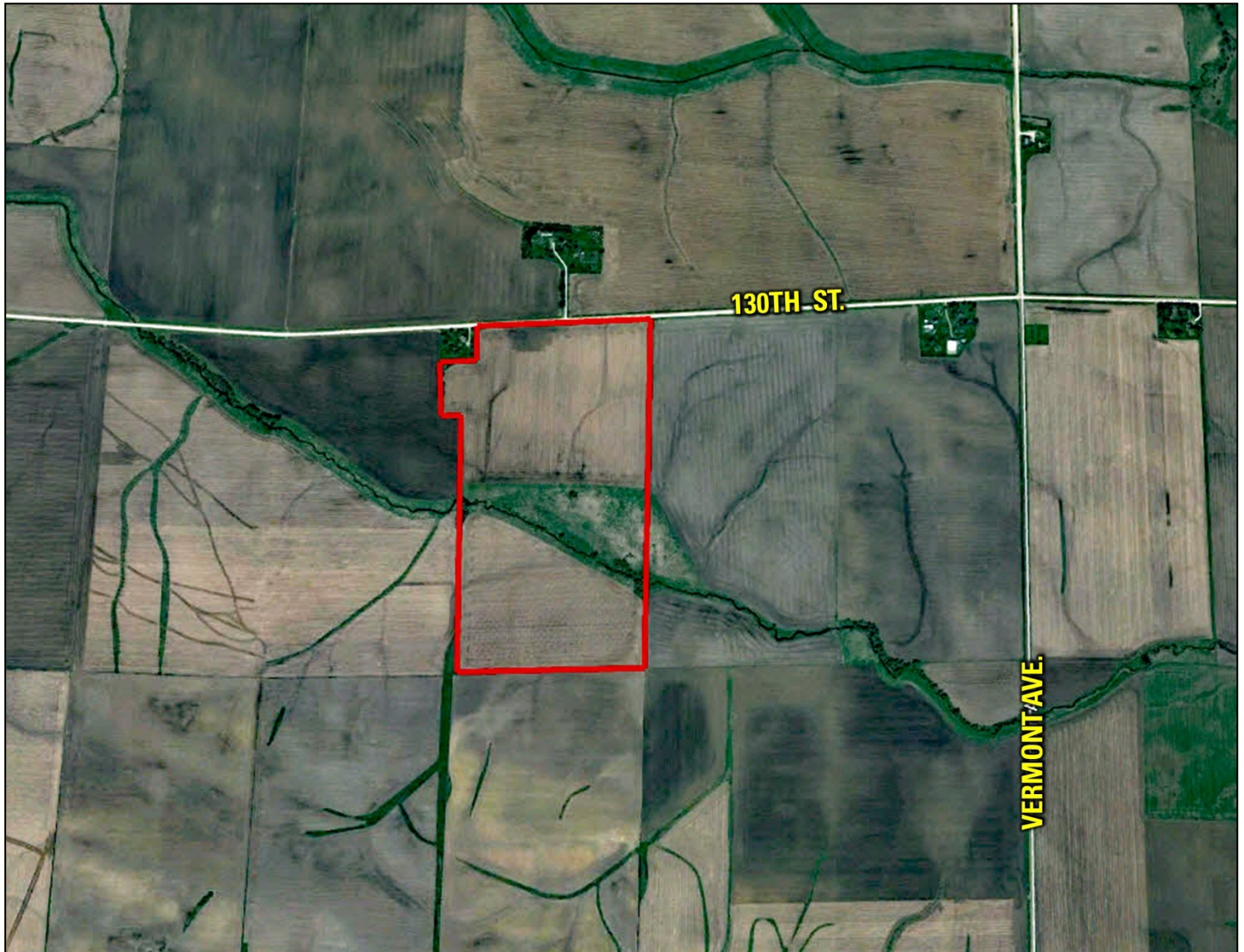


LAND FOR SALE

LISTING #15084

82 ACRES M/L
CEDAR COUNTY, 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

82 Acres M/L, Cedar County, IA

LEGAL DESCRIPTION:

82 Acres MOL in the East 1/2 of the Northwest 1/4 and Part of the Northeast 1/4 of the West 1/2 of the Northwest 1/4, all being Section 21, Township 82 North, Range 1 West of the 5th P.M.

COMMENTS & BUILDING INFORMATION:

Offering 82 Acres m/l of productive farmland in eastern Cedar County, Iowa. Farm includes approximately 66.7 FSA tillable acres with a CSR of 85.4 (CSR2 of 85). Primary tillable soil types are Colo and Franklin Silt loam. Land also includes 10.7 acres enrolled in CRP paying \$2,426 annually. See CRP information table on listing brochure for details. Farm is located roughly 2.5 miles northwest of Lowden in section 21 of Massillon Township.

LEASE/FSA INFORMATION:

Farm is leased through the 2020 crop year.

TOTAL ACRES:	82
PRICE:	\$695,000
Price Per Acre:	\$8,476
Owner:	Trenton Group LLC
Operator:	Mostaert
County & State:	Cedar Co., IA
Location:	NW of Lowden, IA
Possession Date:	To be agreed
Drainage Info:	Natural
Effective Cropland Productivity:	82.6/CSR 81.8/CSR2
Taxable Acres:	80.25
Net RE Taxes:	\$2,766
Taxes Payable In:	2019-2020
Topography:	Level

F.S.A. INFORMATION:

Farmland:	80.08
Crop Acres:	77.41
CRP Acres:	10.7
Wheat Base:	
Wheat Yield:	
Corn Base:	66.7
Corn Yield:	149
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	82
Tillable Acres:	77.41
CRP Acres:	10.7
Farmstead:	
Roads:	1.59
Waterways:	3
Timber:	
Pasture:	

DOUGLAS R. YEGGE

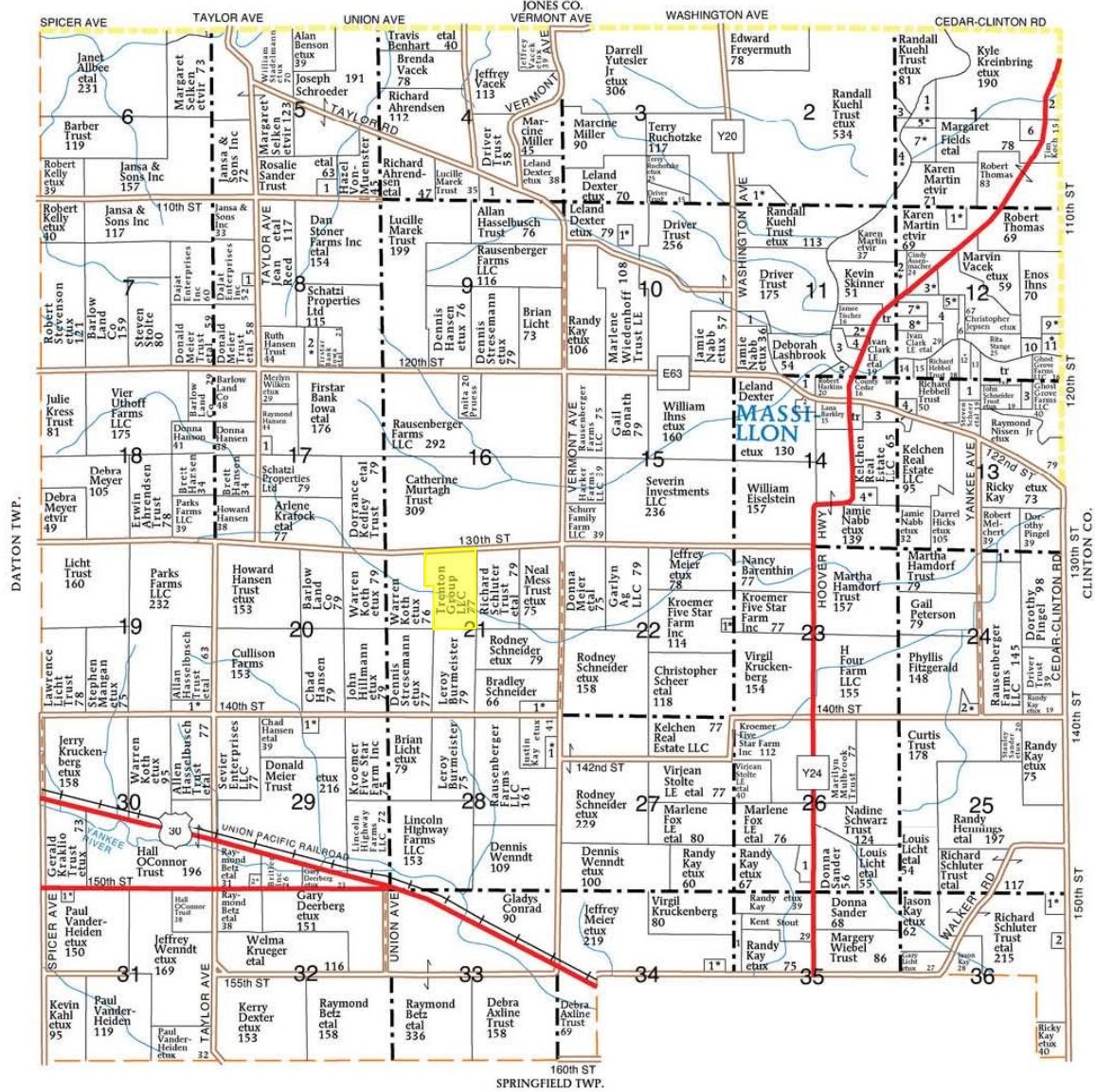
C: 563-320-9900
O: 563-659-8185
Doug@PeoplesCompany.com

ALAN MCNEIL

C: 563-321-1125
O: 563-659-8185
Alan@PeoplesCompany.com

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742



MASSILLON TOWNSHIP

SECTION 1

- 1. Fields, Jeffrey etal 7
- 2. Stevenson, Ronald 11
- 3. Ahrendsen, Michael 5
- 4. Kuehl Trust, Randall etal 11
- 5. Fields, Allen etal 9
- 6. Hudrik, Steven 12
- 7. Fields, Meryl etal 12

SECTION 2

- 1. Brockmeyer, Oliver etux 9

SECTION 4

- 1. Hasselbusch Trust, Allan 20

SECTION 5

- 1. Sander, Nicholas 12

SECTION 6

- 1. Allbee, Janet 7

SECTION 8

- 1. Burhite, Leonard 6
- 2. Wilken, Merlyn etux 13

SECTION 10

- 1. Phipps Jr, Charles etux 7

SECTION 11

- 1. Rogers, Jimmy 9
- 2. Hinz Jr, Edwin etal 7
- 3. County of Cedar 9
- 4. Peterson, Timothy 6
- 5. Harkins, Robert 6

SECTION 12

- 1. Fox Trust, Mark etux 10
- 2. Schneider, Terry etux 7
- 3. Ihns, Howard etux 5
- 4. Goodlove Trust 25
- 5. Hudrik, Stevin etal 5
- 6. Schutt, Loren 12

SECTION 14

- 7. Burda, Ferdinand etux 10
- 8. Skinner, Donald etux 10
- 9. Schoop Trust, John etux 8
- 10. Lane, Heather 9
- 11. Blake, Wendy etvir 9
- 12. Kruckenberg, Doris etvir 8
- 13. Schutt, Loren 7
- 14. Schutt, Loren 5
- 15. Ruprecht, Monte 5

SECTION 17

- 1. Hansen DB Ltd 5

SECTION 19

- 1. Mostaert, Chad etux 14

SECTION 21

- 1. Mostaert, Kenneth etux 9

SECTION 22

- 1. Jensen, Bruce etux 8

SECTION 24

- 1. Melchert, Robert 10
- 2. Fitzgerald, Richard etux 8

SECTION 26

- 1. Steinke, Kirk 12

SECTION 28

- 1. Schwartz, Taylor etal 11

SECTION 29

- 1. Bunge Trust, Howard etux 6
- 2. Ashby, Russell etux 6

SECTION 31

- 1. Easterly, Joshua etux 5

SECTION 34

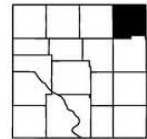
- 1. VanWaes, Frank etal 7

SECTION 35

- 1. Kruckenberg, Virgil 8

SECTION 36

- 1. Schneider, Rodney etux 12
- 2. Marshall, Mitchell 6



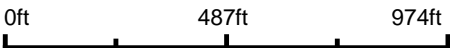
Aerial Map - Total Acres



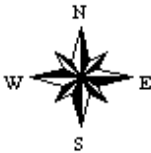
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Map Center: 41° 53' 58.01, -90° 58' 7.65



21-82N-1W
Cedar County
Iowa

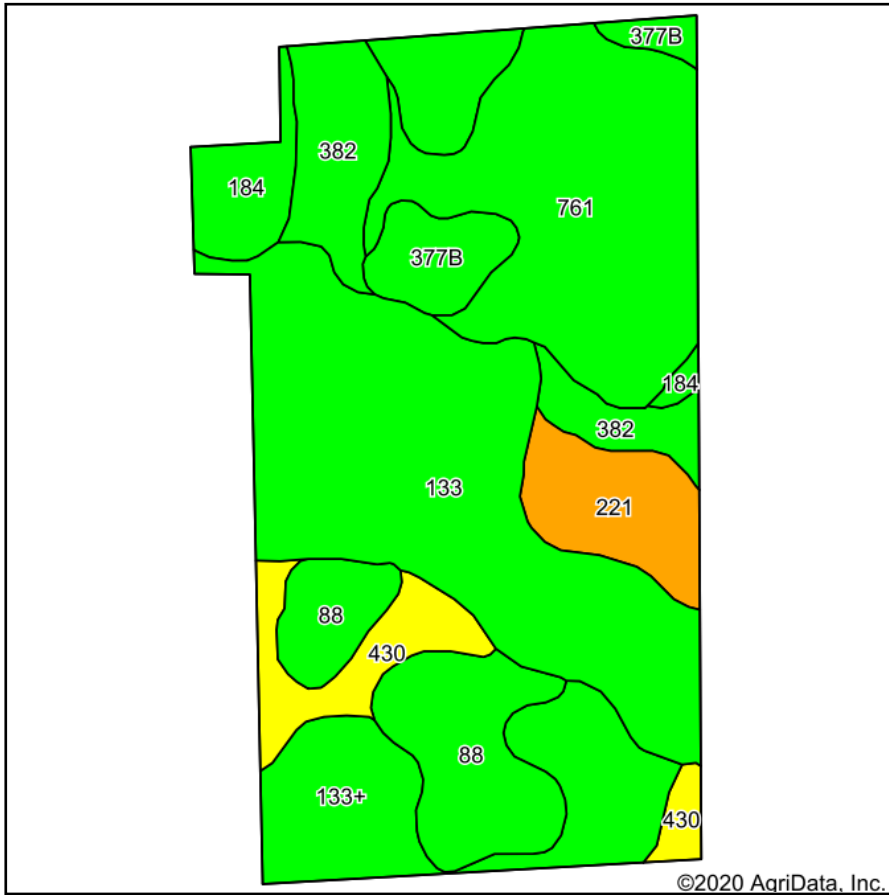


8/3/2020

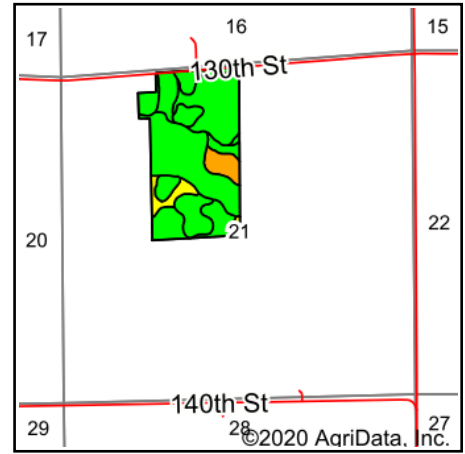


Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Cedar**
 Location: **21-82N-1W**
 Township: **Massillon**
 Acres: **82**
 Date: **8/3/2020**



Maps Provided By:



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Area Symbol: IA031, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	CSR	Corn	Oats	Soybeans	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	23.23	28.3%		llw	204.8	4.3	59.4	78	80				77	77	34	75
761	Franklin silt loam, 1 to 3 percent slopes	16.90	20.6%		le	224	5.8	65	85	83	10	5	3	94	94	82	90
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	9.51	11.6%		llw	204.8	4.3	59.4	78	85				82	80	37	82
88	Nevin silty clay loam, 0 to 2 percent slopes, rarely flooded	8.61	10.5%		lw	227.2	5.9	65.9	94	92				97	97	75	88
382	Maxfield silty clay loam, 0 to 2 percent slopes	6.10	7.4%		llw	230.4	4.8	66.8	87	90				79	79	53	68
184	Klinger silty clay loam, 1 to 4 percent slopes	5.48	6.7%		lw	240	6.2	69.6	95	93				90	90	80	83
221	Klossner muck, 1 to 4 percent slopes	4.52	5.5%		lllw	80	1.7	23.2	48	45				88	88	68	87



430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	4.35	5.3%		llw	203.2	5.3	58.9	70	83				91	91	49	68
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	3.30	4.0%		lle	232	6.5	67.3	94	90				89	89	69	75
Weighted Average						209.5	4.9	60.8	81.5	82.7	2.1	1	0.6	*n 86	*n 85.8	*n 57.1	*n 80.6

**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.

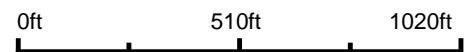
Aerial Map - Tillable Acres



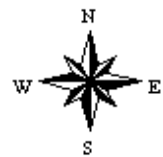
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Map Center: 41° 53' 53.3, -90° 58' 7.41



21-82N-1W
Cedar County
Iowa



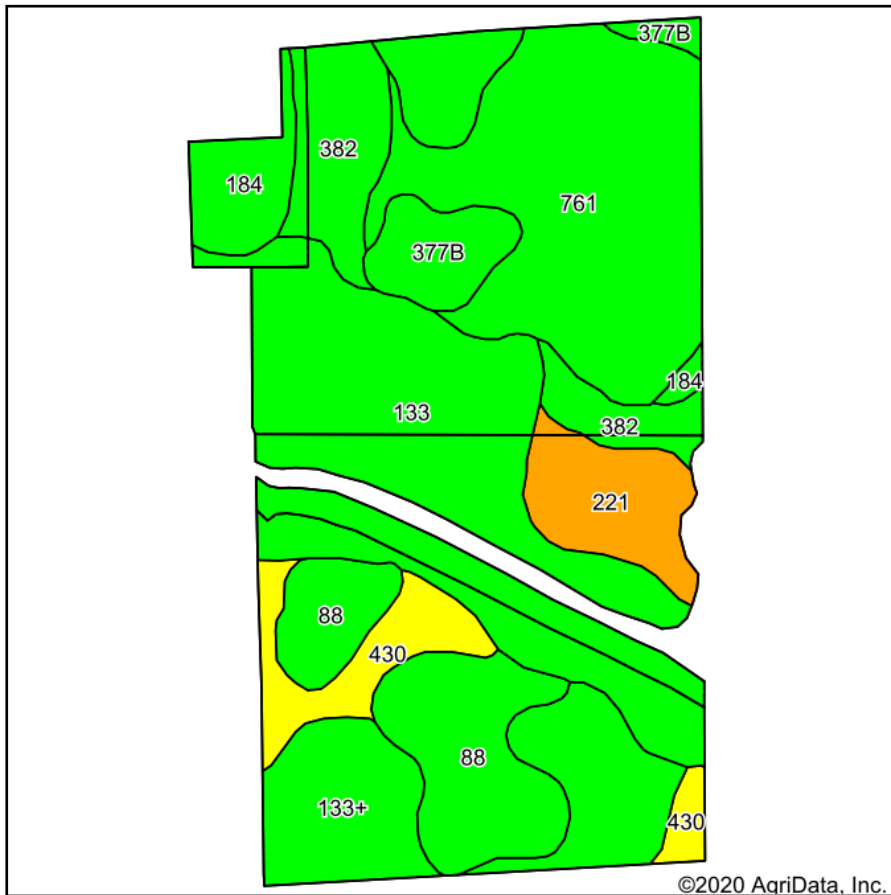
8/3/2020



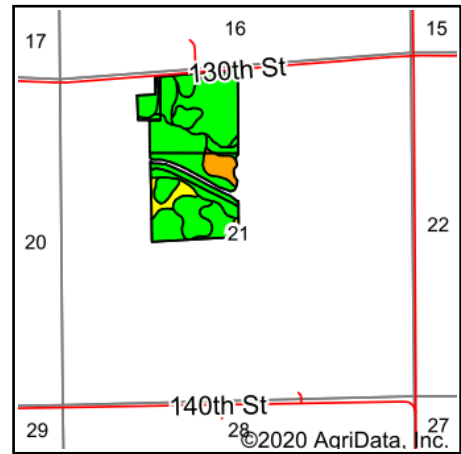
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Cedar**
 Location: **21-82N-1W**
 Township: **Massillon**
 Acres: **77.41**
 Date: **8/3/2020**



Maps Provided By:



Area Symbol: IA031, Soil Area Version: 25																	
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*j Corn	*j Alfalfa	*j Soybeans	CSR2**	CSR	Corn	Oats	Soybeans	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	20.73	26.8%		llw	204.8	4.3	59.4	78	80				77	77	34	75
761	Franklin silt loam, 1 to 3 percent slopes	16.65	21.5%		le	224	5.8	65	85	83	10	5	3	94	94	82	90
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	9.24	11.9%		llw	204.8	4.3	59.4	78	85				82	80	37	82
88	Nevin silty clay loam, 0 to 2 percent slopes, rarely flooded	8.61	11.1%		lw	227.2	5.9	65.9	94	92				97	97	75	88
382	Maxfield silty clay loam, 0 to 2 percent slopes	5.81	7.5%		llw	230.4	4.8	66.8	87	90				79	79	53	68
184	Klinger silty clay loam, 1 to 4 percent slopes	5.06	6.5%		lw	240	6.2	69.6	95	93				90	90	80	83



430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	4.13	5.3%		llw	203.2	5.3	58.9	70	83				91	91	49	68
221	Klossner muck, 1 to 4 percent slopes	4.11	5.3%		lllw	80	1.7	23.2	48	45				88	88	68	87
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	3.07	4.0%		lle	232	6.5	67.3	94	90				89	89	69	75
Weighted Average						210	5	60.9	81.7	82.9	2.2	1.1	0.6	*n 86.3	*n 86	*n 57.7	*n 80.8

**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.

*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 - CRP Acres



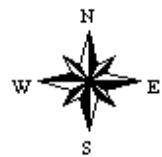
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Map Center: 41° 53' 52.75, -90° 58' 5.21



21-82N-1W
Cedar County
Iowa



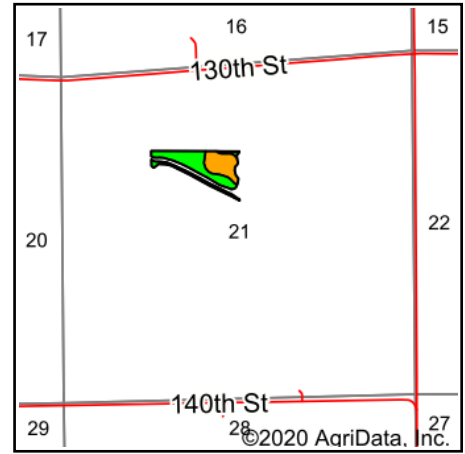
8/3/2020



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

Soils Map - CRP Acres



State: **Iowa**
 County: **Cedar**
 Location: **21-82N-1W**
 Township: **Massillon**
 Acres: **10.7**
 Date: **8/3/2020**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IA031. Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.36	59.4%		Ilw	204.8	4.3	59.4	78	80	77	77	34	75
221	Klossner muck, 1 to 4 percent slopes	3.98	37.2%		Illw	80	1.7	23.2	48	45	88	88	68	87
382	Maxfield silty clay loam, 0 to 2 percent slopes	0.36	3.4%		Ilw	230.4	4.8	66.8	87	90	79	79	53	68
Weighted Average						159.2	3.3	46.2	67.1	67.3	*n 81.2	*n 81.2	*n 47.3	*n 79.2

**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.



United States
Department of
Agriculture

Cedar County, Iowa



- Legend**
- Non-Cropland
 - Cropland
 - CRP
 - Iowa PLSS
 - Tract Boundary
 - Iowa Roads
 - Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions

Tract Cropland Total: 73.81 acres

2020 Program Year

Map Created May 01, 2020

Farm **6997**

Tract **6043**

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USDA is an equal opportunity provider, employer, and lender.

Iowa
Cedar

U.S. Department of Agriculture
Farm Service Agency

FARM: 6997

Prepared: 8/3/20 10:13 AM
Crop Year: 2020

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

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: MOSTAERT, CHAD ALAN
Farm Identifier: 2018D2598-6997,98,99,7000,7001
Recon Number: 2018 - 61

Farms Associated with Operator:
2098, 2202, 3437, 3777, 3985, 4130, 5714, 6998, 7000

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): 2820B

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
80.08	77.41	77.41	0.0	0.0	0.0	10.7	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	66.71	0.0	0.0	0.0				

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	66.7	149	8.1
Total Base Acres:	66.7		

Tract Number: 6043 Description N-3 NW1/4 SEC 21 T82N R1W
FSA Physical Location : Cedar, IA ANSI Physical Location: Cedar, IA

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
76.48	73.81	73.81	0.0	0.0	0.0	10.7	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	63.11	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	63.1	149	8.1
Total Base Acres:	63.1		

Owners: TRENTON GROUP, LLC
Other Producers: MOSTAERT, COLETTE JEAN



United States
Department of
Agriculture

Cedar County, Iowa



- Legend**
- Non-Cropland
 - CRP
 - Iowa PLSS
 - Wetland Determination Identifiers
 - Tract Boundary
 - Iowa Roads
 - Restricted Use
 - ▽ Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

2020 Program Year
Map Created May 01, 2020

Tract Cropland Total: 3.60 acres

Farm **6997**
Tract **9825**

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).

USDA is an equal opportunity provider, employer, and lender.

Iowa
Cedar
Report ID: FSA-156EZ

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

FARM: 6997
Prepared: 8/3/20 10:13 AM
Crop Year: 2020
Page: 2 of 2

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.

Tract Number: 9825 Description E1/2 NW1/4 SEC 21 T82N R1W
FSA Physical Location : Cedar, IA ANSI Physical Location: Cedar, IA

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Recon Number

Wetland Status: Wetland determinations not complete

2018 - 60

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
3.6	3.6	3.6	0.0	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	3.6	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	3.6	149	0.0
Total Base Acres:	3.6		

Owners: TRENTON GROUP, LLC

Other Producers: MOSTAERT, COLETTE JEAN

CRP-1 (07-06-20)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 19 031		2. SIGN-UP NUMBER 40
		CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 2820B
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) CEDAR COUNTY FARM SERVICE AGENCY 205 W SOUTH ST STE 3 TIPTON, IA52772-1658		6. TRACT NUMBER 6043	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2011 09-30-2021	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (563) 886-6061		8. SIGNUP TYPE: Continuous		

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre	\$ 226.70	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 2,426.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	6043	3	CP21	3.00	\$ 0.00
(Item 9C is applicable only when the first year payment is prorated.)		6043	4	CP21	1.10	\$ 0.00
		6043	6	CP23	6.60	\$ 0.00

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
CHAD A MOSTAERT 1889 140TH ST LOWDEN, IA52255-9526	100.00 %			
TRENTON GROUP, LLC 2159 BABCOCK DR TROY, MI48084-1325	0.00 %			
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	%			

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE		B. DATE (MM-DD-YYYY)

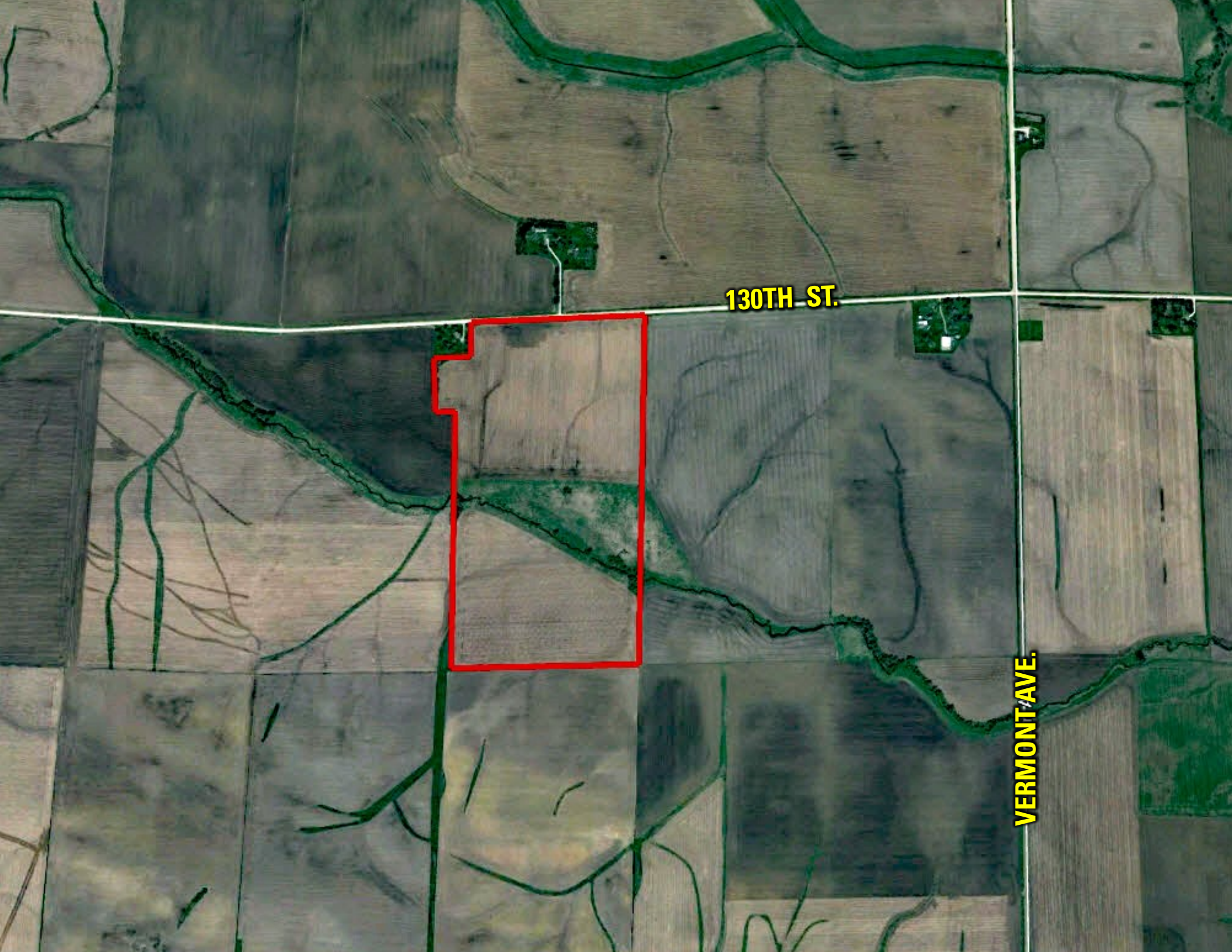
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this 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). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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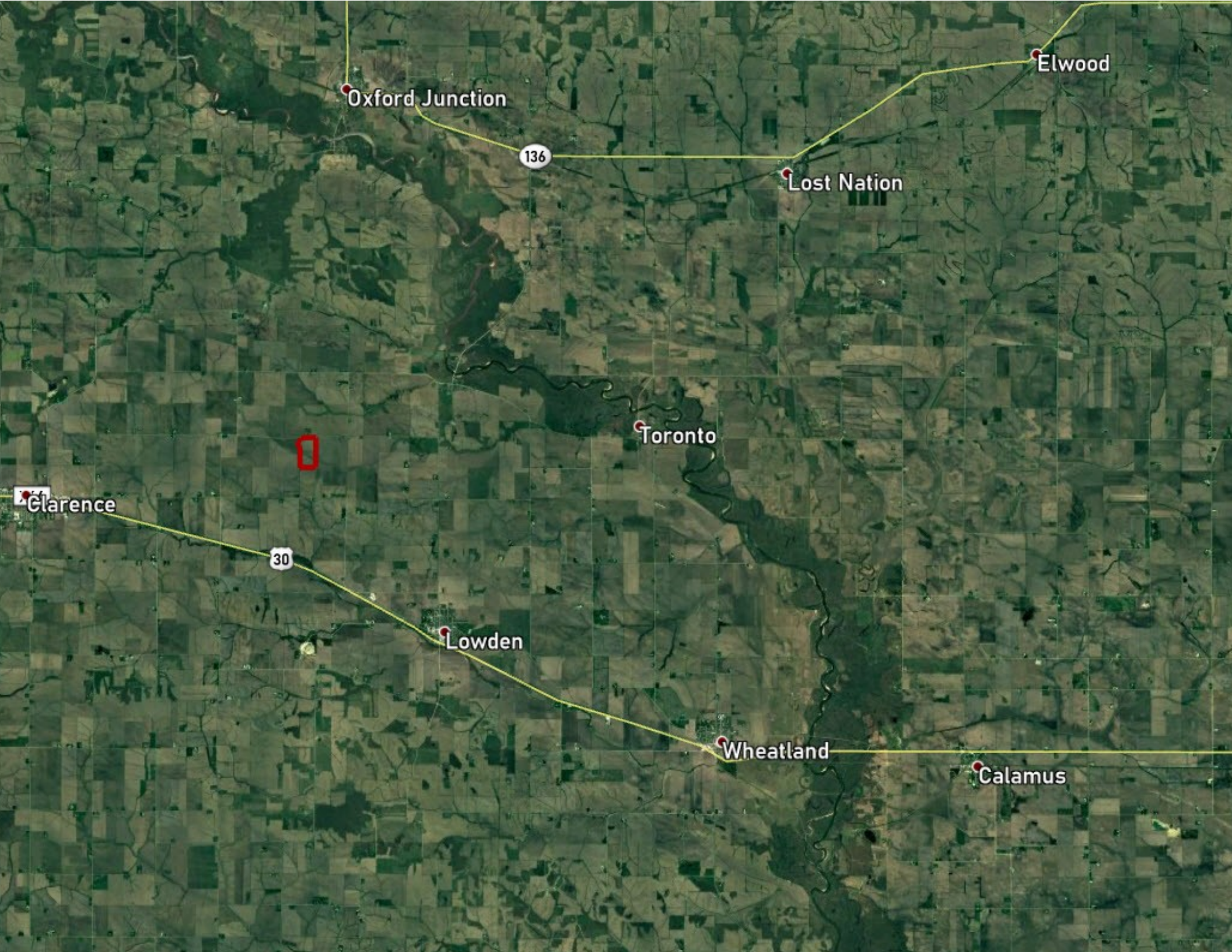
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