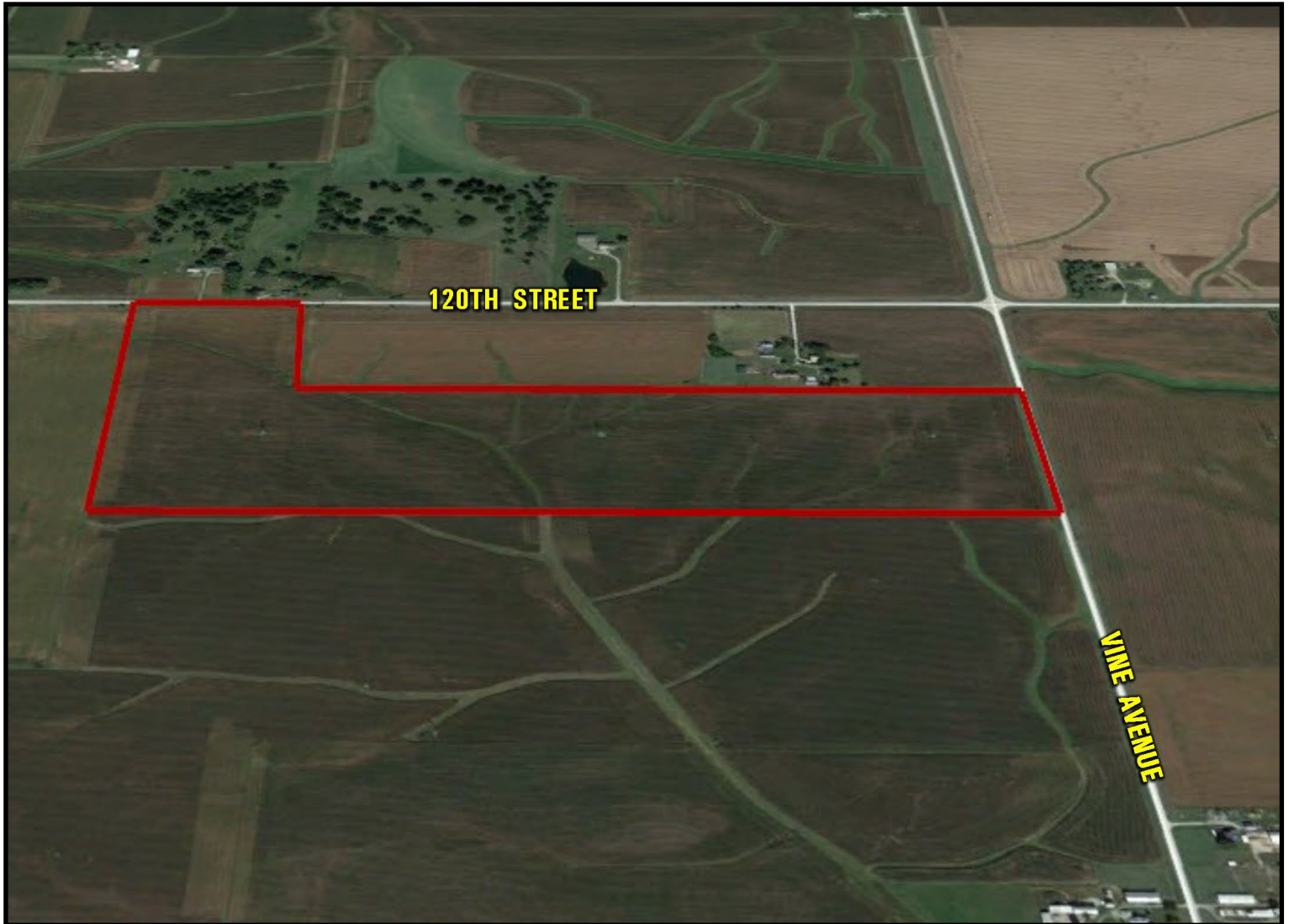


LAND FOR SALE

LISTING #14070

80 ACRES M/L
MUSCATINE COUNTY, IOWA



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 FOR SALE

LEGAL DESCRIPTION:

Part of the NE and NW 1/4 of Section 17, Township 78 North, Range 1 East of the 5th P.M., Muscatine County, Iowa.

COMMENTS & BUILDING INFORMATION:

Offering 80 acres m/l of excellent high quality Muscatine County farmland. The farm offers 79.66 FSA cropland acres with a CSR2 of 81.8. The gentle sloping farmland offers productive soil types including Tama and Radford silt loams. The farm is positioned in a strong farming location South of Stockton Iowa. The farm is located in Section 17 of Fulton Township. This farm is contingent on a leaseback with the current seller. Call agents for more information.

TO CONTACT LISTING AGENT:

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

Call: Alan McNeil
Cell: 563-321-1125
Office: 563-659-8185
Alan@peoplescompany.com

LEASE/FSA INFORMATION:

Farm sale is contingent upon a "Leaseback" to the Seller.

Ralph Nitz Trust, 80 Acres M/L, Muscatine County, IA

TOTAL ACRES:	80
PRICE:	\$742,000
Price Per Acre:	\$9,275
Owner:	Ralph Nitz Trust
Operator:	Leaseback
County & State:	Muscatine Co., Iowa
Location:	2 miles southwest of Stockton, IA
Possession Date:	To be agreed
Drainage Info:	Natural
Average Productivity:	81.8 CSR2
Taxable Acres:	80
Net RE Taxes:	\$2,229
Taxes Payable In:	2017/2018
Topography:	Gentle sloping

F.S.A. INFORMATION:

Farmland:	79.66
Crop Acres:	79.66
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	70.2
Corn Yield:	171
Soybean Base:	8.8
Soybean Yield:	79

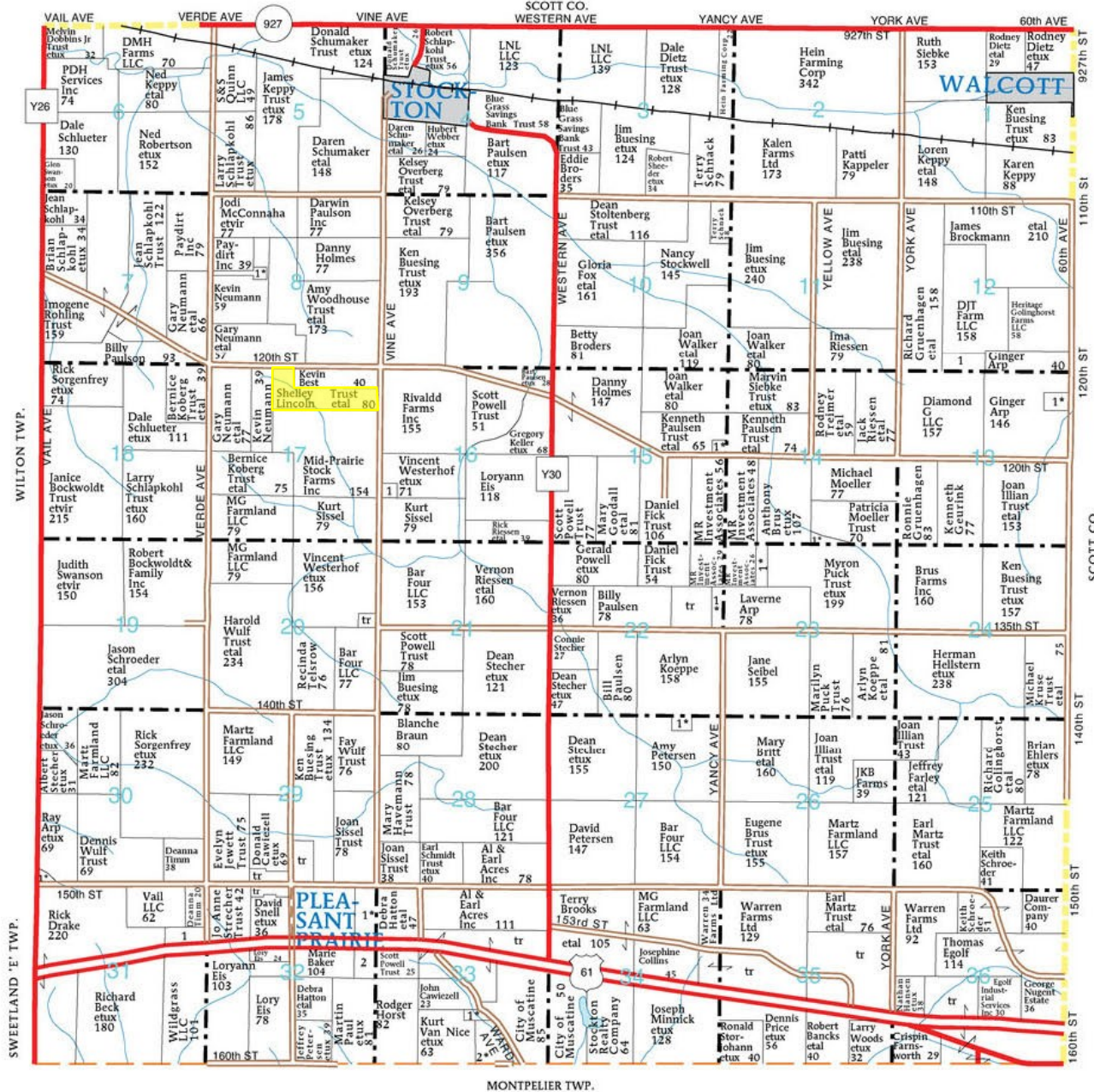
APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	80
Tillable Acres:	79.66
CRP Acres:	
Farmstead:	
Roads:	.34
Waterways:	
Timber:	
Pasture:	

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

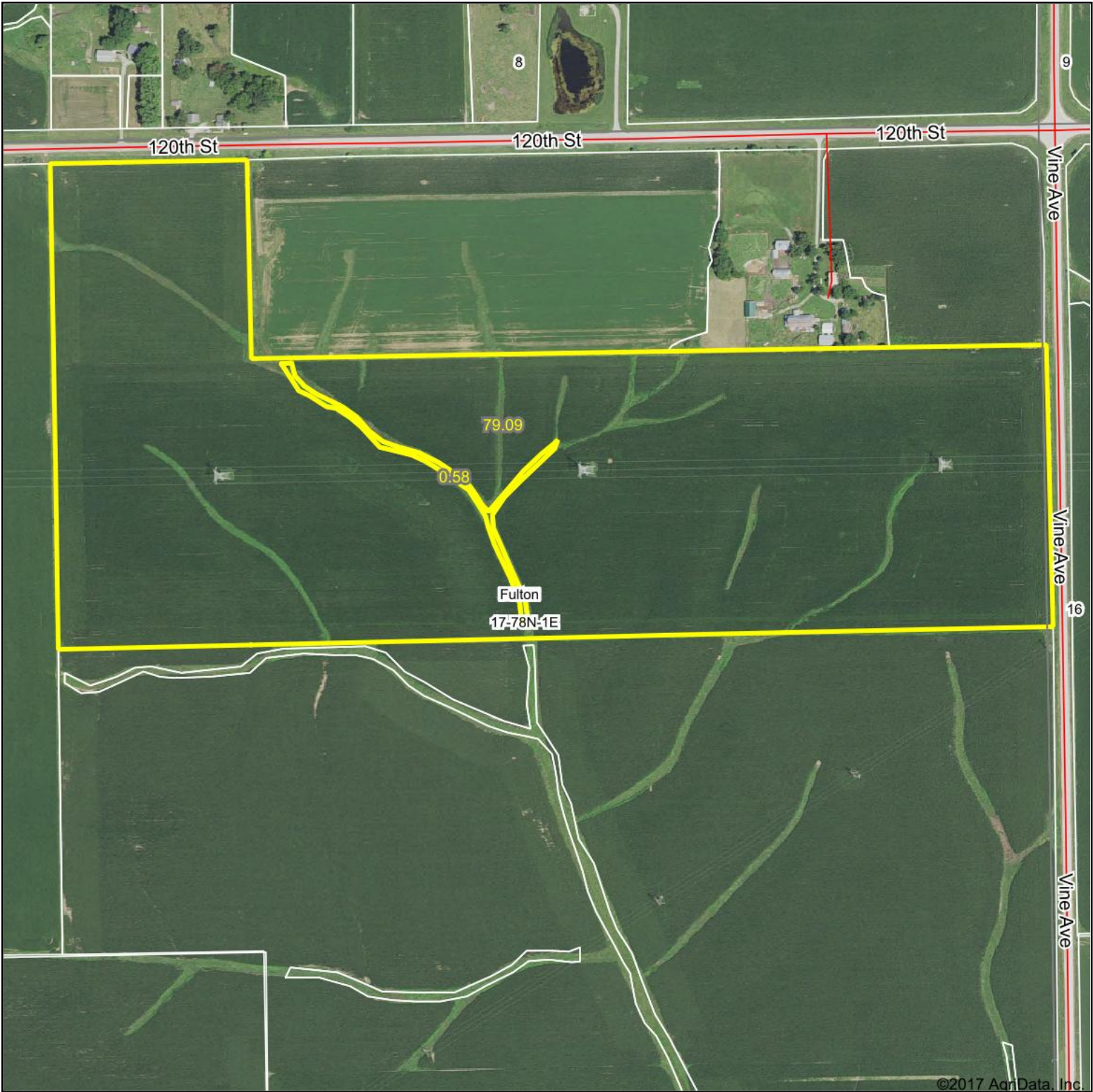
R-1-E



MONTPELIER TWP.

MUSCATINE CO., IA

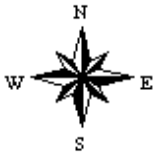
Aerial Map



map center: 41° 33' 51.97, -90° 52' 5.76

0ft 509ft 1017ft

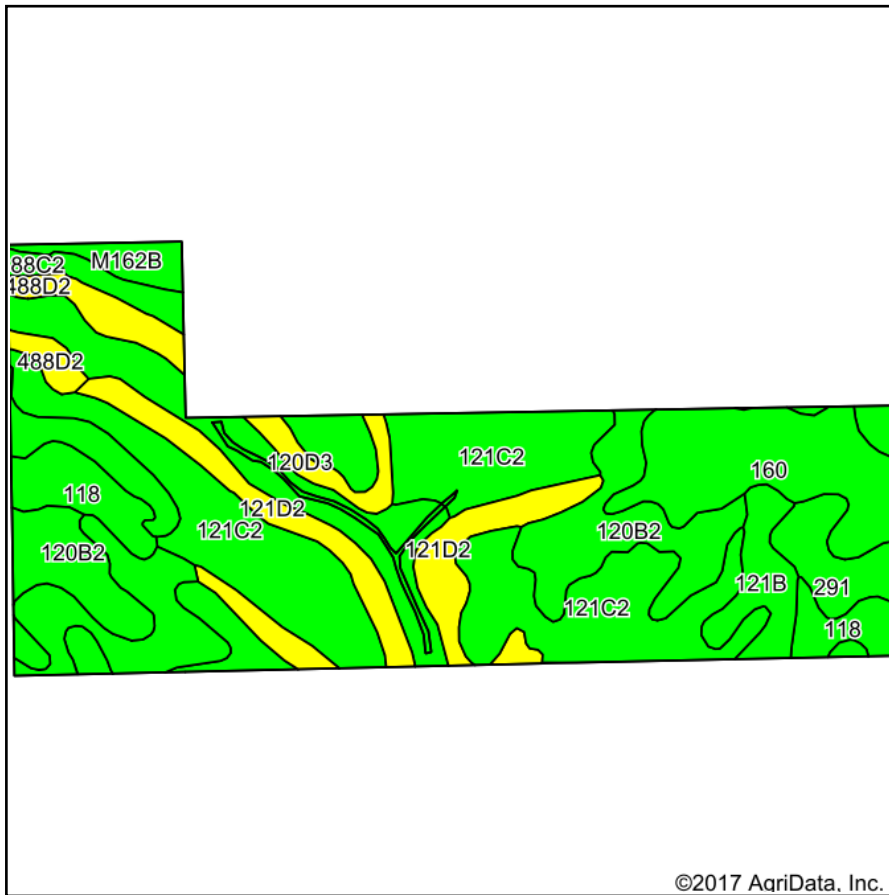
17-78N-1E
Muscatine County
Iowa



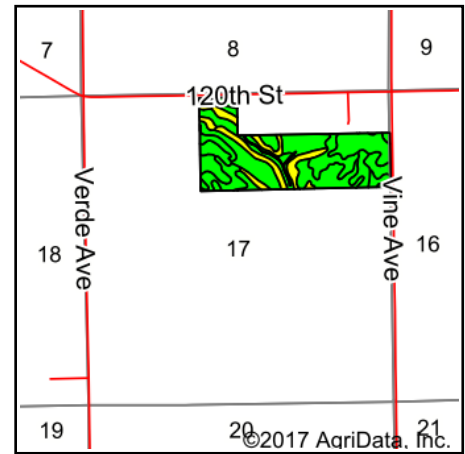
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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1/22/2018

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Muscatine**
 Location: **17-78N-1E**
 Township: **Fulton**
 Acres: **79.67**
 Date: **1/22/2018**

PEOPLES
 COMPANY
 INNOVATIVE. REAL ESTATE. SOLUTIONS.

Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING

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Area Symbol: IA139, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	NCCPI Overall	NCCPI Corn and Soybeans	NCCPI Small Grains
121C2	Tama silt loam, 5 to 9 percent slopes, eroded	24.08	30.2%		IIle	0	0	0	0	0	87		78	78	55
120B2	Tama silt loam, 2 to 5 percent slopes, eroded	11.58	14.5%		Ile	227.2	6.4	65.9	4.1	6.8	92	93	78	78	56
467B	Radford silt loam, 2 to 5 percent slopes	8.78	11.0%		IIw	198.4	4.2	57.5	3.6	6	75	76	91	91	56
160	Walford silt loam, 0 to 2 percent slopes	7.99	10.0%		IIIw	216	4.5	62.6	3.9	6.5	82	65	93	93	18
121D2	Tama silt loam, 9 to 14 percent slopes, eroded	7.49	9.4%		IIle	0	0	0	0	0	61		75	75	53
488C2	Newvienna silt loam, 5 to 9 percent slopes, moderately eroded	4.88	6.1%		IIle	203.2	5.7	58.9	3.7	6.1	77	71	77	73	50
118	Garwin silty clay loam, 0 to 2 percent slopes	4.18	5.2%		IIw	230.4	4.8	66.8	4.1	6.9	90	95	95	95	17
121B	Tama silt loam, 2 to 5 percent slopes	2.81	3.5%		Ile	0	0	0	0	0	95		90	90	72
120D3	Tama silty clay loam, 9 to 14 percent slopes, severely eroded	2.79	3.5%		IVe	80	2.2	23.2	1.4	2.4	55	65	54	54	32

291	Atterberry silt loam, 0 to 2 percent slopes	2.58	3.2%		le	224	5.8	65	4	6.7	90	95	98	89	64
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	1.36	1.7%		lle	0	0	0	0	0	90		91	91	68
488D2	Newvienna silt loam, 9 to 14 percent slopes, moderately eroded	1.15	1.4%		Ille	174.4	4.9	50.6	3.1	5.2	51	61	74	70	49
Weighted Average						113.7	2.8	33	2	3.4	81.8	*-	81.9	81.3	49.3

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

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

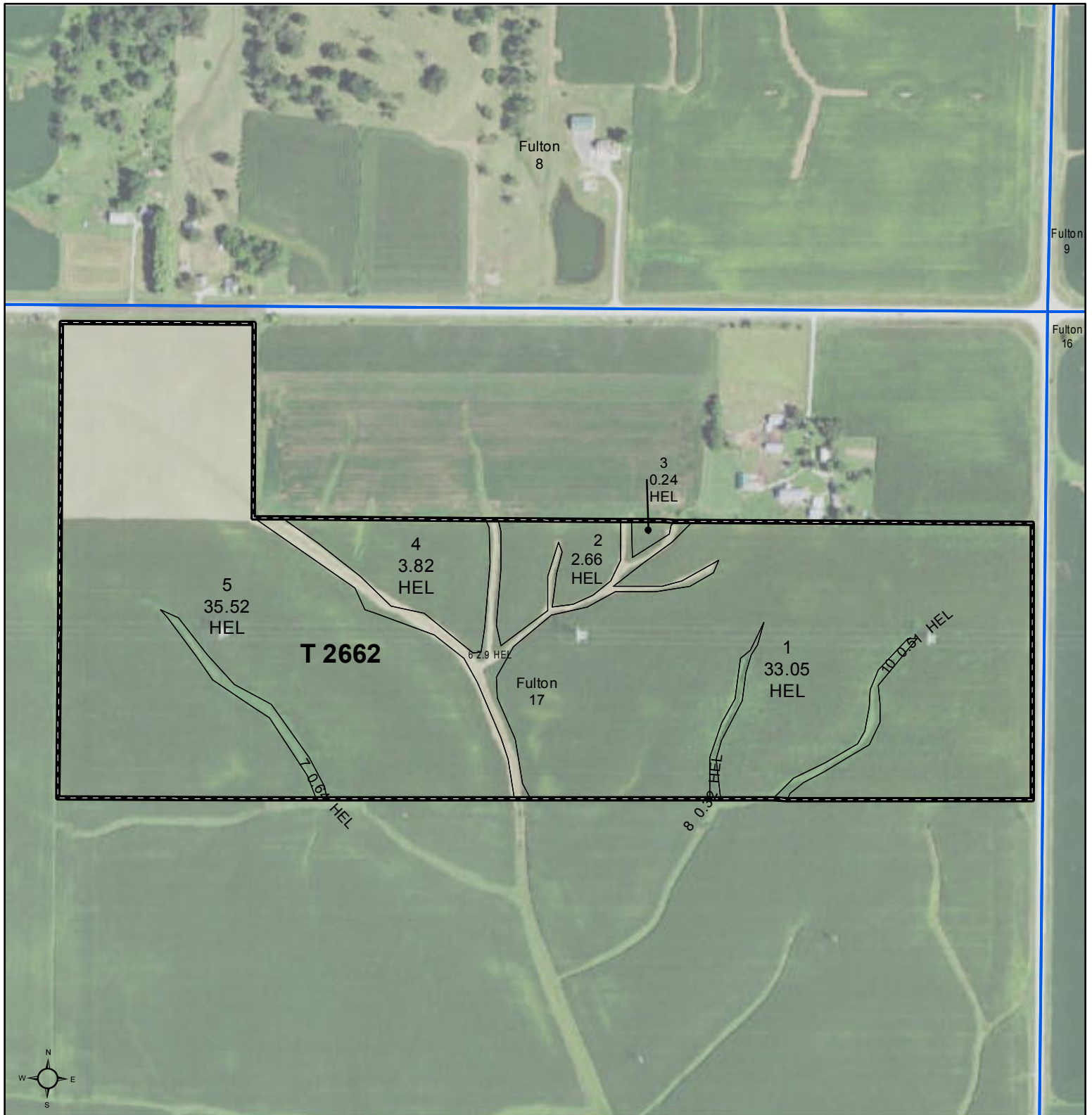
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Muscatine County, Iowa



Common Land Unit PLSS

 Cropland
 Tract Boundary

Wetland Determination

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

0 195 390 780
Feet

2015 Ortho Imagery

2018 Program Year

Map Created October 05, 2017

Farm 3710
Tract 2662

Tract Cropland Total: 79.66 acres

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 not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

IOWA
MUSCATINE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3710

Prepared : May 4, 2016

Crop Year : 2016

Operator Name : BART PAULSEN
Farms Associated with Operator : 19-139-3710, 19-139-3715, 19-139-4375, 19-139-5397, 19-139-5399, 19-139-5401
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
79.66	79.66	79.66	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	79.66	0.00	0.00	No	No	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	CTAP Yield	PLC Yield	HIP
Corn	70.20	0.00	0	171	
Soybeans	8.80	0.00	0	49	
TOTAL	79.00	0.00			

NOTES

Tract Number : 2662

Description : 17 T78N R01E FULTON FAV/WR History : No
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 : RALPH NITZ TRUST
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
79.66	79.66	79.66	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	79.66	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	70.20	0.00	0	171
Soybeans	8.80	0.00	0	49
TOTAL	79.00	0.00		

NOTES

FSA - 578 (09-13-16)

REPORT OF COMMODITIES FARM SUMMARY

Farm Number: 3710

DATE: 5-25-2017
PAGE: 2

Operator Name and Address

BART DARWIN PAULSEN
3637 120TH ST
STOCKTON, IA 52769-9739Original: KB
Revision: _____
Cropland: 79.66
Farmland: 79.66

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a as amended). The authority for requesting the information identified on this form is 7 CFR Part 718, the Farm Security and Rural Investment Act of 2002 (Pub L. 107-171), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producers request to participate in and receive benefits under FSA programs. According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

The information provided herein is submitted solely to your county's office.																
Producer Name					Crop/ Commodity	Variety/ Type	Share	Crop/ Commodity	Variety/ Type	Share	Crop/ Commodity	Variety/ Type	Share	Crop/ Commodity	Variety/ Type	Share
BART DARWIN PAULSEN					CORN	YEL	100.00	GRASS	SMO	100.00						
Planting Period	Crop/ Commodity	Variety/ Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity	Planting Period	Crop/ Commodity	Variety/ Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity			
01	GRASS	SMO	N	LS	4.37		01	CORN	YEL	N	GR	75.29				

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any crop for which NAP coverage has been purchased, I certify that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Operator's Signature (By)

B. + D. Paulsen

Date

5/25/17

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REC'D

MAY 25 2017

MUSCATINE COUNTY FSA
MUSCATINE, IOWA

FSA - 578 (09-13-16)

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

DATE: 5-25-2017

PAGE: 1

Farm Number: 3710

Operator Name and Address

BART DARWIN PAULSEN
3637 120TH ST
STOCKTON, IA 52769-9739

Original: _____

Revision: _____

Cropland: 79.66

Farmland: 79.66

Tract Number	CLU/Field	Crop/Commodity	Variety/Type	Irr Prc	Int Use	Actual Use	Land Use	Organic Status	Native Sod	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date
2662	1	CORN	YEL	N	GR			C	N	I	A	33.05		Yes			4-23-2017	01	
		Producer BART DARWIN PAULSEN																	
		Share	100.00																NAP Unit 876
	2	CORN	YEL	N	GR			C	N	I	A	2.66		Yes			4-23-2017	01	
		Producer BART DARWIN PAULSEN																	
		Share	100.00																NAP Unit 876
	3	CORN	YEL	N	GR			C	N	I	A	0.24		Yes			4-23-2017	01	
		Producer BART DARWIN PAULSEN																	
		Share	100.00																NAP Unit 876
	4	CORN	YEL	N	GR			C	N	I	A	3.82		Yes			4-23-2017	01	
		Producer BART DARWIN PAULSEN																	
		Share	100.00																NAP Unit 876
	5	CORN	YEL	N	GR			C	N	I	A	35.52		Yes			4-23-2017	01	
		Producer BART DARWIN PAULSEN																	
		Share	100.00																NAP Unit 876
	6	GRASS	SMO	N	LS			C	N	I	A	2.90		Yes			3-25-2000	01	2020
		Producer BART DARWIN PAULSEN																	
		Share	100.00																NAP Unit 876
	7	GRASS	SMO	N	LS			C	N	I	A	0.64		Yes			3-25-2000	01	2020
		Producer BART DARWIN PAULSEN																	
		Share	100.00																NAP Unit 876
	8	GRASS	SMO	N	LS			C	N	I	A	0.32		Yes			3-25-2000	01	2020
		Producer BART DARWIN PAULSEN																	
		Share	100.00																NAP Unit 876
	10	GRASS	SMO	N	LS			C	N	I	A	0.51		Yes			3-25-2000	01	2020
		Producer BART DARWIN PAULSEN																	
		Share	100.00																NAP Unit 876

PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr
01	GRASS	SMO	N	LS	4.37		01	CORN	YEL	N	GR	75.29								

Photo Number/Legal Description: 17 T78N R01E FULTON

Cropland: 79.66

Reported on Cropland: 79.66

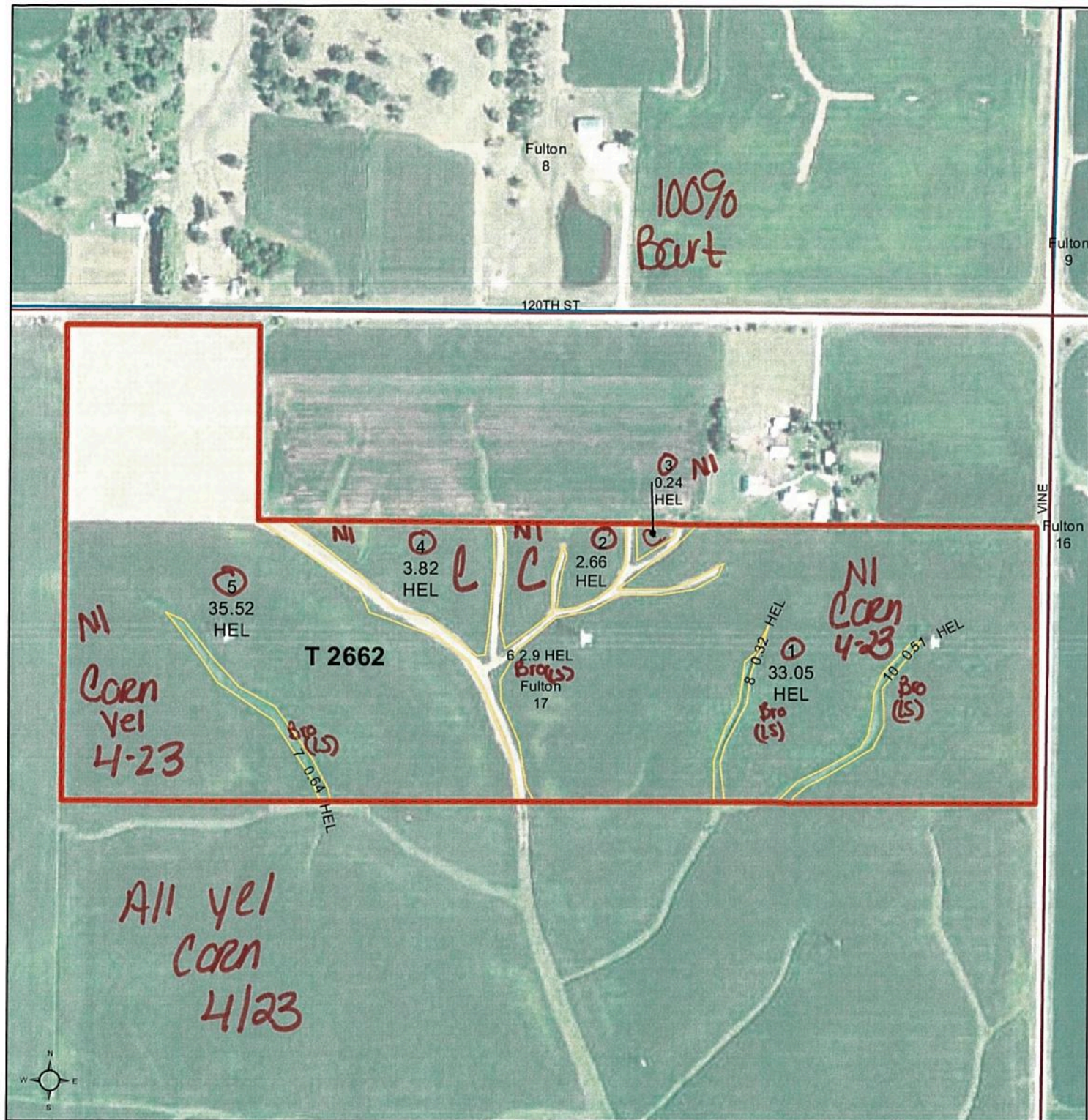
Difference: 0.00

Reported on Non-Cropland: 0.00



United States
Department of
Agriculture

Muscatine County, Iowa



Common Land Unit PLSS

Cropland
Tract Boundary

Wetland Determination Identifiers

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

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 not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Tract Cropland Total: 79.66 acres

2016 Program Year
Map Created February 24, 2016

Farm 3710
Tract 2662

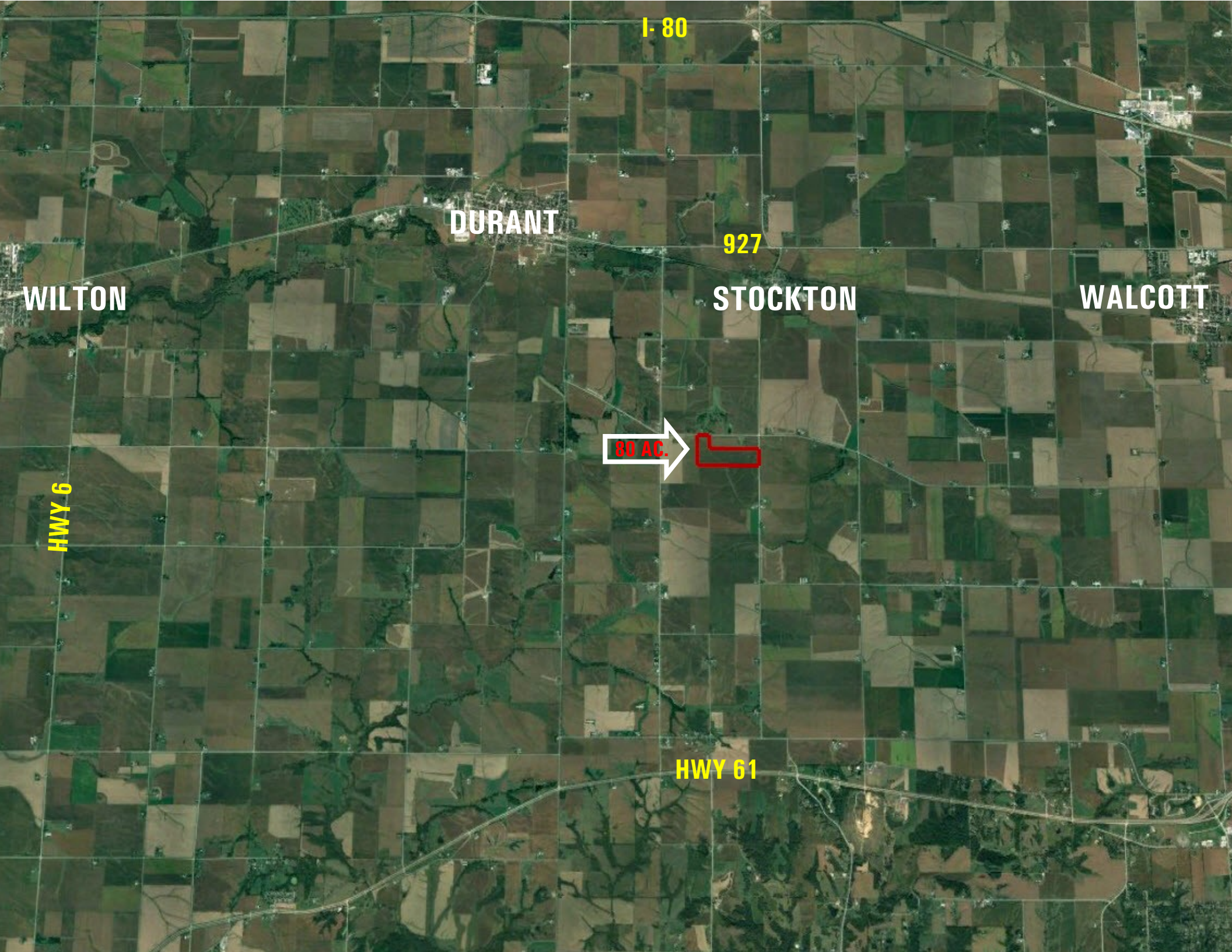
2017



120TH STREET

This is an aerial photograph of a rural landscape. A red L-shaped line outlines a specific area of land. The line starts on the left, extends horizontally, then turns 90 degrees upwards and extends vertically. The area within the red line is mostly dark brown, suggesting bare soil or dormant crops. To the north of the red line, there is a horizontal road labeled '120TH STREET'. Further north, there are green fields, some trees, and a small pond. To the east of the red line, there is a vertical road labeled 'VINE AVENUE'. The area to the east of Vine Avenue shows more developed land with buildings and parking lots. The overall terrain is flat with some minor variations in vegetation color.

VINE AVENUE



I-80

DURANT

927

WILTON

STOCKTON

WALCOTT

HWY 6

80 AC.

HWY 61