

# LAND FOR SALE

LISTING #14310

**80 ACRES M/L**  
APPANOOSE COUNTY, IOWA



**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

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

700 6th Ave  
DeWitt, Iowa 52742

# LAND FOR SALE

**LEGAL DESCRIPTION:**

**80 acres MOL**

The West 1/2 of the Northeast 1/4,  
Section 20. Township 69 North, Range  
19 West.

**COMMENTS & BUILDING INFORMATION:**

*One of the better high quality farms in  
Appanoose County. Farm is in  
excellent shape and has been both  
terraced and tiled.*

**TO CONTACT LISTING AGENT:**

**Call: Douglas R. Yegge**

Cell: 563.320.9900

Office: 563.659.8185

Doug@PeoplesCompany.com

**Call: Alan McNeil**

Cell: 563.321-1125

Office: 563.659.8185

Alan@PeoplesCompany.com

[Yeggemcneilland.com](http://Yeggemcneilland.com)

**LEASE/FSA INFORMATION:**

Leased for the 2018 crop year

**Swan, 80 Acres M/L, Appanoose County, IA**

<b>TOTAL ACRES:</b>	<b>80</b>
<b>PRICE:</b>	<b>\$544,000</b>
<b>Price Per Acre:</b>	\$6,800
<b>Owner:</b>	Swan
<b>Operator:</b>	Smaniotto
<b>County &amp; State:</b>	Appanoose Co., IA
<b>Location:</b>	1-2 miles west of Plano, IA
<b>Possession Date:</b>	As agreed
<b>Drainage Info:</b>	Terraced & Tiled
<b>Average Productivity:</b>	55.5 CSR2
<b>Taxable Acres:</b>	76.64
<b>Net RE Taxes:</b>	\$848
<b>Taxes Payable In:</b>	2017-2018
<b>Topography:</b>	Level to Gentle Slope

**F.S.A. INFORMATION: ESTIMATED**

<b>Farmland:</b>	76.39
<b>Crop Acres:</b>	71.79
<b>Effective DCP Cropland</b>	71.79
<b>CRP Acres:</b>	
<b>Corn Base:</b>	35.9
<b>Corn Yield:</b>	106
<b>Soybean Base:</b>	35.9
<b>Soybean Yield:</b>	34

**APPROXIMATE BREAKDOWN OF ACRES:**

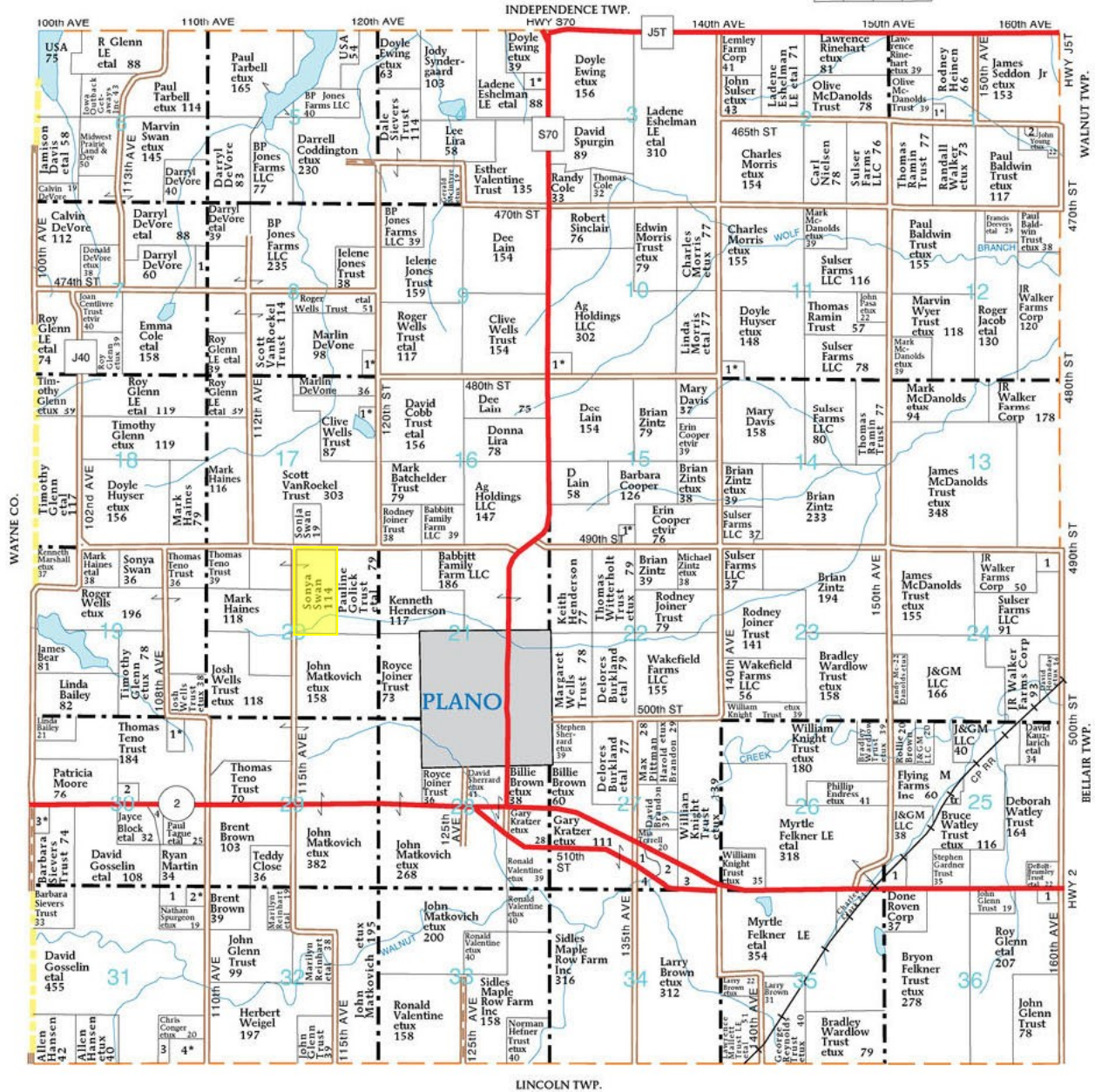
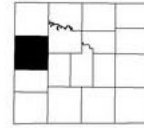
<b>Total Acres:</b>	80
<b>Tillable Acres:</b>	75 approx.
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	3
<b>Waterways:</b>	2
<b>Timber:</b>	
<b>Pasture:</b>	

T-69-N

# JOHNS PLAT

R-19-W

(Landowners)



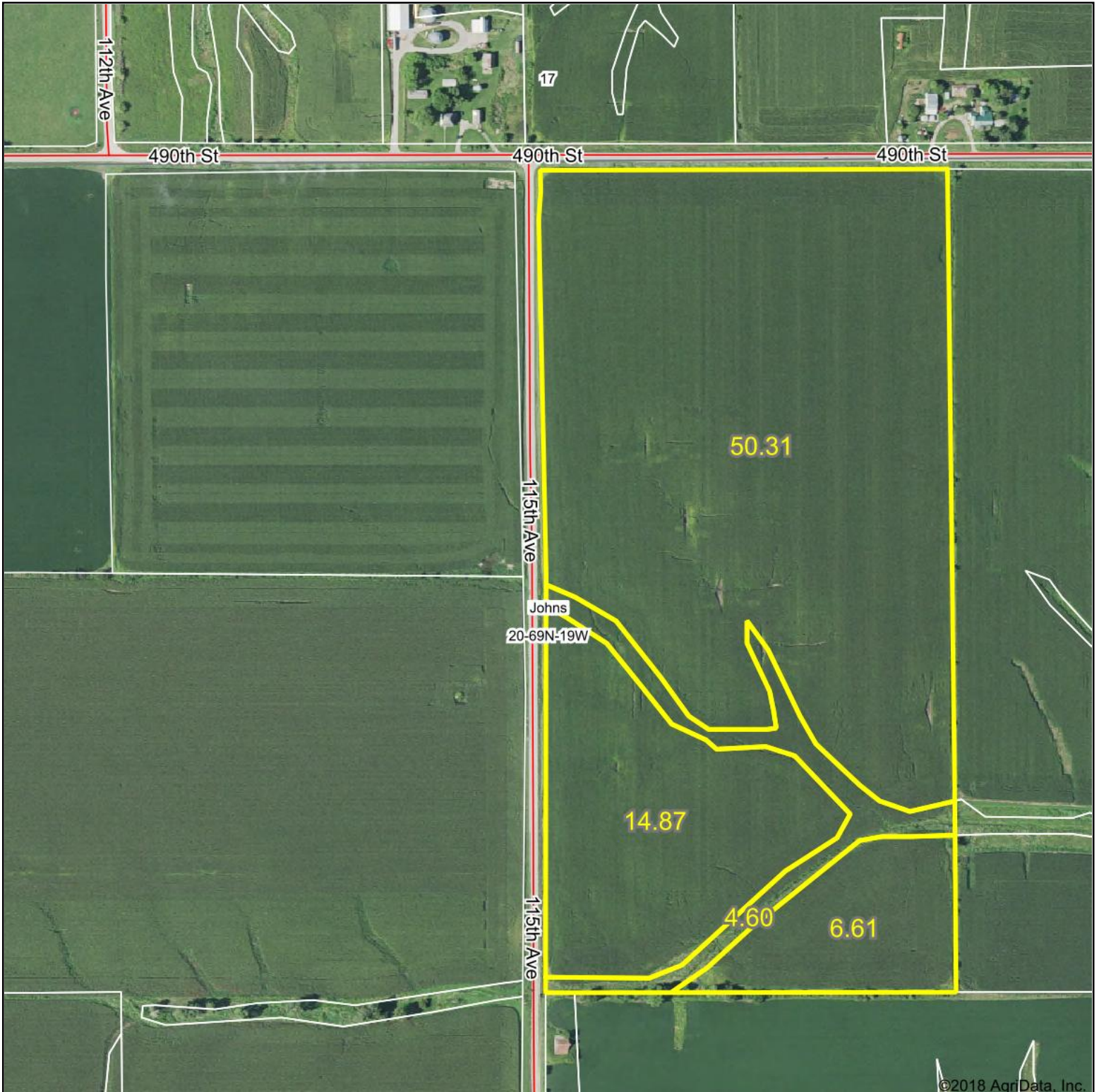
### JOHNS TOWNSHIP

- 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

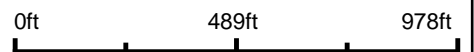
- SECTION 30**
- 1. Swan, Marvin 15
- 2. McClain, Wayne 10
- 3. Belloma, Jeremy 10
- 4. Tague, Paul 10
- SECTION 31**
- 1. Martin, Ryan 11
- 2. Rogers, Thomas 9
- 3. Schroeder Family Trust 5
- 4. Conger, John 15
- SECTION 36**
- 1. Hindley, Kimberly 8

# Aerial Map - Total Acres Sec. 20 W 1/2 NE 1/4



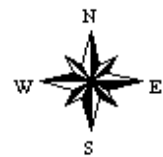
**PC PEOPLES**  
COMPANY  
INNOVATIVE. REAL ESTATE. SOLUTIONS.

map center: 40° 45' 53.73, -93° 4' 5.92



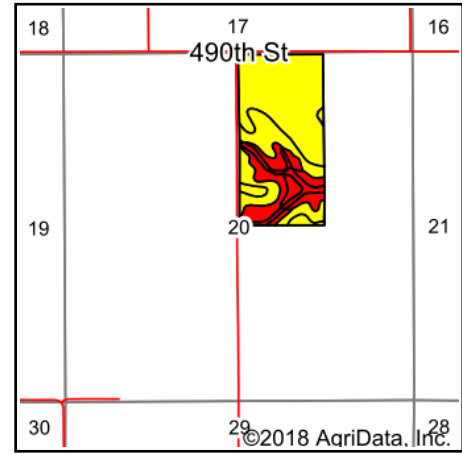
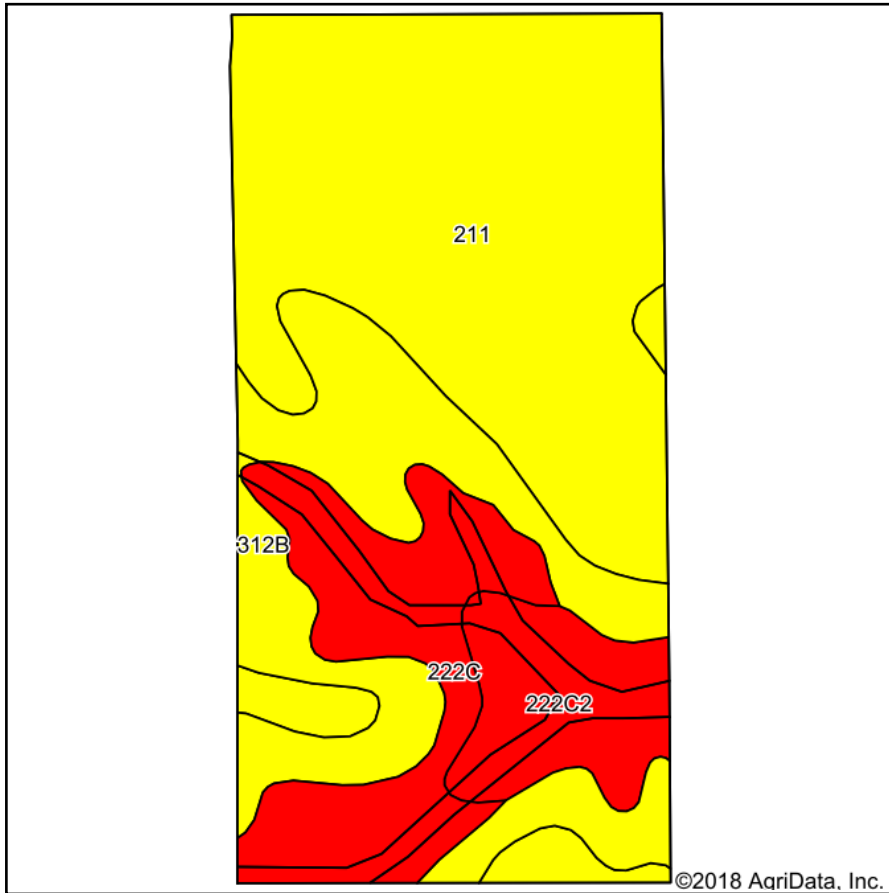
Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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**20-69N-19W**  
**Appanoose County**  
**Iowa**



7/11/2018

# Soils Map - Total Acres Sec. 20 - W 1/2 NE 1/4



State: **Iowa**  
 County: **Appanoose**  
 Location: **20-69N-19W**  
 Township: **Johns**  
 Acres: **76.39**  
 Date: **8/22/2018**



Soils data provided by USDA and NRCS.

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## Area Symbol: IA007, Soil Area Version: 24

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	NCCPI Small Grains	NCCPI Soybeans
211	Edina silt loam, 0 to 1 percent slopes	38.95	51.0%		IIIw	177.6	3.7	51.5	3.2	5.3	59	60	72	72	45	64
312B	Seymour silt loam, 2 to 5 percent slopes	18.00	23.6%		IIIe	80	2.1	23.2	1.4	2.4	64	60	71	71	47	65
222C	Clarinda silty clay loam, 5 to 9 percent slopes	12.38	16.2%		IVw	145.6	3.1	42.2	2.6	4.4	37	30	53	53	16	45
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	7.06	9.2%		IVw	140.8	3	40.8	2.5	4.2	34	25	45	45	14	38
<b>Weighted Average</b>						<b>146</b>	<b>3.2</b>	<b>42.3</b>	<b>2.6</b>	<b>4.4</b>	<b>54.3</b>	<b>51.9</b>	<b>66.2</b>	<b>66.2</b>	<b>37.9</b>	<b>58.8</b>

\*\*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.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

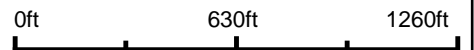
# Aerial Map - Tillable Acres - Sec. 20 - W 1/2 NE 1/4



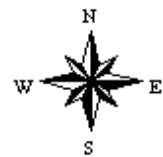
©2018 AgriData, Inc.



map center: 40° 45' 50.98, -93° 4' 0.52

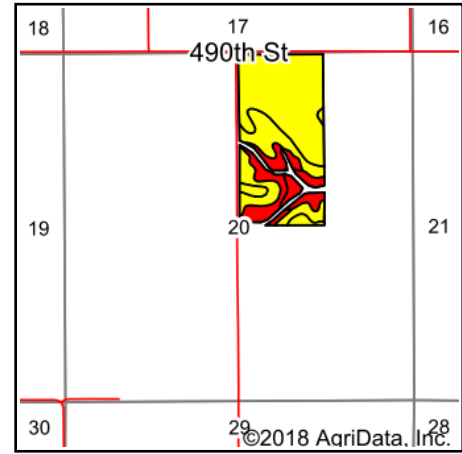
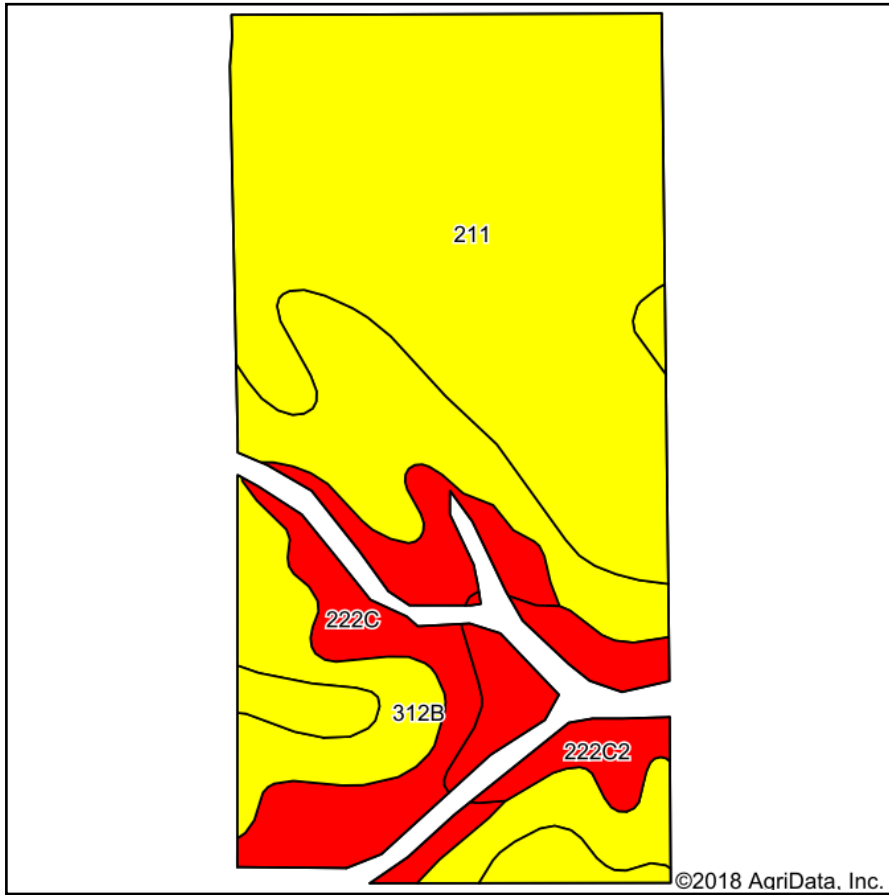


**20-69N-19W**  
**Appanoose County**  
**Iowa**



8/22/2018

# Soils Map - Tillable Acres Sec. 20 - W 1/2 NE 1/4



State: **Iowa**  
 County: **Appanoose**  
 Location: **20-69N-19W**  
 Township: **Johns**  
 Acres: **71.79**  
 Date: **8/22/2018**



Soils data provided by USDA and NRCS.

Area Symbol: IA007, Soil Area Version: 24

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	NCCPI Small Grains	NCCPI Soybeans
211	Edina silt loam, 0 to 1 percent slopes	38.95	54.3%		IIIw	177.6	3.7	51.5	3.2	5.3	59	60	72	72	45	64
312B	Seymour silt loam, 2 to 5 percent slopes	17.95	25.0%		IIIe	80	2.1	23.2	1.4	2.4	64	60	71	71	47	65
222C	Clarinda silty clay loam, 5 to 9 percent slopes	9.95	13.9%		IVw	145.6	3.1	42.2	2.6	4.4	37	30	53	53	16	45
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	4.94	6.9%		IVw	140.8	3	40.8	2.5	4.2	34	25	45	45	14	38
<b>Weighted Average</b>						<b>146.2</b>	<b>3.2</b>	<b>42.4</b>	<b>2.6</b>	<b>4.4</b>	<b>55.5</b>	<b>53.4</b>	<b>67.3</b>	<b>67.3</b>	<b>39.3</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 8.1.1 developed by IA State University.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Iowa  
Appanoose

U.S. Department of Agriculture  
Farm Service Agency  
**Abbreviated 156 Farm Record**

**FARM: 1960**  
Prepared: 7/16/18 8:45 AM  
Crop Year: 2018  
Page: 1 of 2

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
ALDO JOSEPH SMANIOTTO	COMB OF 584 & 591	

Farms Associated with Operator:  
3499, 3870, 4581

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
171.76	160.4	160.4	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	160.4	0.0	0.0	0.0			

ARC/PLC			
ARC-IC NONE	ARC-CO CORN, SOYBN	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	80.2		106	0.0
SOYBEANS	80.2		34	0.0
<b>Total Base Acres:</b>	<b>160.4</b>			

Tract Number: 50      Description: SE1/4 SEC 17; N 1/2 SEC 20 - JOHNS

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
133.69	126.76	126.76	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	126.76	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	63.38		106	0.0
SOYBEANS	63.38		34	0.0
<b>Total Base Acres:</b>	<b>126.76</b>			

Owners: SONYA SUE SWAN

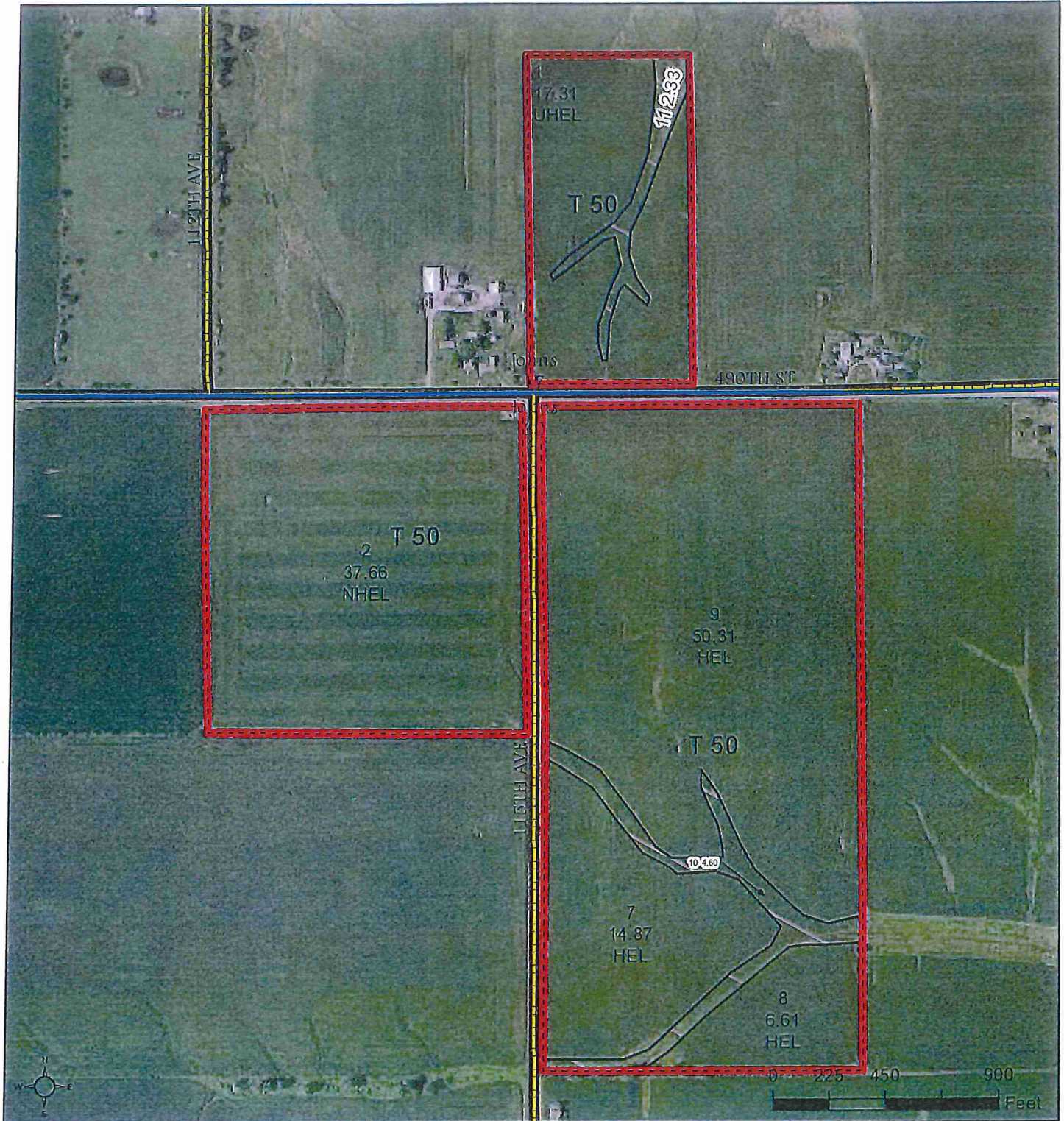
Other Producers: None





United States  
Department of  
Agriculture

# Appanoose County, Iowa



ALL FIELDS NON-IRRIGATED

2018 Program Year

Map Created June 18, 2018

**Farm 1960**

**Tract 50**

Tract Cropland Total: 126.76 acres

**Wetland Determination**

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

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