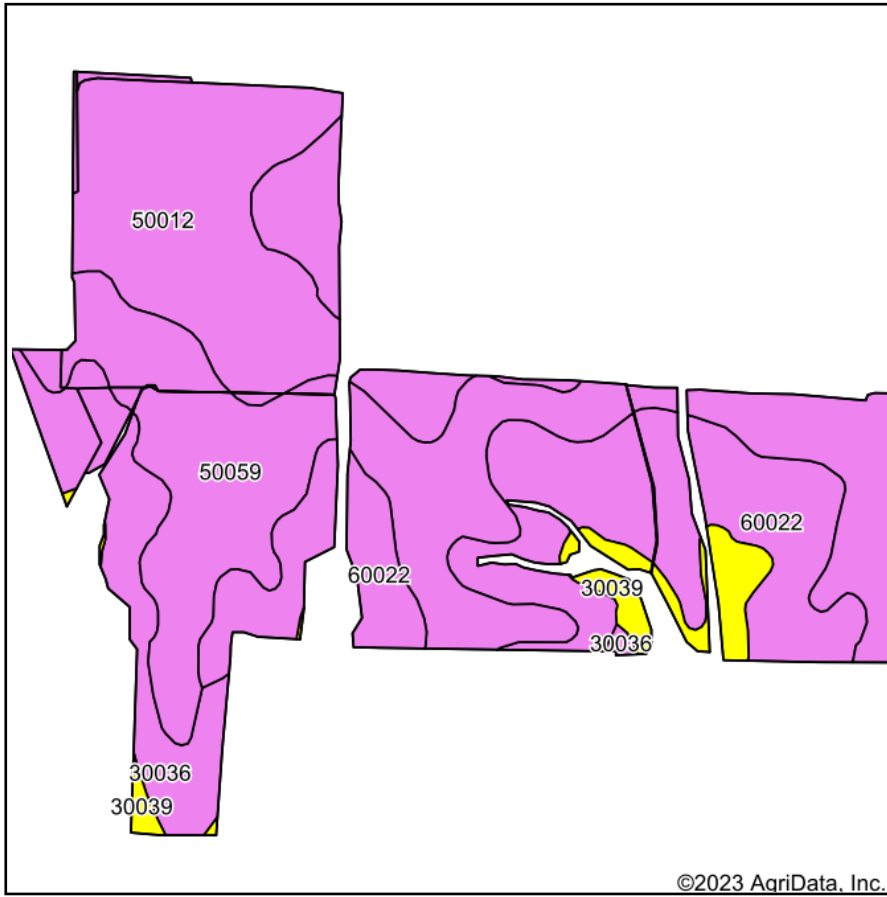


© AgriData, Inc. 2023

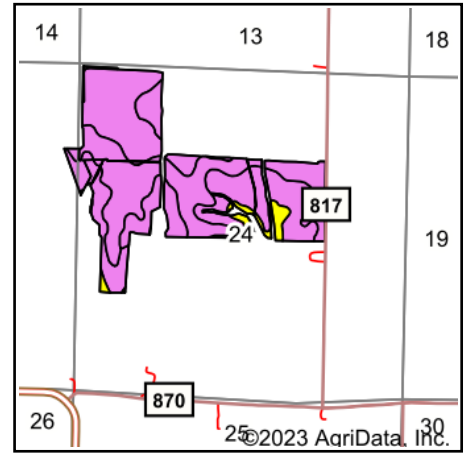
www.AgriDataInc.com

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

# Soils Map - Est. Tillable Acres



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Monroe**  
 Location: **24-54N-11W**  
 Township: **Jackson**  
 Acres: **162.33**  
 Date: **6/9/2023**



Maps Provided By:



Area Symbol: MO137, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	62.72	38.6%		IIIe	71
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	42.00	25.9%		IIIe	61
50012	Putnam silt loam, 0 to 1 percent slopes	36.02	22.2%		IIIw	63
30036	Armstrong loam, 5 to 9 percent slopes	15.07	9.3%		IIIe	55
30039	Armstrong loam, 9 to 14 percent slopes, eroded	6.52	4.0%		IVe	64
Weighted Average					3.04	*n 64.9

\*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.



TRACT 1:

A tract of land being part of the West Half of the Northwest Quarter, and part of the Northwest Quarter of the Southwest Quarter of Section 24, and part of the Southeast Quarter of the Northeast Quarter of Section 23, Township 54 North, Range 11 West of the fifth principal meridian, Monroe County, Missouri being more particularly described as follows:

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TRACT 2:

A tract of land being part of the Northwest Quarter of the Southwest Quarter of Section 24, Township 54 North, Range 11 West of the fifth principal meridian, Monroe County, Missouri being more particularly described as follows:

Commencing at an iron rod marking the Northwest corner of the Southwest Quarter of said Section 24; thence along the West line of said Section 24, South 01 degrees 29 minutes 54 seconds West, a distance of 125.62 feet to an iron rod; thence South 88 degrees 26 minutes 24 seconds East, a distance of 314.68 feet to an iron rod and the POINT OF BEGINNING; thence South 88 degrees 26 minutes 24 seconds East, a distance of 525.64 feet to an iron rod; thence South 01 degrees 29 minutes 54 seconds West, a distance of 960.28 feet to an iron rod; thence North 86 degrees 41 minutes 01 seconds West, a distance of 485.89 feet to an iron rod; thence North 02 degrees 16 minutes 33 seconds East, a distance of 785.59 feet to an iron rod; thence North 16 degrees 04 minutes 29 seconds West, a distance of 167.75 feet to the POINT OF BEGINNING containing 10.6 acres.

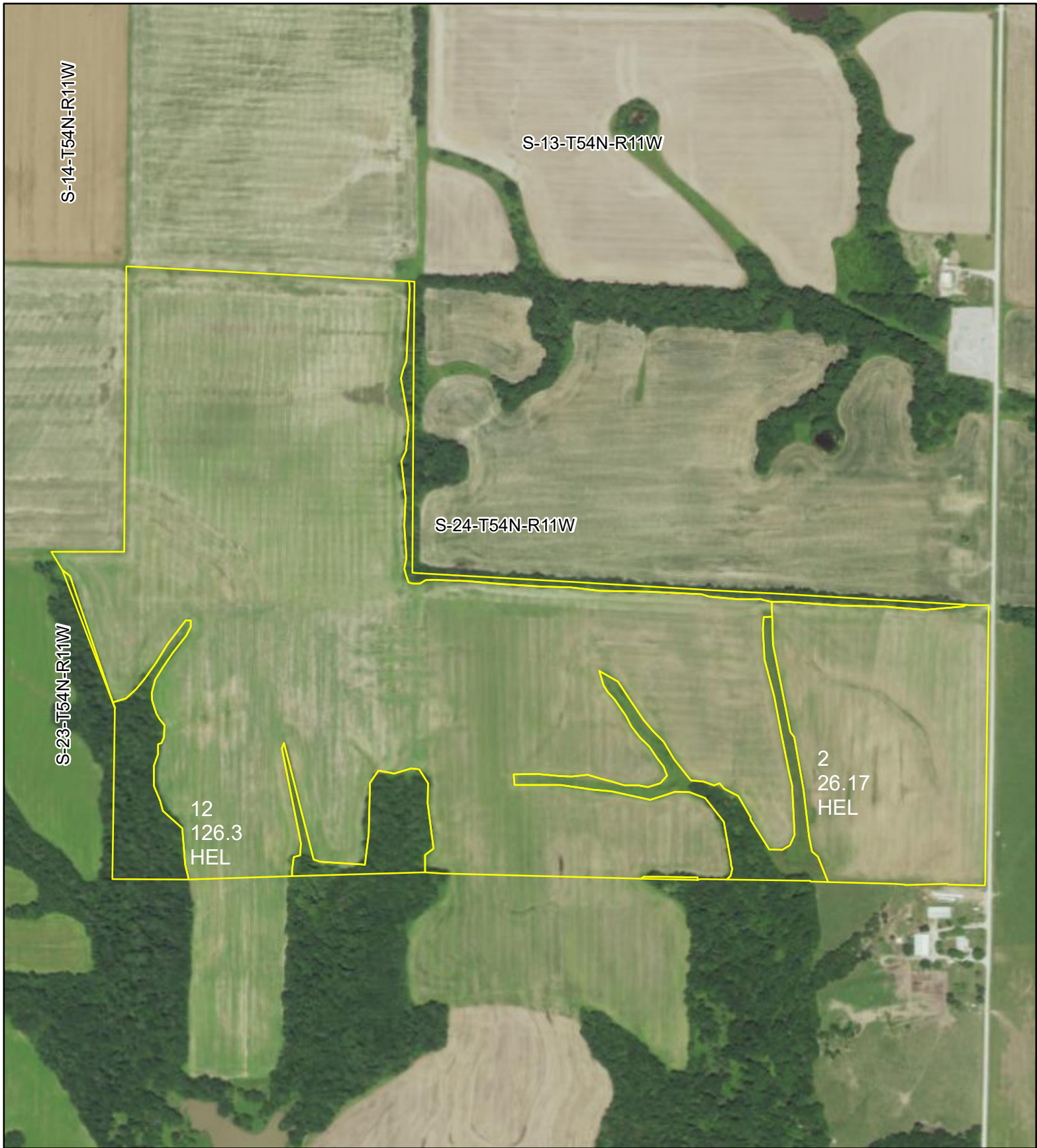
TRACT 3:

A tract of land being part of the Southeast Quarter of the Northwest Quarter, part of the Southwest Quarter of the Northeast Quarter, part of the Northeast Quarter of the Southwest Quarter, and part of the Northwest Quarter of the Southeast Quarter, all in Section 24, Township 54 North, Range 11 West of the fifth principal meridian, Monroe County, Missouri being more particularly described as follows:

Commencing at an iron rod marking the Northwest corner of the Southeast Quarter of the Northwest Quarter of said Section 24; thence South 01 degrees 29 minutes 23 seconds West, a distance of 19.36 feet to an iron rod; thence South 86 degrees 23 minutes 40 seconds East, a distance of 102.49 feet to an iron rod and the POINT OF BEGINNING; thence South 86 degrees 23 minutes 40 seconds East, a distance of 2556.97 feet to an iron rod on the East line of the Southwest Quarter of the Northeast Quarter of said Section 24; thence along said East line, South 01 degrees 27 minutes 34 seconds West, a distance of 1300.35 feet to an iron rod; thence North 86 degrees 42 minutes 10 seconds West, a distance of 790.01 feet to an iron rod; thence South 89 degrees 31 minutes 02 seconds West, a distance of 548.68 feet to an iron rod on the East line of the Northeast Quarter of the Southwest Quarter of said Section 24; thence North 88 degrees 26 minutes 22 seconds West, a distance of 1235.37 feet to an iron rod; thence North 02

degrees 12 minutes 35 seconds East, a distance of 1387.32 feet to the POINT OF BEGINNING containing 78.7 acres.





**All Measurements are  
For FSA Programs Only**

**Wetland Determination Identifiers**

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

**Disclaimer:** 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 wetland boundaries and determinations, or contact NRCS.

**Monroe Co. FSA**

C = CORN YELLOW GR NI  
 SB = SOYBEAN COM GR NI  
 WHT = WHEAT SRW GR NI  
 MILO = SORGHUM GRS GR NI  
 GZ = GRASS GESCUE TALL GRAZE NI  
 HY = GRASS FESCUE TALL FORAGE NI  
 LS = GRASS FESCUE TALL LS NI  
 \*Unless notated on Map

**1:7,030**

**Program Year: 2023**

Created: 4/5/2023

Flown: 2022-6-20

- clu
- crp
- plss

**Farm 6407  
Tract 13207**





## Abbreviated 156 Farm Record

**Operator Name** : ROBERT MICHAEL HAYES  
**CRP Contract Number(s)** : None  
**Recon ID** : 29-137-2019-57  
**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
310.93	244.74	244.74	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	244.74	0.00			0.00	0.00	0.00	0.00

## Crop Election Choice

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

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	20.18	0.00	44	
Corn	43.82	0.00	88	0
Soybeans	1.59	0.00	36	0
<b>TOTAL</b>	<b>65.59</b>	<b>0.00</b>		

## NOTES

**Tract Number** : 13207

**Description** : S24 T54 R11  
**FSA Physical Location** : MISSOURI/MONROE  
**ANSI Physical Location** : MISSOURI/MONROE  
**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** : DOUGLAS R YEGGE TRUST  
**Other Producers** : None  
**Recon ID** : 29-137-2019-56

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
170.11	152.47	152.47	0.00	0.00	0.00	0.00	0.0





**All Measurements are  
For FSA Programs Only**

**Monroe Co. FSA**

**1:5,880**

**Wetland Determination Identifiers**

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

**Disclaimer:** 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 wetland boundaries and determinations, or contact NRCS.

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 GZ = GRASS GESCUE TALL GRAZE NI  
 HY = GRASS FESCUE TALL FORAGE NI  
 LS = GRASS FESCUE TALL LS NI  
 \*Unless notated on Map

**Program Year: 2023**

Created: 4/5/2023

Flown: 2022-6-20

- clu
- crp
- plss

**Farm 6407  
Tract 13208**





Abbreviated 156 Farm Record

Tract 13207 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	152.47	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	12.57	0.00	44
Corn	27.30	0.00	88
Soybeans	0.99	0.00	36
<b>TOTAL</b>	<b>40.86</b>	<b>0.00</b>	

NOTES

Tract Number : 13208

Description : S23, 24 T54 R11  
FSA Physical Location : MISSOURI/MONROE  
ANSI Physical Location : MISSOURI/MONROE  
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 : YEGGE INC  
Other Producers : None  
Recon ID : 29-137-2019-56

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
140.82	92.27	92.27	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	92.27	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	7.61	0.00	44
Corn	16.52	0.00	88
Soybeans	0.60	0.00	36
<b>TOTAL</b>	<b>24.73</b>	<b>0.00</b>	

NOTES



