

LAND FOR SALE

83.77 ACRES M/L
FLOYD COUNTY, IOWA

LISTING #17145



DOUGLAS R. YEGGE

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O: 563-659-8185
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ALAN MCNEIL

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563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

83.77 acres being part of the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4, Section 23, Township 97 North, Range 17 West, Floyd County, Iowa.

83.77 Acres M/L, Floyd County, IA

COMMENTS & BUILDING INFORMATION:

Peoples Company is pleased to present the Spring farm, of 83.77 acres m/l of prime Floyd County, Iowa farmland located just Northeast of Rudd, Iowa. This nearly all-tillable farmland tract can be found in Section 23 in Rudd Township and includes 79.98 FSA cropland acres and a CSR2 soil rating of 57.7. The primary soil types on this slightly rolling farmland tract include Rockton loam, Ostender loam, and Terril loam.

The location of the farm allows for great access with County Highway T38 frontage along the east side of the property and the gravel road, Mitchell Line St., bordering the north side. There are several grain marketing options that are accessible to this farm including a variety of grain elevators and ethanol plants. Farm is leased for the 2024 Crop year, call agent for details. Agriculture is the fabric of the economy in Floyd County, Iowa and this farm allows for a great opportunity to own a highly tillable farm in 'Corn Country' whether it is an addition to an existing farming operation or a long-term investment for those looking to diversify their portfolio.

LEASE/FSA INFORMATION:

The farm is leased for the 2024 crop year.

TOTAL ACRES:	83.77
PRICE:	\$680,000
Price Per Acre:	\$8,117.46
Owner:	Spring
Operator:	Dight
County & State:	Floyd Co., IA
Location:	Northeast of Rudd, IA
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	61.8 PI
Taxable Acres:	83
Net RE Taxes:	\$1,734
Taxes Payable In:	2023-2024
Topography:	Level

F.S.A. INFORMATION:

Farmland:	79.98
Crop Acres:	79.98
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	67.87
Corn Yield:	136
Soybean Base:	.83
Soybean Yield:	53

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	83.77
Tillable Acres:	79.98
CRP Acres:	
Farmstead:	
Roads:	3.79
Waterways:	
Timber:	
Pasture:	

DOUGLAS R. YEGGE

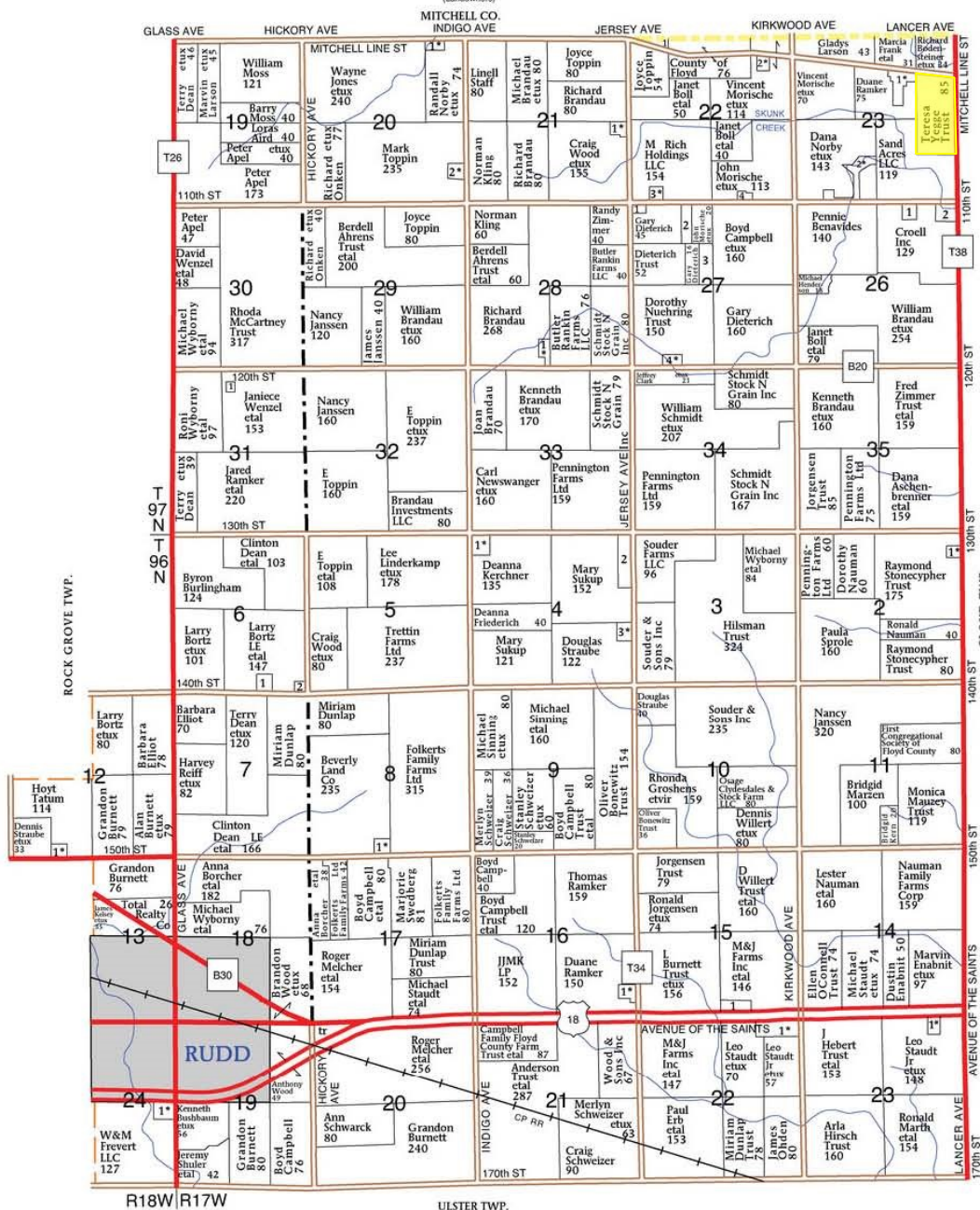
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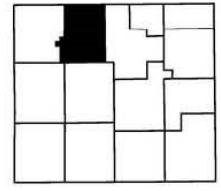
- RUDD TOWNSHIP**
SECTION 2
 1. Bender, Aaron etux 6
SECTION 4
 1. Straube, Dustin etux 5
 2. Distribution Contractors Inc 16
 3. Straube, Douglas etux 8
SECTION 6
 1. Bortz, Larry 8
 2. LSB Pork Inc 5

- SECTION 8**
 1. Griffin, Kenneth etux 5
SECTION 12
 1. Gemahlich, Jason etux 5
SECTION 15
 1. Deetz, Kevin 9
SECTION 16
 1. Ramker, Duane etal 5
SECTION 20N
 1. Wrage, Everett etux 6

2. Burnett, Jeanie etal 5
SECTION 21N
 1. Onken, Richard etux 5
SECTION 22N
 1. Fulk, Robert 6
 2. Elgin, Jason etux 6
 3. Schriever, Jacob etux 6
 4. Jones, Heather 7
SECTION 22S
 1. Parcher, Jason etux 18

- SECTION 23N**
 1. Jellum, Mark etux 14
 2. Salisbury, Donald etux 17
SECTION 23S
 1. Staudt, Daniel etal 5
SECTION 24
 1. Schuster, Steven etux 14
SECTION 26
 1. Decker, Russell 7

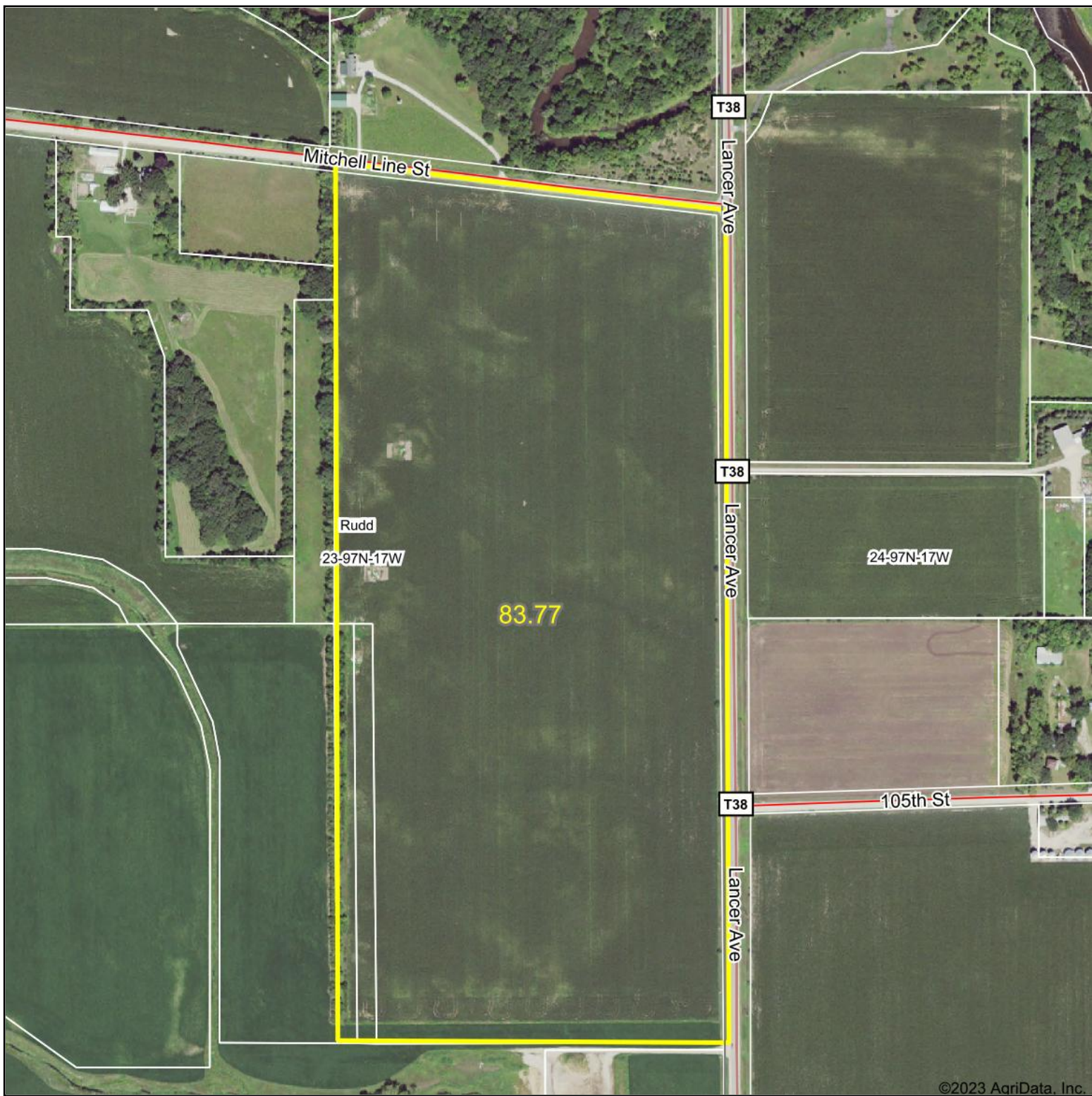
2. Jones, Leroy 10
SECTION 27
 1. Dieterich, Betty 5
 2. Dieterich, Betty 10
 3. Dieterich Trust 13
 4. Weaver, Kenneth etux 9
SECTION 28
 1. Brandau, Curtis etux 11
SECTION 31
 1. Wenzel, David 6



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FLOYD CO., IA

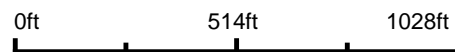
Aerial Map - Total Acres



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Boundary Center: 43° 12' 20.06, -92° 48' 46.42



23-97N-17W
Floyd County
Iowa

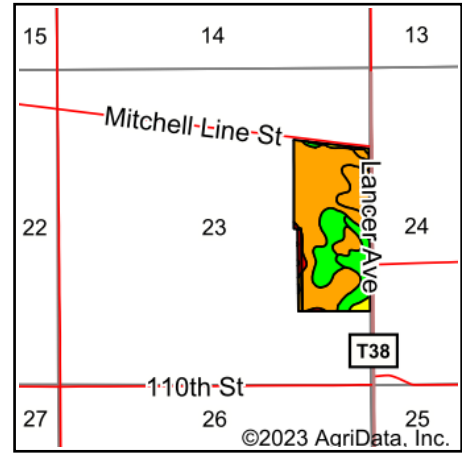
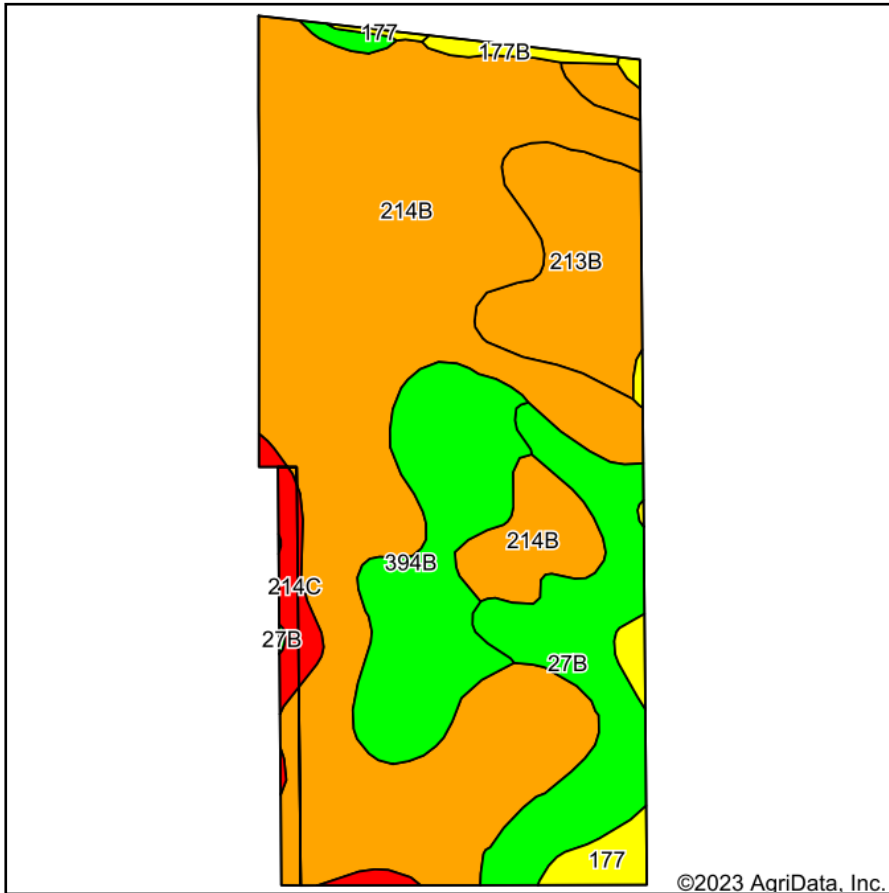


Maps Provided By:
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9/27/2023

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

Soils Map - Tillable Acres



State: **Iowa**
 County: **Floyd**
 Location: **23-97N-17W**
 Township: **Rudd**
 Acres: **79.98**
 Date: **9/27/2023**



Maps Provided By:



Area Symbol: IA067, Soil Area Version: 28

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
214B	Rockton loam, 20 to 30 inches to limestone, till plain, 2 to 5 percent slopes	47.45	59.3%		Ile	80.0		23.2	47	52
394B	Ostrander loam, 2 to 5 percent slopes	10.26	12.8%		Ile	225.6	6.3	65.4	88	75
27B	Terril loam, 2 to 5 percent slopes	9.34	11.7%		Ile	224.0	6.3	65.0	89	96
213B	Rockton loam, 30 to 40 inches to limestone, till plain, 2 to 5 percent slopes	7.94	9.9%		Ile	80.0	2.2	23.2	49	58
177	Saude loam, 0 to 2 percent slopes	2.05	2.6%		Ils	80.0	2.2	23.2	60	78
214C	Rockton loam, 20 to 30 inches to limestone, till plain, 5 to 9 percent slopes	1.99	2.5%		Ille	80.0	2.2	23.2	40	50
177B	Saude loam, 2 to 5 percent slopes	0.59	0.7%		Ils	80.0	2.2	23.2	55	76
482B	Racine loam, 2 to 5 percent slopes	0.36	0.5%		Ile	212.8	6.0	61.7	76	65
Weighted Average					2.02	116.1	3.2	33.7	57.7	*n 61.5

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

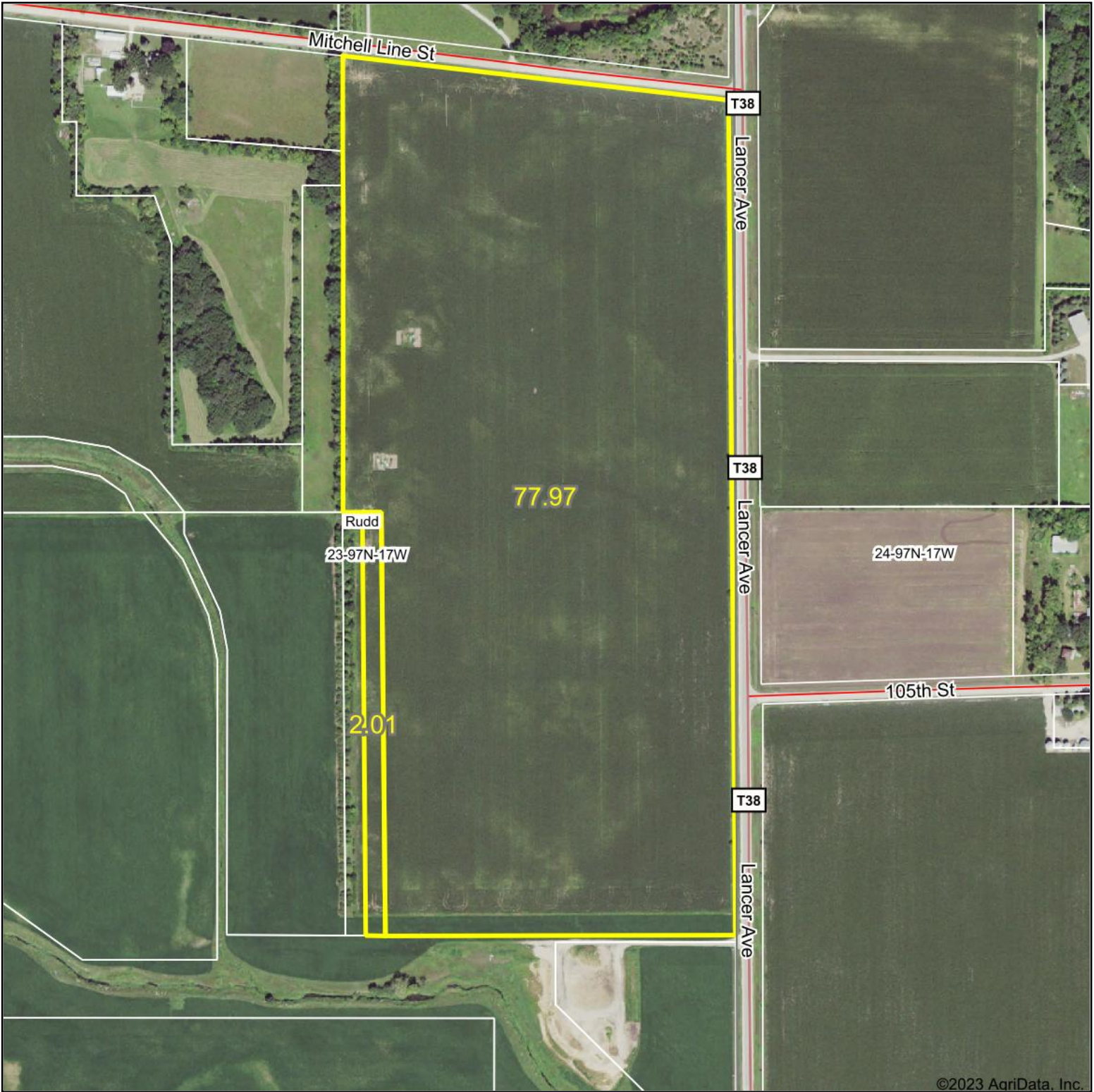
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*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



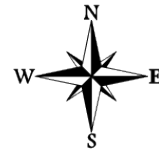
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Boundary Center: 43° 12' 19.9, -92° 48' 46.58



23-97N-17W
Floyd County
Iowa

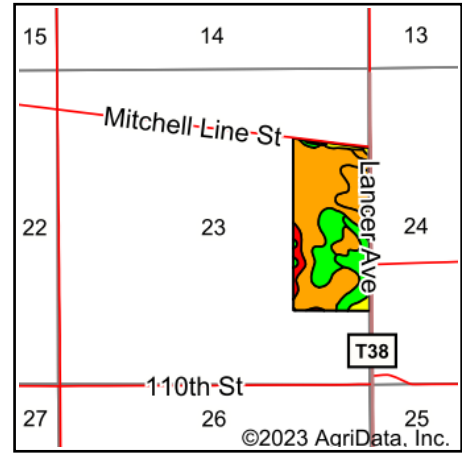
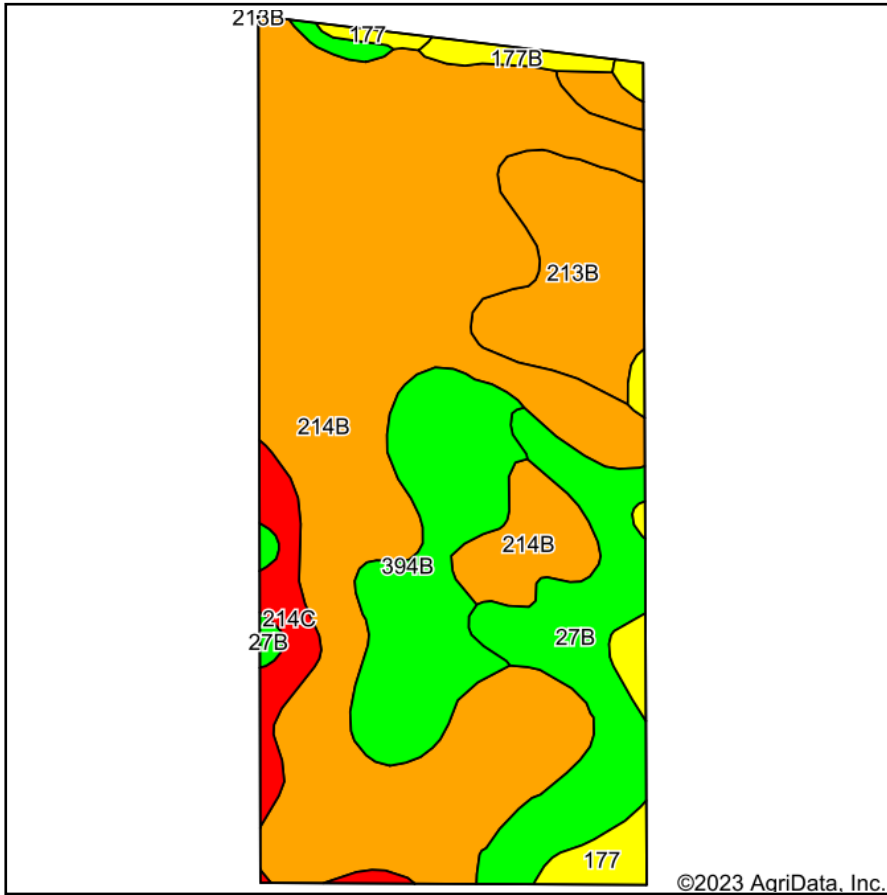


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9/27/2023

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

Soils Map - Total Acres



State: **Iowa**
 County: **Floyd**
 Location: **23-97N-17W**
 Township: **Rudd**
 Acres: **83.77**
 Date: **9/27/2023**



Maps Provided By:

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Soils data provided by USDA and NRCS.

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Area Symbol: IA067, Soil Area Version: 28

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	
214B	Rockton loam, 20 to 30 inches to limestone, till plain, 2 to 5 percent slopes	47.88	57.2%		Ile	80.0		2.2	23.2	47	52
394B	Ostrander loam, 2 to 5 percent slopes	10.26	12.2%		Ile	225.6	6.3	65.4	88	75	
27B	Terril loam, 2 to 5 percent slopes	10.01	11.9%		Ile	224.0	6.3	65.0	89	96	
213B	Rockton loam, 30 to 40 inches to limestone, till plain, 2 to 5 percent slopes	8.36	10.0%		Ile	80.0		2.2	23.2	49	58
214C	Rockton loam, 20 to 30 inches to limestone, till plain, 5 to 9 percent slopes	3.08	3.7%		IIle	80.0		2.2	23.2	40	50
177	Saude loam, 0 to 2 percent slopes	2.83	3.4%		Ils	80.0		2.2	23.2	60	78
177B	Saude loam, 2 to 5 percent slopes	0.93	1.1%		Ils	80.0		2.2	23.2	55	76
482B	Racine loam, 2 to 5 percent slopes	0.42	0.5%		Ile	212.8	6.0	61.7	76	65	
Weighted Average						2.04	115.7	3.2	33.6	57.7	*n 61.8

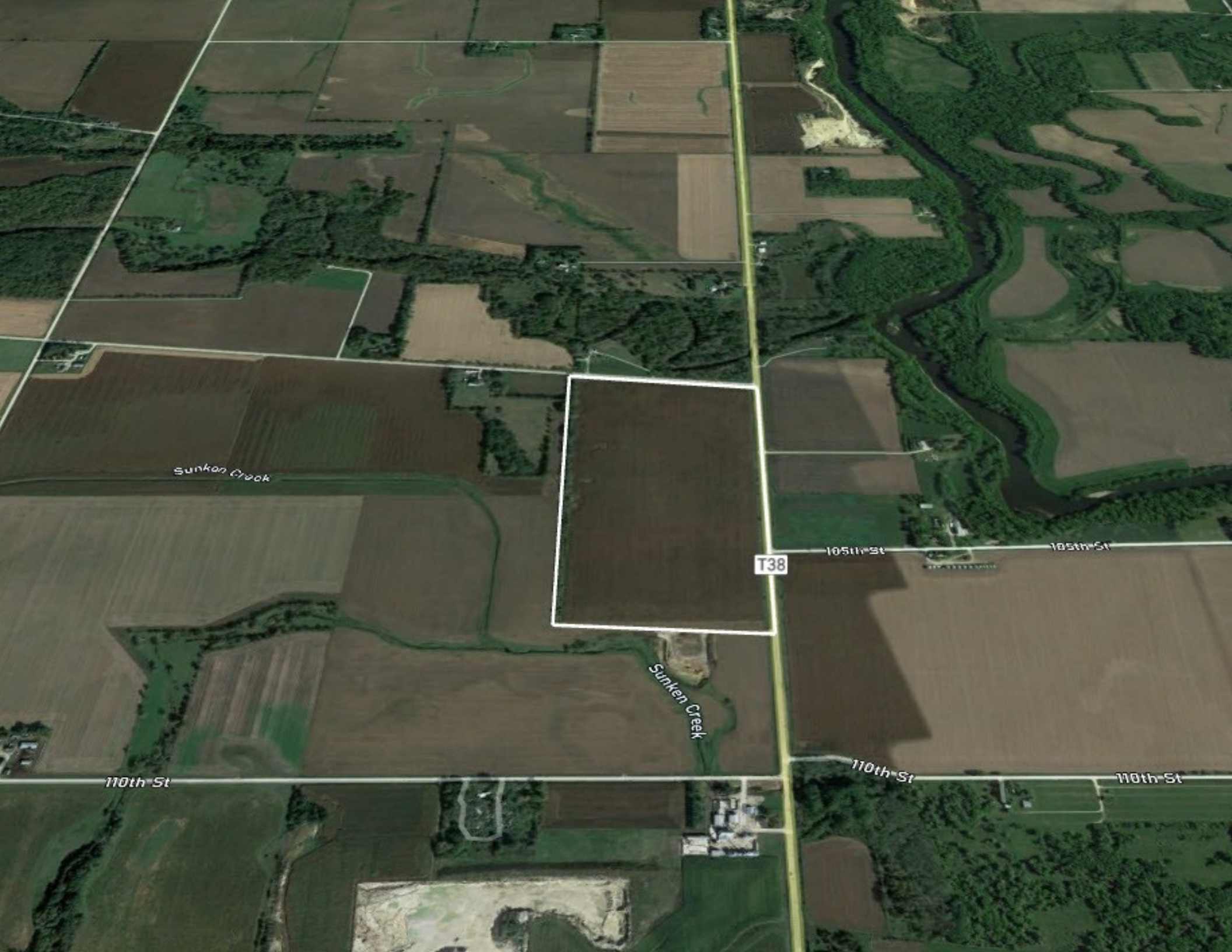
**IA has updated the CSR values for each county to CSR2.

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

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Soils data provided by USDA and NRCS.



Sunken Creek

Sunken Creek

T38

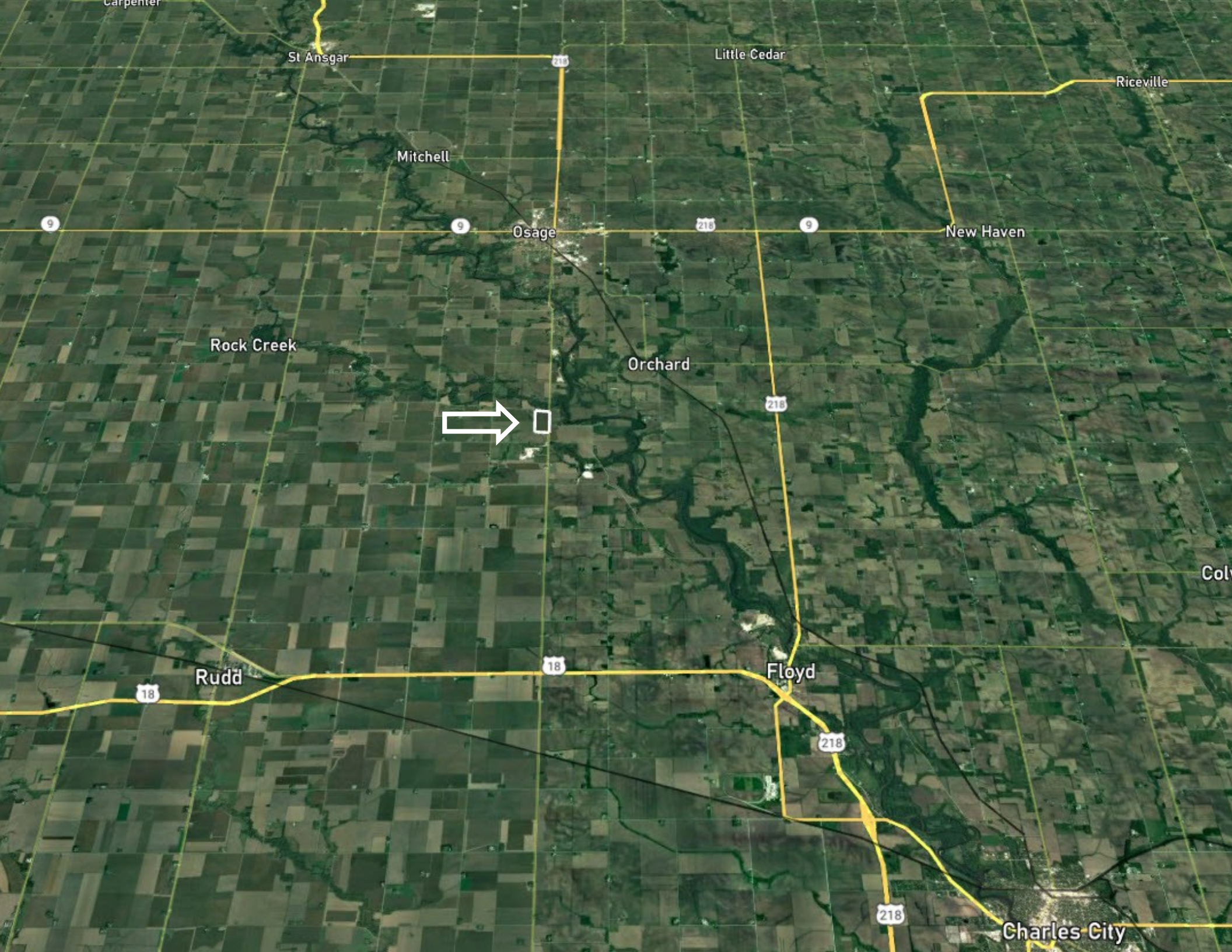
105th St

105th St

110th St

110th St

110th St



St Ansgar

Little Cedar

Riceville

Mitchell

New Haven

Osage

Rock Creek

Orchard



Rudd

Floyd

Charles City



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: 79.98 acres

2023 Program Year

Map Created April 07, 2023

Farm 8017

Tract 12457

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IOWA
 FLOYD
 Form: FSA-156EZ



FARM : 8017
 Prepared : 9/25/23 2:21 PM CST
 Crop Year : 2024

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : TRENT CHARLES DIGHT
 CRP Contract Number(s) : None
 Recon ID : 19-067-2018-76
 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
79.98	79.98	79.98	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	79.98	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	0.83	0.00	53	
Corn	67.87	0.00	136	0
TOTAL	68.70	0.00		

NOTES

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Tract Number : 12457
 Description : 23-97-17 RUDD
 FSA Physical Location : IOWA/FLOYD
 ANSI Physical Location : IOWA/FLOYD
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : JAMES S SPRING
 Other Producers : None
 Recon ID : 19-067-2018-73

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.98	79.98	79.98	0.00	0.00	0.00	0.00	0.0

IOWA
 FLOYD
 Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 8017
 Prepared : 9/25/23 2:21 PM CST
 Crop Year : 2024

Tract 12457 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	79.98	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	0.83	0.00	53
Corn	67.87	0.00	136
TOTAL	68.70	0.00	

NOTES

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