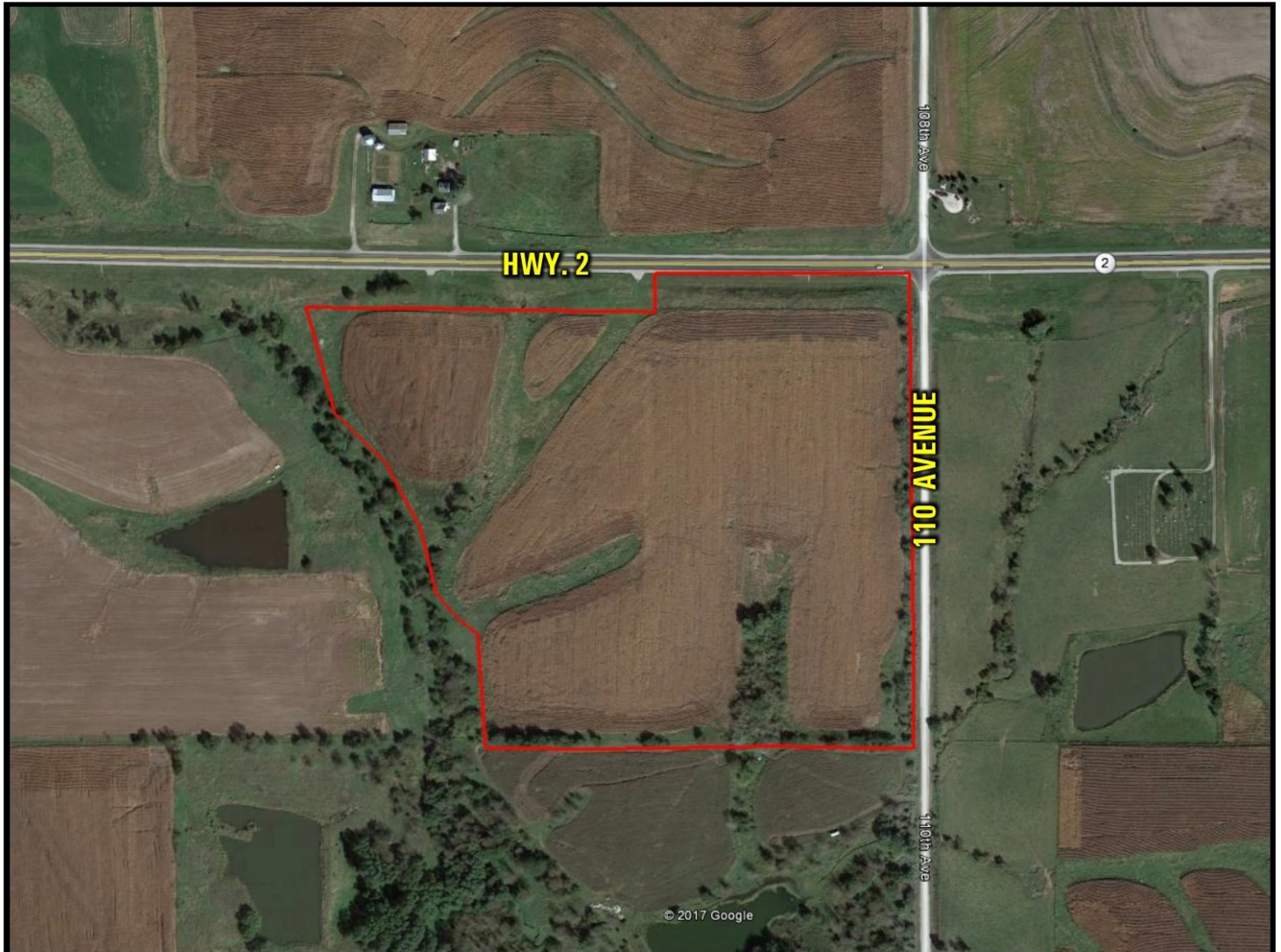


# LAND FOR SALE

LISTING #13926

**37 ACRES M/L**  
APPANOOSE, IOWA



**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:

The North 1/2 of the Southeast 1/4, Section 30, Excluding the west 31.9 acres, all being in Township 69 North, Range 19 West of the 5th P.M., Appanoose Co., Iowa. Exact legal description to come for abstract.

## COMMENTS & BUILDING INFORMATION:

Peoples Company is offering 37 acres m/l of highly tillable land. This farm consists of 30.32 FSA cropland acres with .74 acres of CRP. The farm carries effective crop acres of 30.32 with a 40.3 CSR and a 46.1 CSR2 on the tillable acres. Productive soil types include; Clarinda, Seymour and Edina. The farm is located 1.5 miles west of Plano on Hwy. 2 in Section 30, Johns Township, Appanoose Co., Iowa.

## LEASE/FSA INFORMATION:

CRP Information: .74 acres enrolled, 10-1-2015 to 9-30-2030. \$251.58 per acres, annual payment of \$186.00. Open for the 2018 crop year.

**37 Acres M/L, Appanoose County, IA**

<b>TOTAL ACRES:</b>	<b>37</b>
<b>PRICE:</b>	<b>\$150,000</b>
<b>Price Per Acre:</b>	\$4,454
<b>Owner:</b>	Paul Tague
<b>Operator:</b>	Norm Vote
<b>County &amp; State:</b>	Appanoose Co., IA
<b>Location:</b>	1.5 miles West of Plano, IA
<b>Possession Date:</b>	3-1-2018
<b>Drainage Info:</b>	Natural
<b>Average Productivity:</b>	40.3 CSR / 46.1 CSR2
<b>Taxable Acres:</b>	35.5
<b>Net RE Taxes:</b>	\$160
<b>Taxes Payable In:</b>	2015-16
<b>Topography:</b>	Gently Rolling

## F.S.A. INFORMATION:

<b>Farmland:</b>	40.91
<b>Crop Acres:</b>	30.32
<b>CRP Acres:</b>	.74
<b>Wheat Base:</b>	N/A
<b>Wheat Yield:</b>	N/A
<b>Corn Base:</b>	11.6
<b>Corn Yield:</b>	111
<b>Soybean Base:</b>	11.6
<b>Soybean Yield:</b>	30

## APPROXIMATE BREAKDOWN OF ACRES:

<b>Total Acres:</b>	37
<b>Tillable Acres:</b>	30.32
<b>CRP Acres:</b>	.74
<b>Farmstead:</b>	N/A
<b>Roads:</b>	1
<b>Waterways:</b>	4.94
<b>Timber:</b>	N/A
<b>Pasture:</b>	N/A

### DOUGLAS R. YEGGE

C: 563-320-9900  
O: 563-659-8185  
Doug@PeoplesCompany.com

### ALAN MCNEIL

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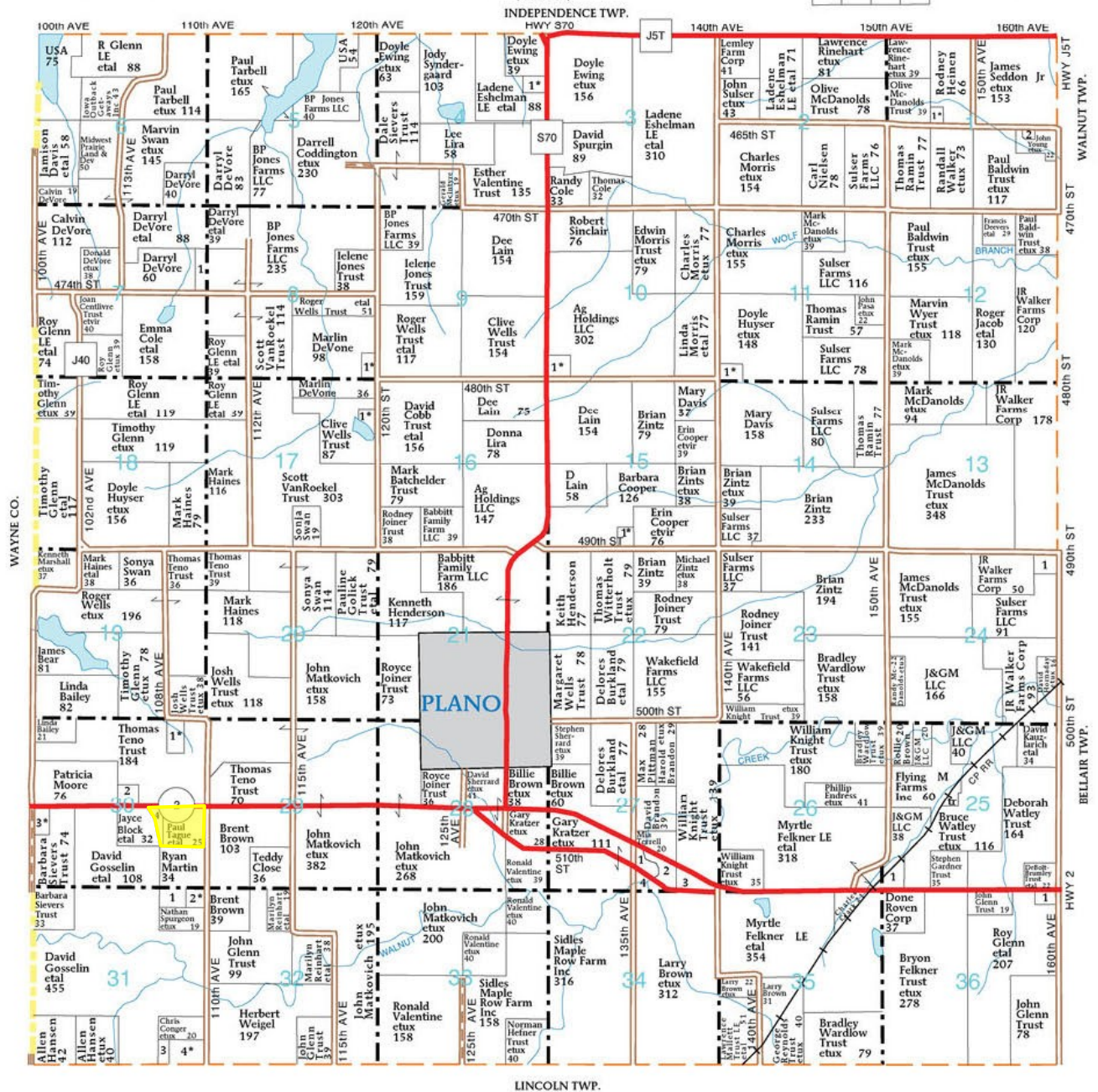
**PeoplesCompany.com**  
**563.659.8185**

700 6th Ave  
DeWitt, Iowa 52742

T-69-N

## JOHNS PLAT

R-19-W



## JOHNS TOWNSHIP

## SECTION 1

1. Martin, Jerry 6
2. Young Trust, Ryan 5

## SECTION 4

1. Hougland, Rick 13

## SECTION 7

1. BP Jones Farms LLC 7

## SECTION 8

1. Brinkley LE, Herbert 8

## SECTION 10

1. Camden, John 9

## SECTION 11

1. Carroll, David 9

## SECTION 15

1. Cooper, David 10

## SECTION 17

1. Schoo, Bernice 11

## SECTION 24

1. Sulser Properties LLC 10

## SECTION 25

1. Done Roven Corp 12

## SECTION 27

1. Bostwick, William 8

2. Lenz, Michael 11

3. Fenton, Amanda 11

4. Watters, DeWayne 8

## SECTION 30

1. Swan, Marvin 15
2. McClain, Wayde 10
3. Belloma, Jeremy 10
4. Tague, Paul 10

## SECTION 31

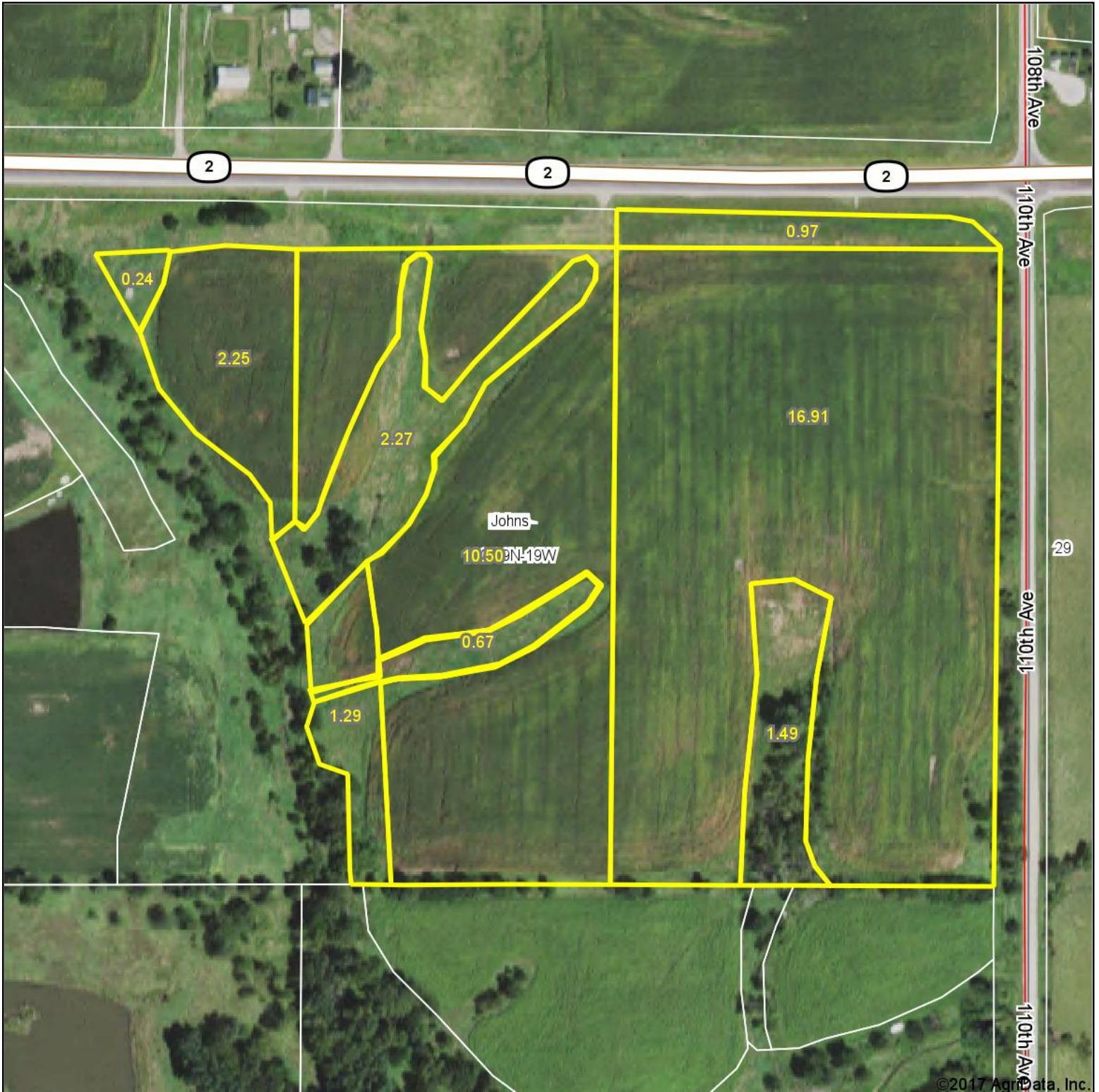
1. Martin, Ryan 11
2. Rogers, Thomas 9
3. Schroeder Family Trust 5

4. Conger, John 15

## SECTION 36

1. Hindley, Kimberly 8

# Aerial Map

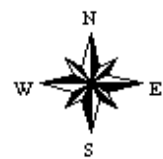


map center: 40° 44' 40.44, -93° 4' 51.78

0ft 282ft 564ft

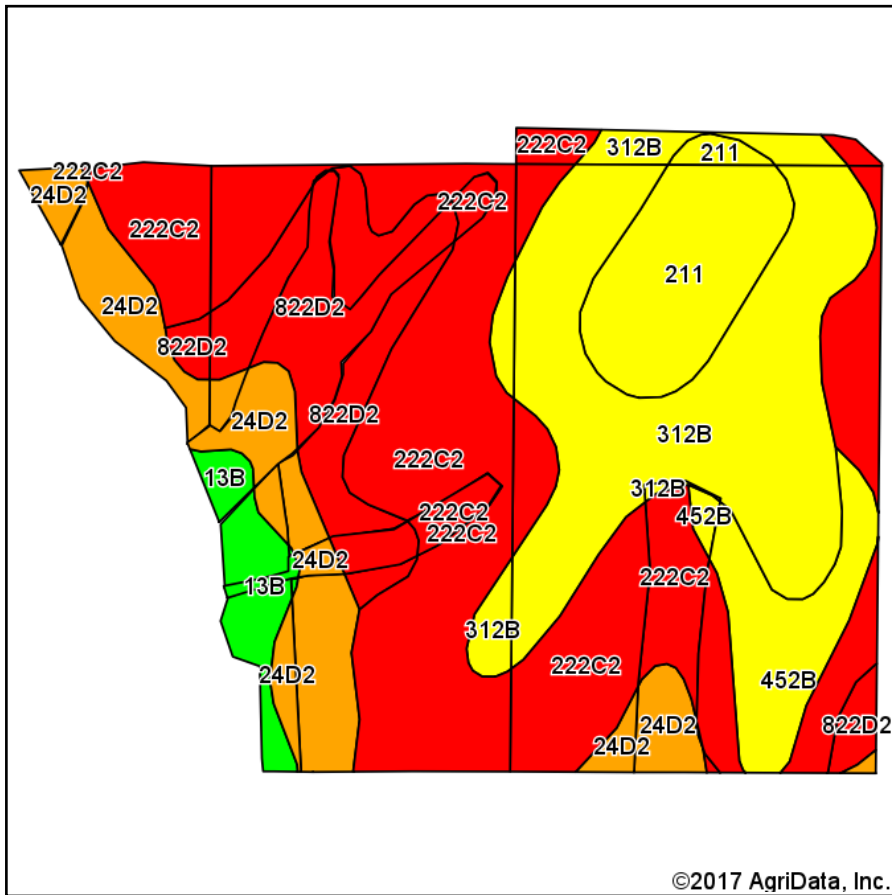
Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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**30-69N-19W**  
**Appanoose County**  
**Iowa**

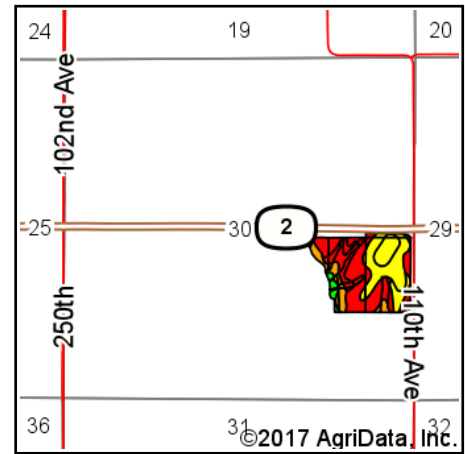


7/6/2017

# Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Appanoose**  
 Location: **30-69N-19W**  
 Township: **Johns**  
 Acres: **36.59**  
 Date: **7/6/2017**



Maps Provided By:



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## Area Symbol: IA007, 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
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	13.65	37.3%		IVw	140.8	3	40.8	2.5	4.2	34	25	45
312B	Seymour silt loam, 2 to 5 percent slopes	8.37	22.9%		IIIe	177.6	4.6	51.5	3.2	5.3	64	60	71
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	4.29	11.7%		IVe	100.8	2.6	29.2	1.8	3	29	15	69
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	4.19	11.5%		IIIe	168	4.7	48.7	3	5	45	48	58
211	Edina silt loam, 0 to 1 percent slopes	2.88	7.9%		IIIw	177.6	3.7	51.5	3.2	5.3	59	60	72
452B	Lineville silt loam, 2 to 5 percent slopes	2.02	5.5%		IIIe	177.6	4.6	51.5	3.2	5.3	53	50	78
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	1.19	3.3%		IIw	192	4	55.7	3.5	5.8	79	68	93
Weighted Average						154.2	3.7	44.7	2.8	4.6	46	40	60.8

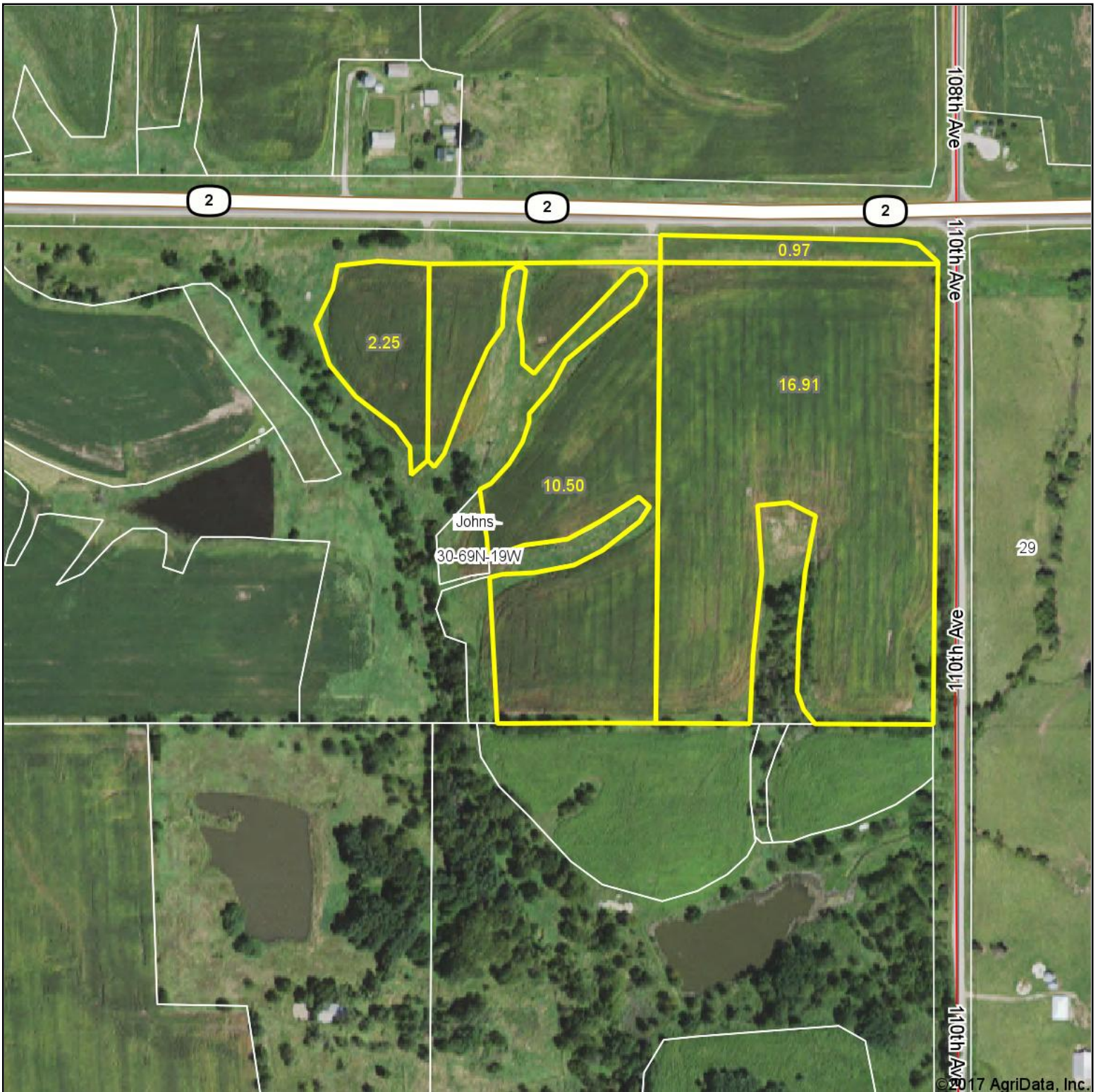
\*\*IA has updated the CSR values for each county to CSR2.

\*i Yield data provided by the ISPAID Database version 8.1 developed by IA State University.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Aerial Map - Tague tillable acres



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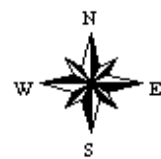


map center: 40° 44' 38.74, -93° 4' 53.83

0ft 390ft 781ft

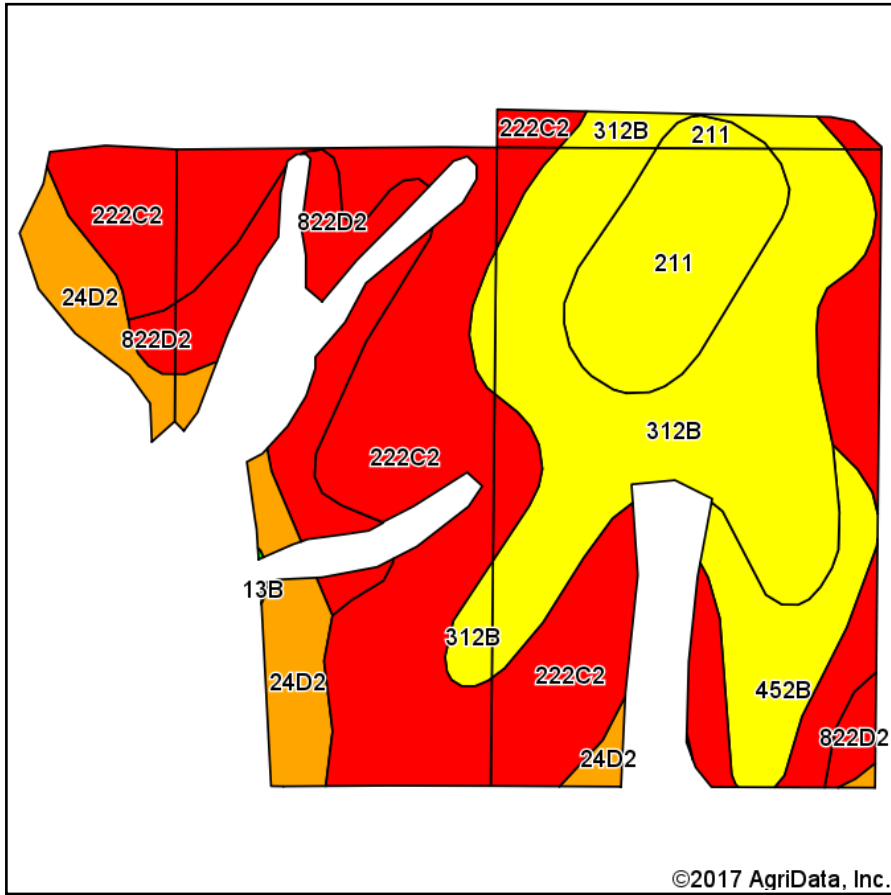
Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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**30-69N-19W**  
**Appanoose County**  
**Iowa**

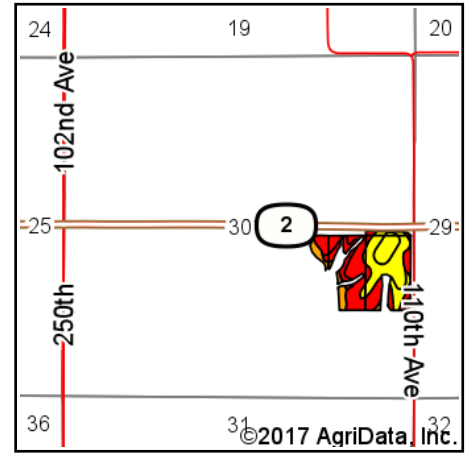


7/6/2017

# Soils Map - Tague tillable acres



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Appanoose**  
 Location: **30-69N-19W**  
 Township: **Johns**  
 Acres: **30.63**  
 Date: **7/6/2017**

**PEOPLES COMPANY**  
 INNOVATIVE. REAL ESTATE. SOLUTIONS.

Maps Provided By:  
**surety**  
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## Area Symbol: IA007, 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
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	12.40	40.5%		IVw	140.8	3	40.8	2.5	4.2	34	25	45
312B	Seymour silt loam, 2 to 5 percent slopes	8.33	27.2%		IIIe	177.6	4.6	51.5	3.2	5.3	64	60	71
211	Edina silt loam, 0 to 1 percent slopes	2.88	9.4%		IIIw	177.6	3.7	51.5	3.2	5.3	59	60	72
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	2.67	8.7%		IVe	100.8	2.6	29.2	1.8	3	29	15	69
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	2.44	8.0%		IIIe	168	4.7	48.7	3	5	45	48	58
452B	Lineville silt loam, 2 to 5 percent slopes	1.91	6.2%		IIIe	177.6	4.6	51.5	3.2	5.3	53	50	78
<b>Weighted Average</b>						<b>155.2</b>	<b>3.7</b>	<b>45</b>	<b>2.8</b>	<b>4.6</b>	<b>46.1</b>	<b>40.3</b>	<b>59.8</b>

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

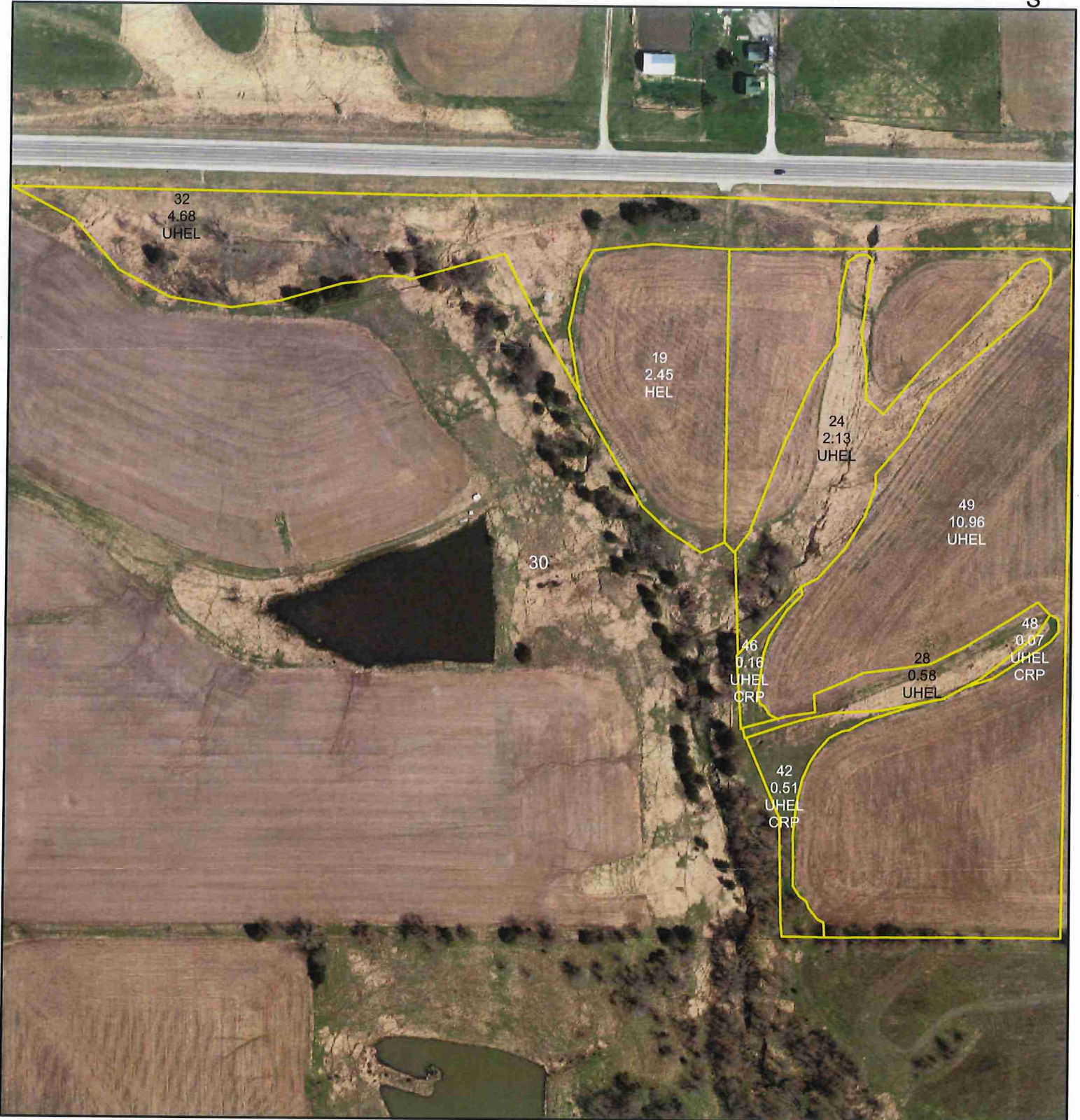
\*i Yield data provided by the ISPAID Database version 8.1 developed by IA State University.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Monroe-Appanoose County FSA  
2016 Spring Imagery



All Fields Non-Irrigated

Map Printed: April 13, 2017  
1 inch = 225 feet

**Farm 4774**

**Tract 3887**

Appanoose County

Section/Twp: 30 Johns

Page 1 of 1

Legend

National\_Wetland.SDE.wetla...

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 of 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

IOWA  
APPANOOSE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4774

Prepared : Jun 26, 2017

Crop Year : 2017

Operator Name : PAUL ANTHONY TAGUE

Farms Associated with Operator : 0007-4774

CRP Contract Number(s) : 11074B

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
21.54	14.15	14.15	0.00	0.00	0.74	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	13.41	0.00		0.00	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	4.80	0.00	0	111	
Soybeans	4.80	0.00	0	30	
TOTAL	9.60	0.00			

NOTES

--

Tract Number : 3887

Description : SE1/4 SEC 30--JOHNS

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 : PAUL ANTHONY TAGUE

Other Producers : [REDACTED]

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
21.54	14.15	14.15	0.00	0.00	0.74	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	13.41	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	4.80	0.00	0	111
Soybeans	4.80	0.00	0	30
TOTAL	9.60	0.00		

NOTES

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United States  
Department of  
Agriculture

## Appanoose County, Iowa



**Common Land Unit**

	Tract Boundary
	Cropland
	Non-Cropland
	PLSS

0 170 340 680  
Feet  
2015 Ortho Imagery

2016 Program Year  
Map Created December 02, 2015

**Wetland Determination Identifiers**

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

Tract Cropland Total: 16.91 acres

**Farm 4165**  
**Tract 3422**

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IOWA  
APPANOOSE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4165  
Prepared : Jun 26, 2017  
Crop Year : 2017

Operator Name : [REDACTED]  
Farms Associated with Operator : [REDACTED]  
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
19.37	16.91	16.91	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. Related Activity	
0.00	0.00	16.91	0.00		0.00	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	6.80	0.00	0	111	
Soybeans	6.80	0.00	0	30	
TOTAL	13.60	0.00			

NOTES

Tract Number : 3422  
Description : SE1/4 SEC 30 - JOHNS  
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 : MICHAEL SCOTT FROST, PAUL ANTHONY TAGUE, MAUREEN THERESE FROST  
Other Producers : [REDACTED]

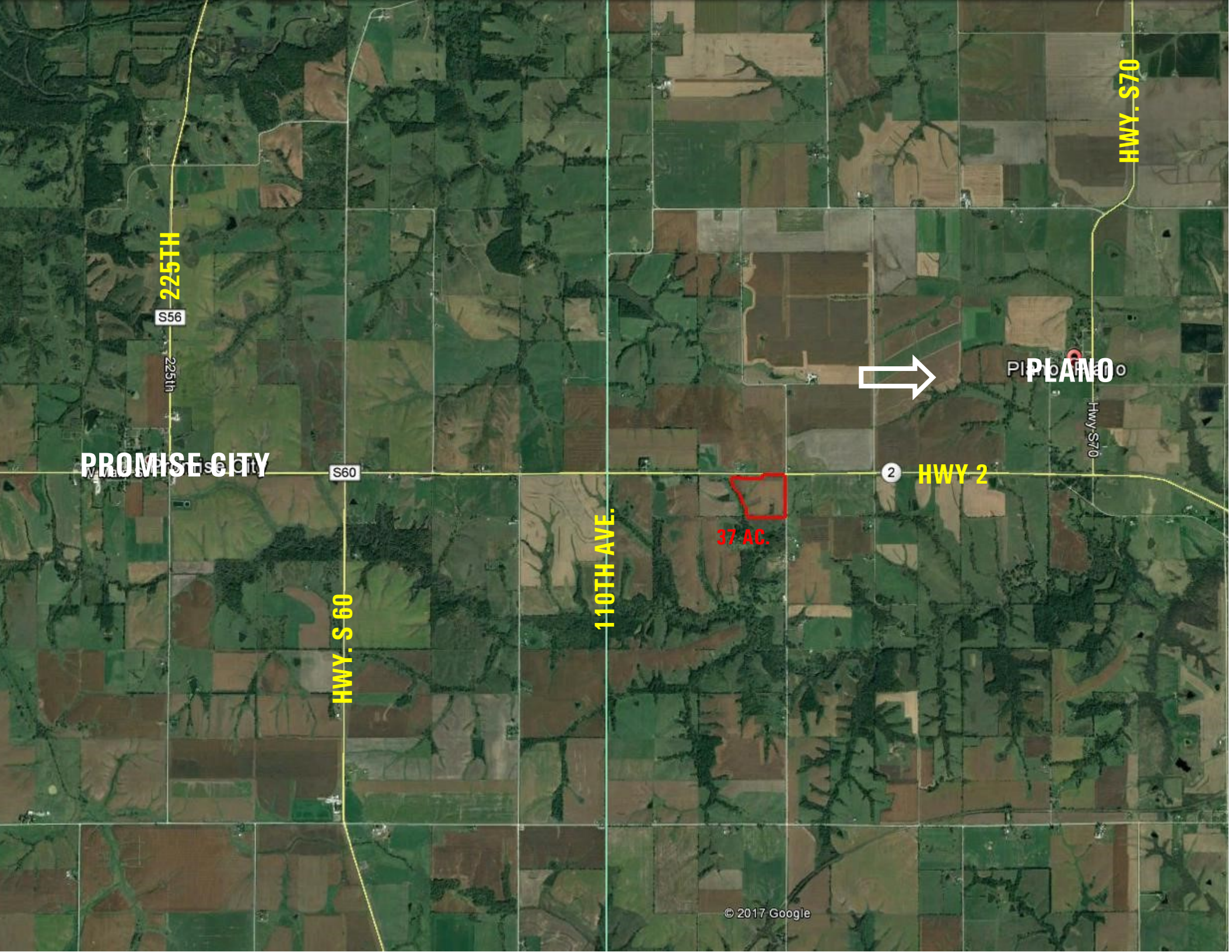
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
19.37	16.91	16.91	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	16.91	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	6.80	0.00	0	111
Soybeans	6.80	0.00	0	30
TOTAL	13.60	0.00		

NOTES



225TH

S56

225th

PROMISE CITY

S60

HWY: S 60

110TH AVE.

37 AC.

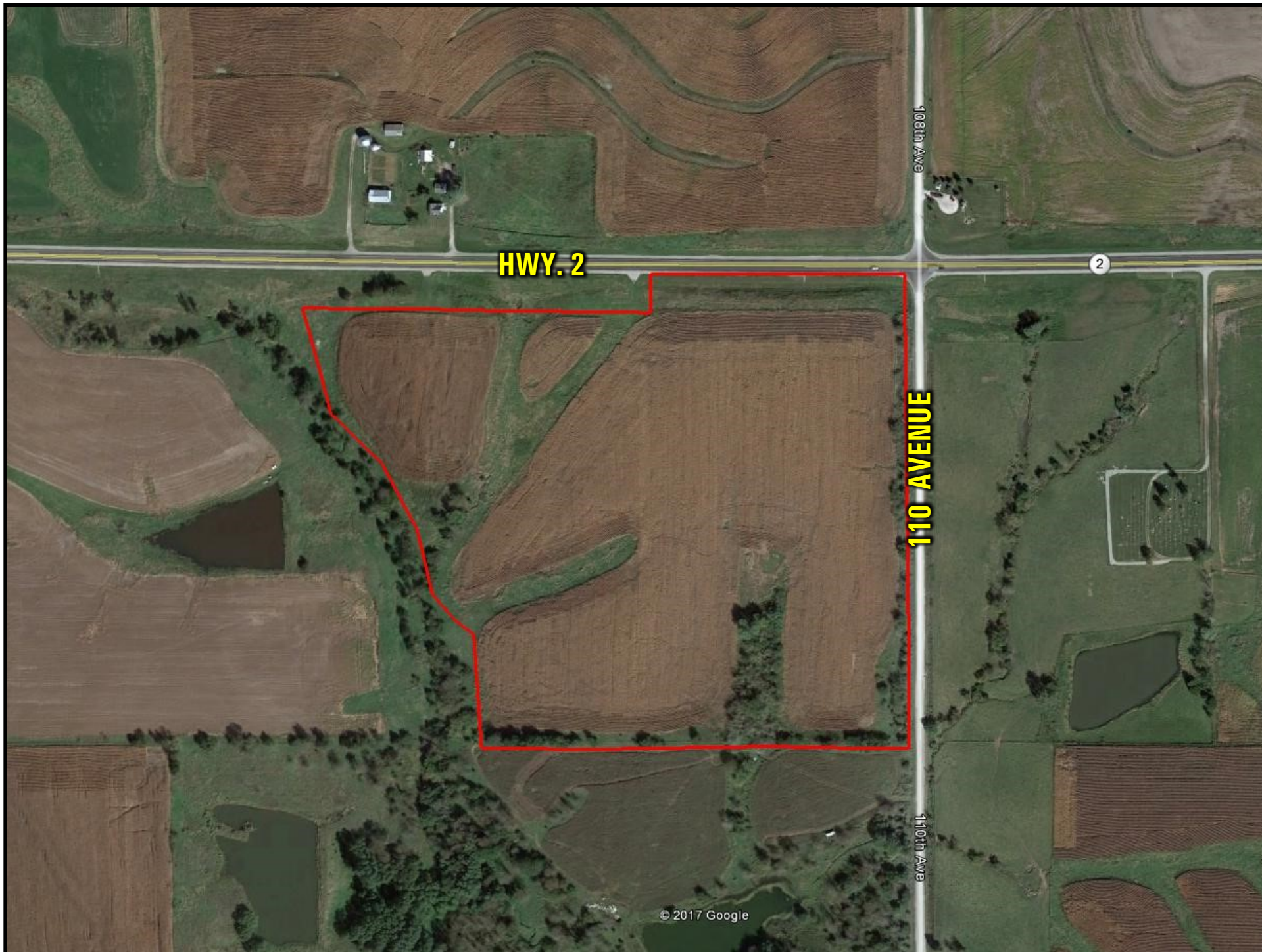
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HWY 2

PLANO

Hwy S70

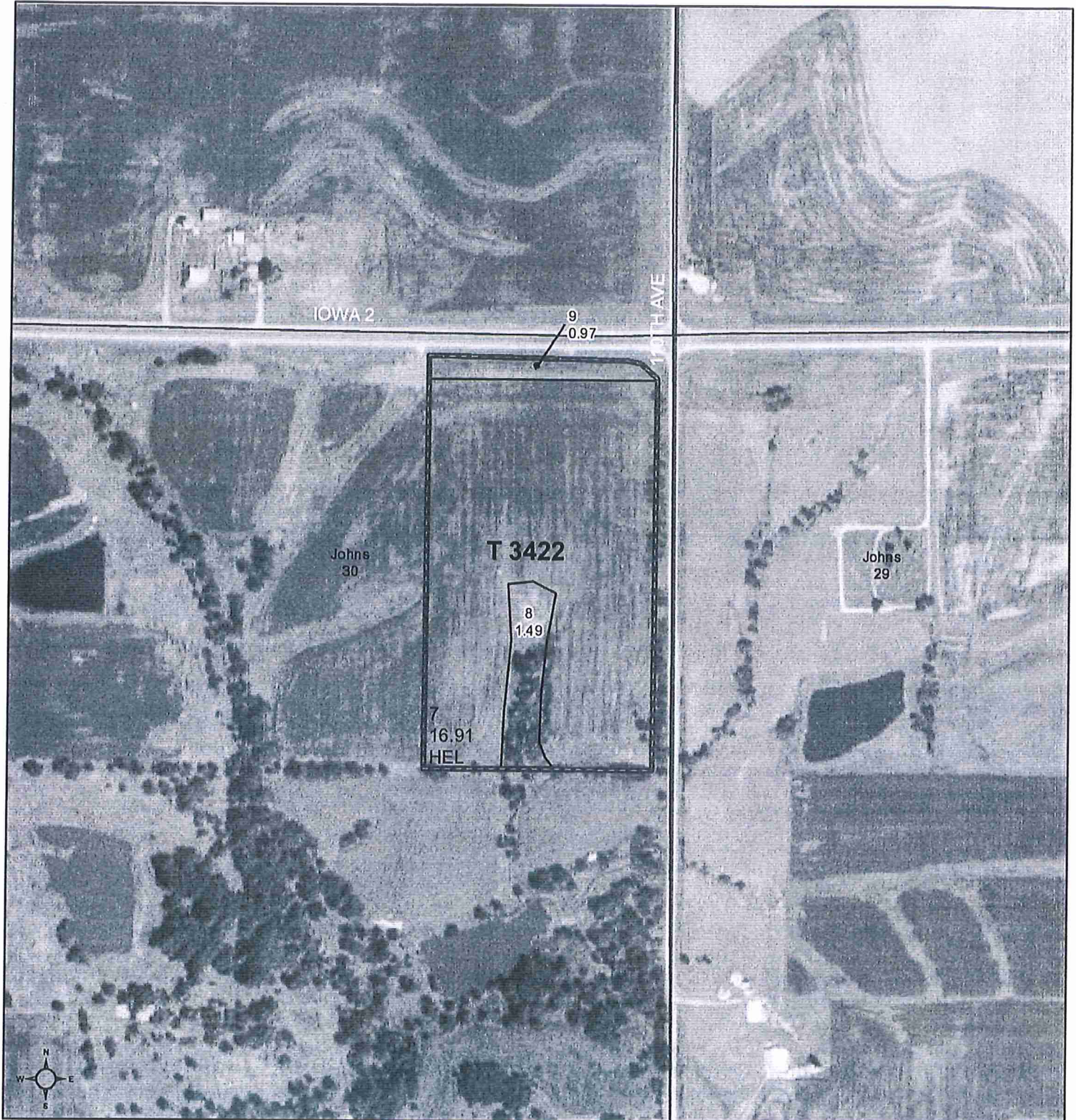
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United States  
Department of  
Agriculture

## Appanoose County, Iowa



**Common Land Unit**

	Tract Boundary
	Cropland
	Non-Cropland
	PLSS

0 170 340 680  
Feet  
2015 Ortho Imagery

2016 Program Year  
Map Created December 02, 2015

**Wetland Determination Identifiers**

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

Tract Cropland Total: 16.91 acres

**Farm 4165**  
**Tract 3422**

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