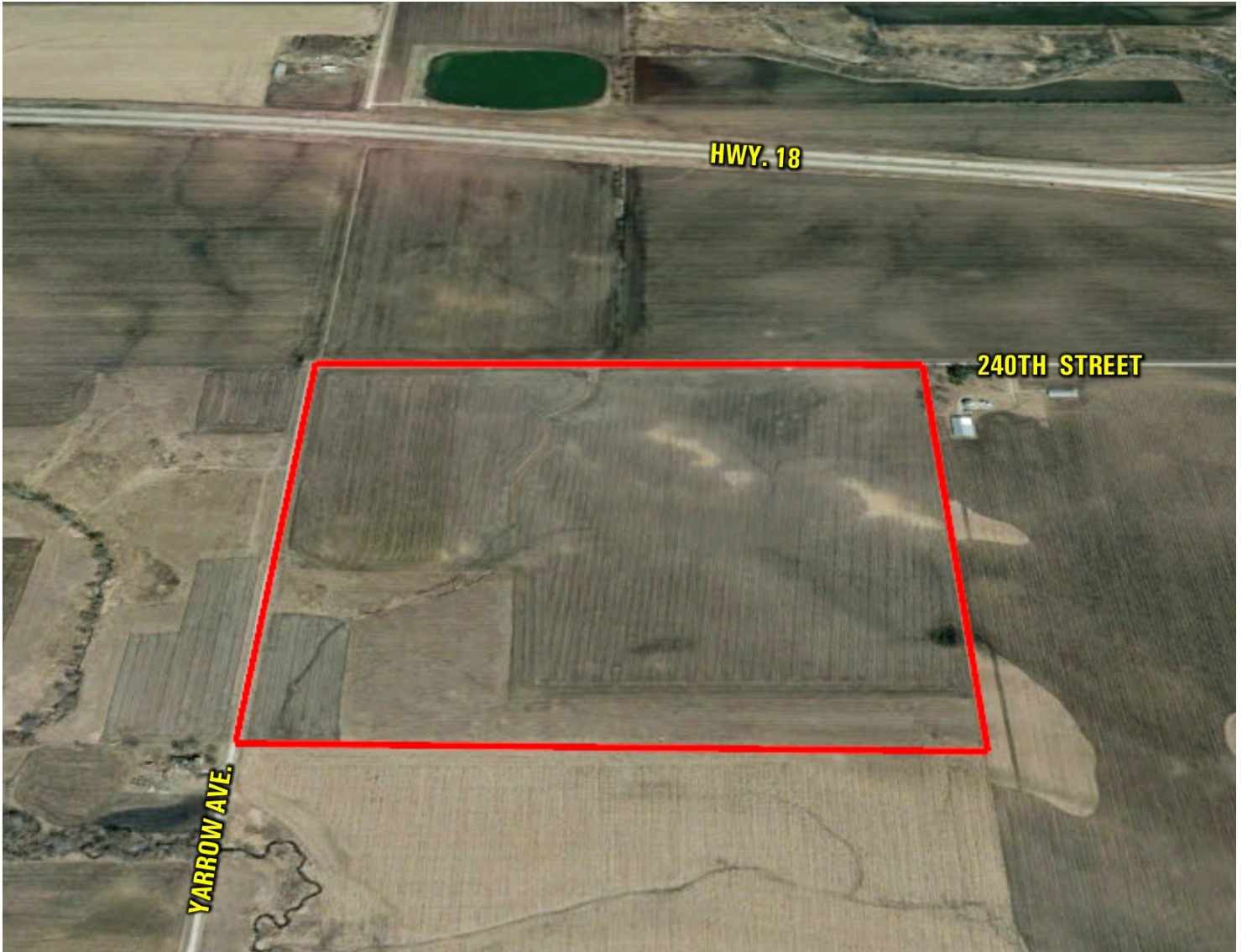


LAND FOR SALE

LISTING #14351

160 ACRES M/L
CERRO GORD COUNTY, IA



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:

The Northwest 1/4 of Section 25,
Township 96 North, Range 19 West of
the 5th P.M.

COMMENTS & BUILDING INFORMATION:

Offering 160 acres of nice laying farm
land just 4 miles southeast of Mason
City, Iowa. The farm is a square 160
acres, 100% tillable and gently rolling.
Attractive investment.

Owner is a licensed real estate Broker
in the State of Iowa.

LEASE/FSA INFORMATION:

Negotiable for the 2019 crop year.

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

Yegge/Yegge Inc. 401(K), 60 Acres M/L, Cerro Gordo County, IA

TOTAL ACRES:	160
PRICE:	\$1,025,000
Price Per Acre:	\$6,406.25
Owner:	Douglas R. Yegge & Yegge Inc. 401(K)
Operator:	DeBuhr
County & State:	Cerro Gordo Co., Iowa
Location:	4 miles southeast of Mason City, IA
Possession Date:	Negotiable
Drainage Info:	Tile & Natural
Average Productivity:	61.2 CSR2
Taxable Acres:	155.06
Net RE Taxes:	\$2,850
Taxes Payable In:	2017
Topography:	Level to gently rolling

F.S.A. INFORMATION:

Farmland:	160
Crop Acres:	153.17
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	101.92
Corn Yield:	137
Soybean Base:	19.76
Soybean Yield:	39

APPROXIMATE BREAKDOWN OF ACRES:

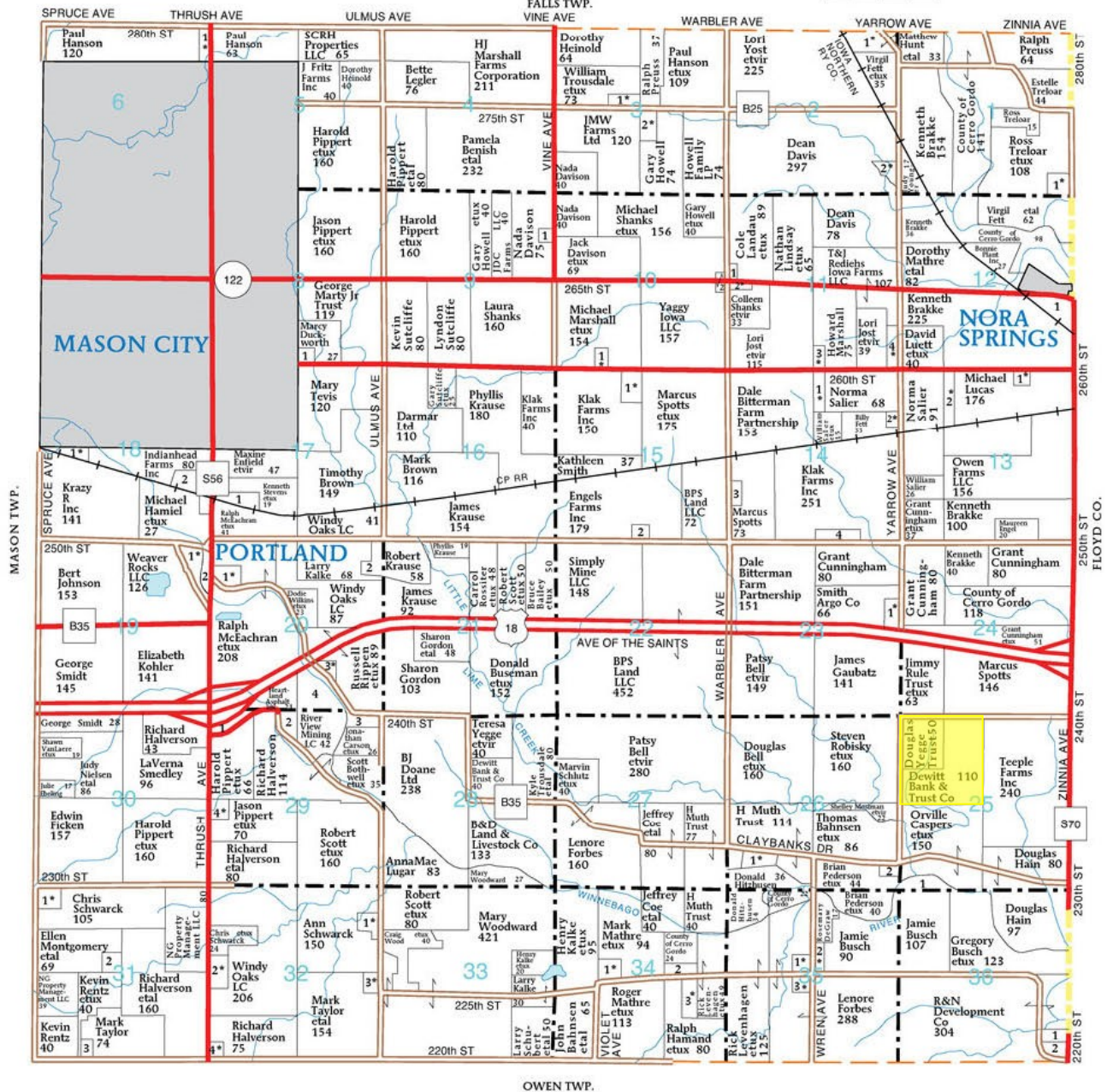
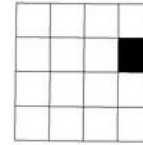
Total Acres:	160
Tillable Acres:	153.17
CRP Acres:	
Farmstead:	
Roads:	4
Waterways:	2.83
Timber:	
Pasture:	

T-96-N

PORTLAND PLAT

R-19-W

(Landowners)



OWEN TWP.

PORTLAND TOWNSHIP

- SECTION 1**
- 1. Fett, Billy etux 10
- SECTION 2**
- 1. Ranney, Kenneth etux 14
- 2. Hamand, Ralph etux 9
- SECTION 3**
- 1. Boehmer, Delane etux 7
- 2. Ericson, Nancy etvir 10
- SECTION 6**
- 1. Arickx, Adam etal 7
- SECTION 8**
- 1. VBA II LLC 7
- SECTION 9**
- 1. Schaar, Carren 5

- SECTION 10**
- 1. Janssen, Mark etux 6
- 2. Lindsay, Brian 6
- SECTION 11**
- 1. Regan, Richard 5
- 2. Stegen, Mark etux 7
- 3. Beyerhelm, Mary etal 5
- 4. Marth, Scott etux 10
- SECTION 12**
- 1. Netzel, James 11
- SECTION 13**
- 1. Trousdale, Ryan etux 5
- 2. Juhl, Joseph etux 10
- SECTION 14**
- 1. Salier, William etux 12
- 2. Runge, Mark etal 5
- 3. Ward, Janine 5

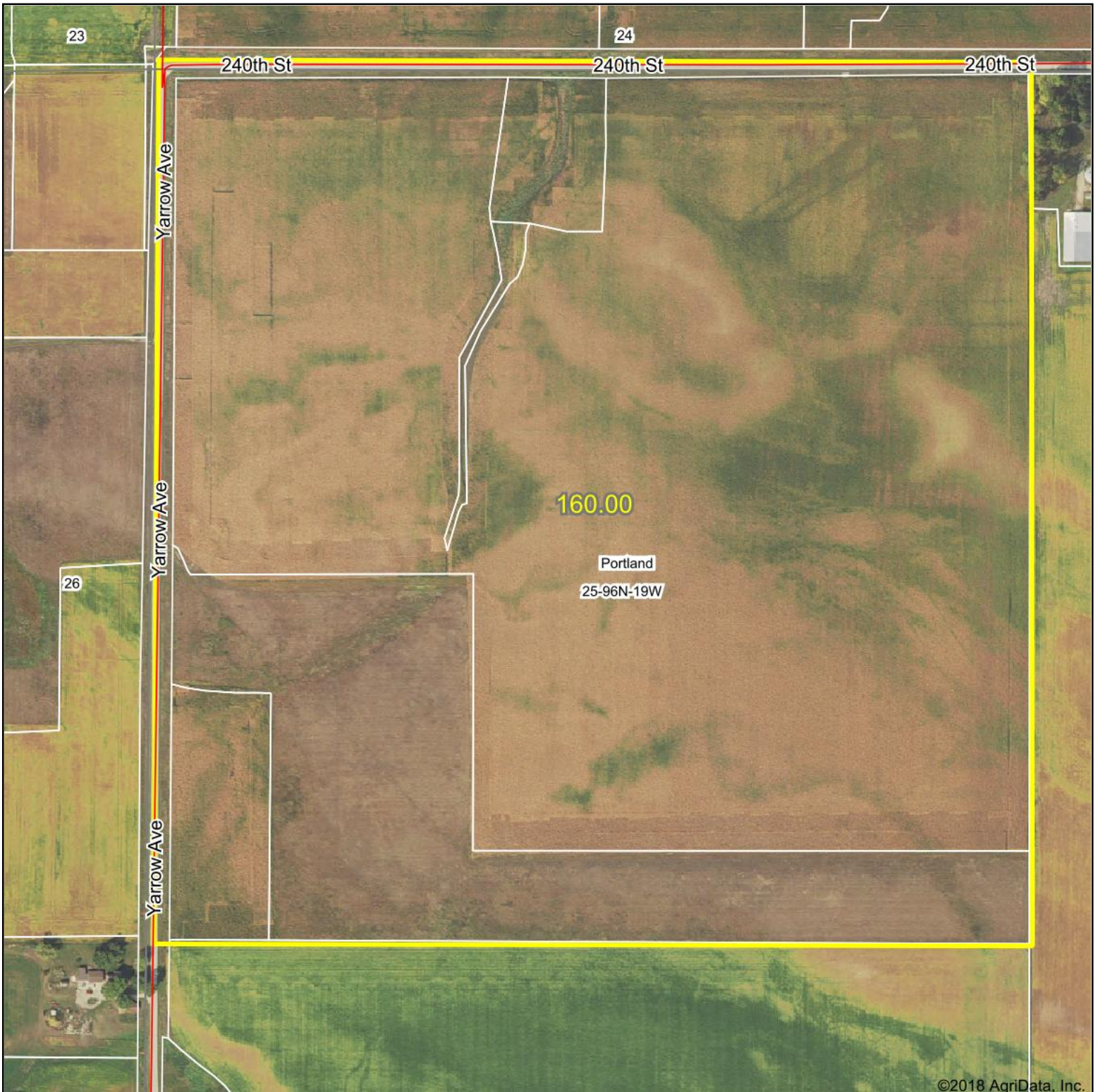
- 4. Engels Farms Inc 10
- SECTION 15**
- 1. Janssen, Mark etux 10
- SECTION 17**
- 2. Thoreson, Katy 5
- SECTION 18**
- 1. Fix, Joan 8
- SECTION 19**
- 1. Fix, Joan etvir 8
- SECTION 20**
- 1. Jamison, Donna etal 15
- 2. Kittleson, Mark 6
- SECTION 21**
- 1. McEachran, Terry etux 10
- 2. Wilkins, Shawn 12
- 3. Mills, Dale etux 5

- 4. Martin Marietta Material Inc 37
- SECTION 23**
- 1. Shirley, Daniel etux 10
- SECTION 25**
- 1. Busch, Jamie 10
- SECTION 26**
- 1. Bradbury, Bonnie etvir 10
- 2. RH&SH Investments LLC 5
- SECTION 29**
- 1. State of Iowa 14
- 2. Heartland Asphalt Inc 12
- 3. Leaman, Shelly 10

- 4. Monarch, Jason etux 10
- SECTION 31**
- 1. Olson, David etux 13
- 2. Kelly, Oscar 11
- 3. Determan, Joseph 6
- SECTION 32**
- 1. Johnson, Barry etux 10
- 2. Schwack, Ann etal 10
- 3. Stark, Benjamin etux 6
- 4. Bram, Daniel etux 5
- SECTION 34**
- 1. Westphal, Mitchell etux 11
- 2. Hamand, Ralph 9
- 3. Hamand, Warren etux 15

- SECTION 35**
- 1. Forbes, Michael etux 5
- 2. Schmidt, Daniel etux 10
- 3. Forbes, Michael etux 5
- SECTION 36**
- 1. County of Cerro Gordo 7
- 2. Cerro Gordo County Conservation 7

Aerial Map



map center: 43° 6' 28.62, -93° 2' 20.34

0ft 466ft 932ft

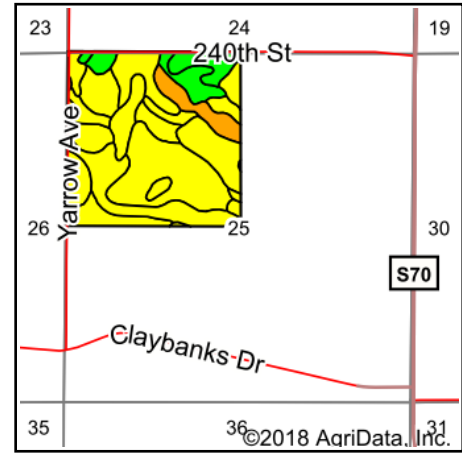
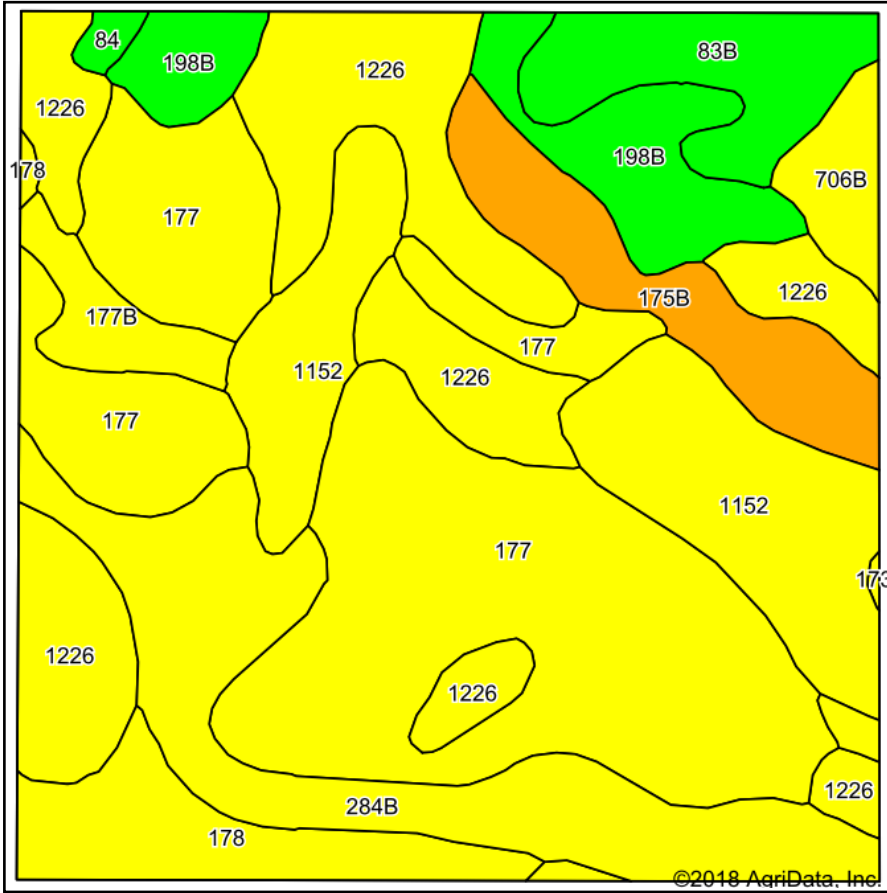


25-96N-19W
Cerro Gordo County
Iowa



10/10/2018

Soils Map



State: **Iowa**
 County: **Cerro Gordo**
 Location: **25-96N-19W**
 Township: **Portland**
 Acres: **160**
 Date: **10/10/2018**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA033, Soil Area Version: 20

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	Corn	Oats	Soybeans	NCCPI Overall	NCCPI Corn	NCCPI Small Grains	NO Sc
177	Saude loam, 0 to 2 percent slopes	49.37	30.9%		lls	80	2.2	23.2	1.4	2.4	60	63				75	75	55	
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	28.76	18.0%		lls	80	2.1	23.2	1.4	2.4	59	71				86	86	31	
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	19.99	12.5%		llw	80	1.7	23.2	1.4	2.4	54	67				84	84	14	
284B	Flagler sandy loam, 2 to 5 percent slopes	19.66	12.3%		llle	80	2.2	23.2	1.4	2.4	51	37				57	57	47	
198B	Floyd loam, 1 to 4 percent slopes	9.82	6.1%		llw	222.4	5.8	64.5	4	6.7	89	78				86	86	34	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	9.20	5.8%		llle	80	2.2	23.2	1.4	2.4	50	55				60	60	47	
178	Waukee loam, 0 to 2 percent slopes	8.19	5.1%		lls	80	2.2	23.2	1.4	2.4	69	77				83	83	66	



83B	Kenyon loam, 2 to 5 percent slopes	7.84	4.9%		lle	225.6	6.3	65.4	4.1	6.8	90	83	210	91	61	84	84	51
177B	Saude loam, 2 to 5 percent slopes	3.36	2.1%		lls	80	2.2	23.2	1.4	2.4	55	58				75	75	55
706B	Cerlin silt loam, 2 to 5 percent slopes	3.08	1.9%		lle	80	2.1	23.2	1.4	2.4	64	58				69	69	31
84	Clyde silty clay loam, 0 to 3 percent slopes	0.63	0.4%		llw	224	4.7	65	4	6.7	88	78	193.5	76.5	56	86	86	4
173	Hoopeston fine sandy loam, 1 to 3 percent slopes	0.10	0.1%		lle	80	2.1	23.2	1.4	2.4	55	62				67	67	25
Weighted Average						96.4	2.5	28	1.7	2.9	61.2	63.8	11.1	4.8	3.2	76.5	76.5	42.5

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

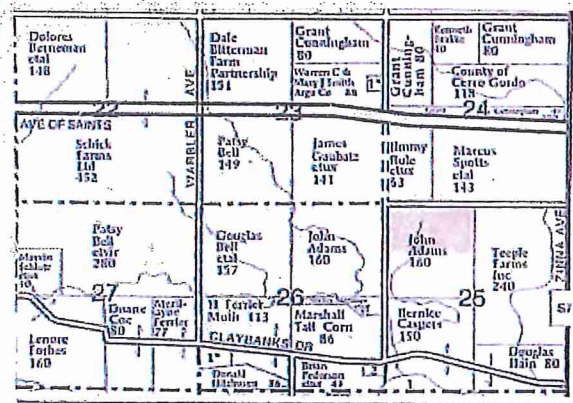
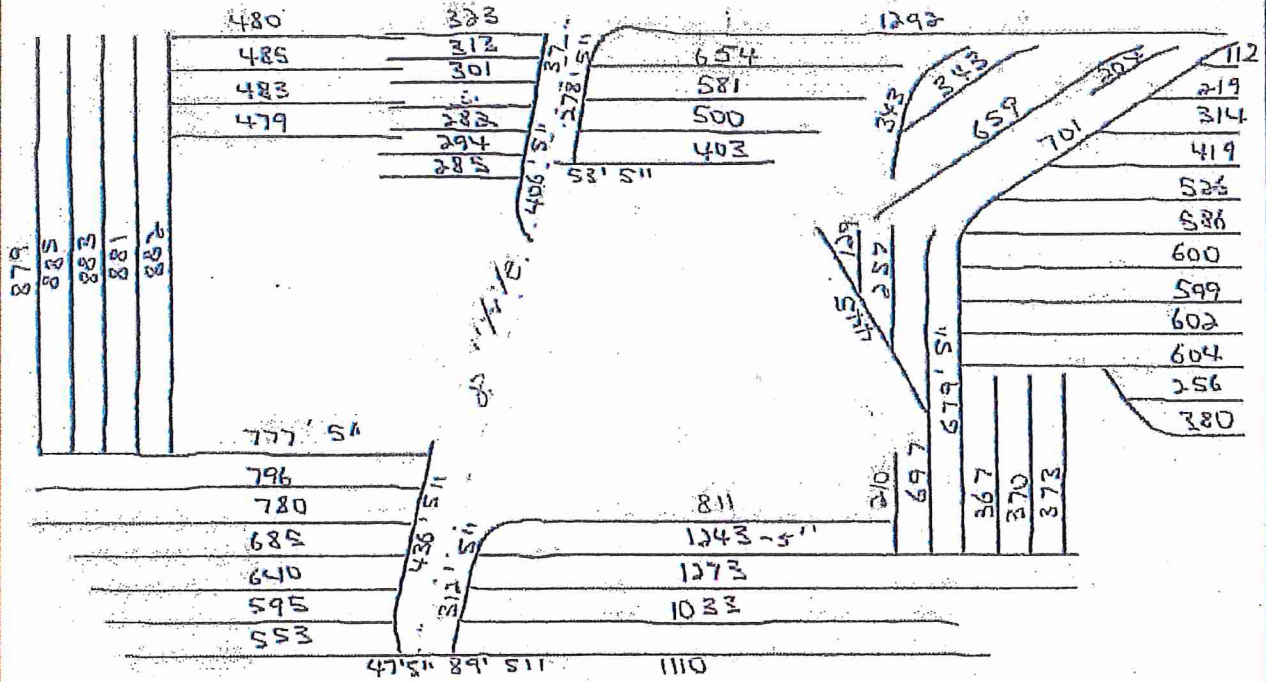
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

North

TILE MAP
John R. Adams Trust
Cerro Gordo County
N $\frac{1}{2}$ 25-96-19



Customer: john adams trust

Location: s. w. of nora springs

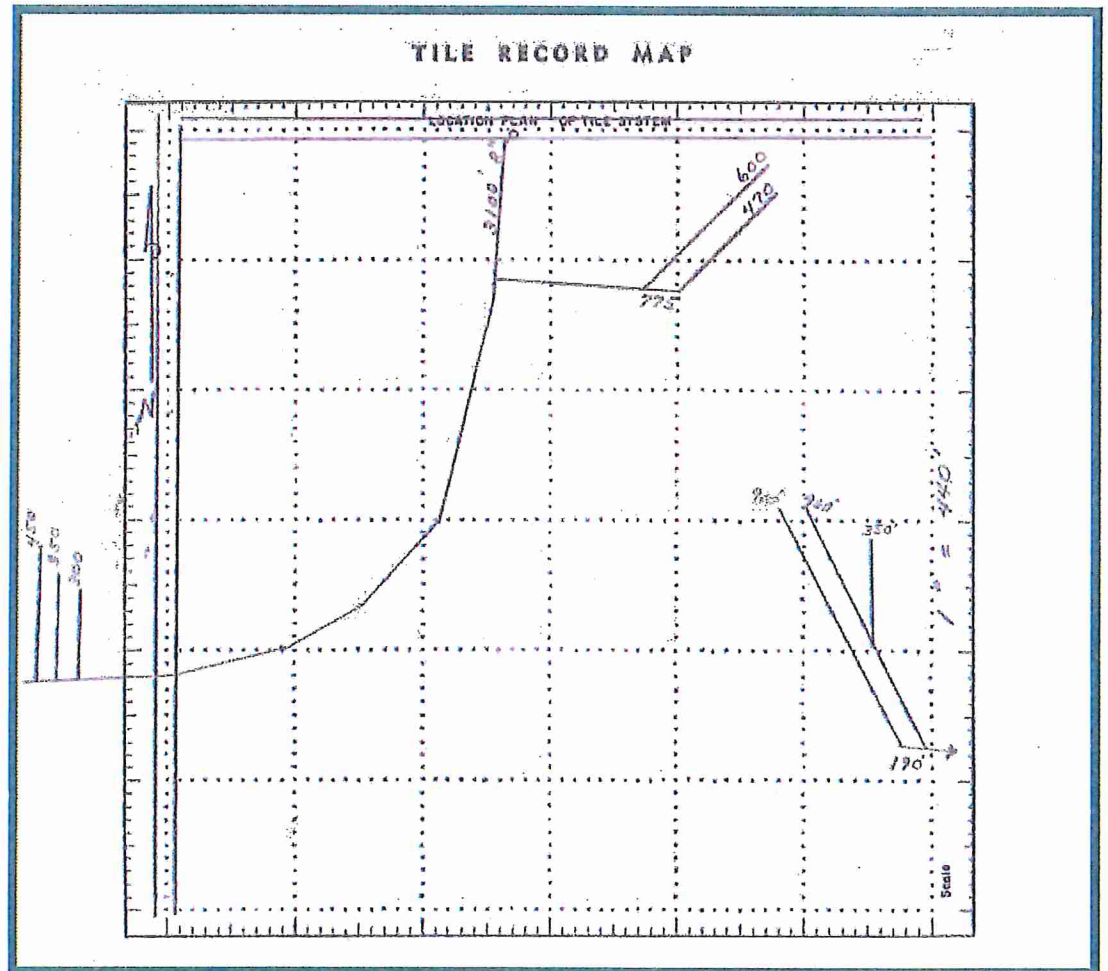
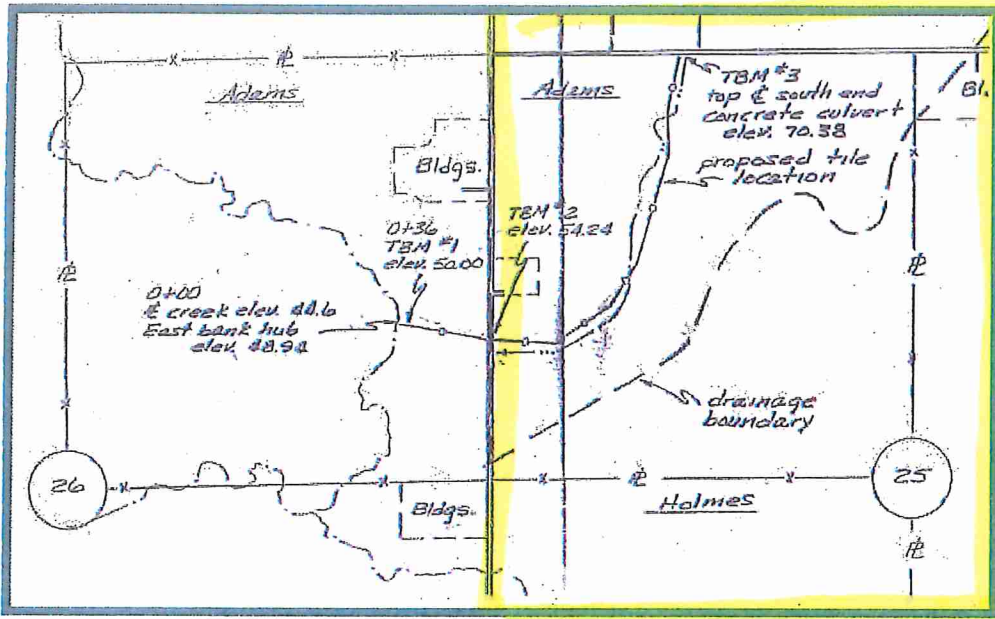
Scale: 350 feet Spacing: 70 Date: 04 10 12

POPP FARM DRAINAGE

5" - 4320
4" - 30,488

8" fees. - 3

Tile Maps



HWY. 18

240TH STREET

YARROW AVE.



MASON CITY

HWY 122

NORA SPRINGS

HWY 18



HANFORD