

# LAND FOR SALE

LISTING #15127

**77.5 ACRES M/L**  
CHICKASAW 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

[YEGGEMCNEILLAND.COM](http://YEGGEMCNEILLAND.COM)

563-659-8185

700 6th Ave  
DeWitt, Iowa 52742

# LAND FOR SALE

**LEGAL DESCRIPTION:** Parcel A of the survey of the South 1/2 of Section 25, Township 94 North, Range 13 West of the 5th P.M., Chickasaw Co., IA.

**Wixom, 77.5 Acres M/L, Chickasaw County, IA**

**COMMENTS & BUILDING INFORMATION:**

Presenting 77.5 acres m/l of Chickasaw County, Iowa farmland for sale. Located 6 1/2 miles South of New Hampton, Iowa, in Section 25 of Richland Township. Per the Chickasaw County FSA, the farm consists of 75.08 fillable acres. The farm carries a CSR2 of 68.7.

**LEASE/FSA INFORMATION:**

Leased for the 2020 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

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

<b>TOTAL ACRES:</b>	<b>77.5</b>
<b>PRICE:</b>	<b>\$515,000</b>
<b>Price Per Acre:</b>	\$6,645
<b>Owner:</b>	Wixom
<b>Operator:</b>	Lantzky
<b>County &amp; State:</b>	Chickasaw Co., IA
<b>Location:</b>	6 1/2 miles S. of New Hampton, IA
<b>Possession Date:</b>	As agreed
<b>Drainage Info:</b>	Tile & Natural
<b>Average Productivity:</b>	68.7 CSR2
<b>Taxable Acres:</b>	76.43
<b>Net RE Taxes:</b>	\$1,698
<b>Taxes Payable In:</b>	2019-2020
<b>Topography:</b>	Level

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

<b>Farmland:</b>	80.65
<b>Crop Acres:</b>	75.09
<b>Effective DCP Cropland</b>	
<b>CRP Acres:</b>	
<b>Corn Base:</b>	57.4
<b>Corn Yield:</b>	127
<b>Soybean Base:</b>	16
<b>Soybean Yield:</b>	48

**APPROXIMATE BREAKDOWN OF ACRES:**

<b>Total Acres:</b>	77.5
<b>Tillable Acres:</b>	75.09
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	.41
<b>Waste:</b>	2
<b>Timber:</b>	
<b>Pasture:</b>	

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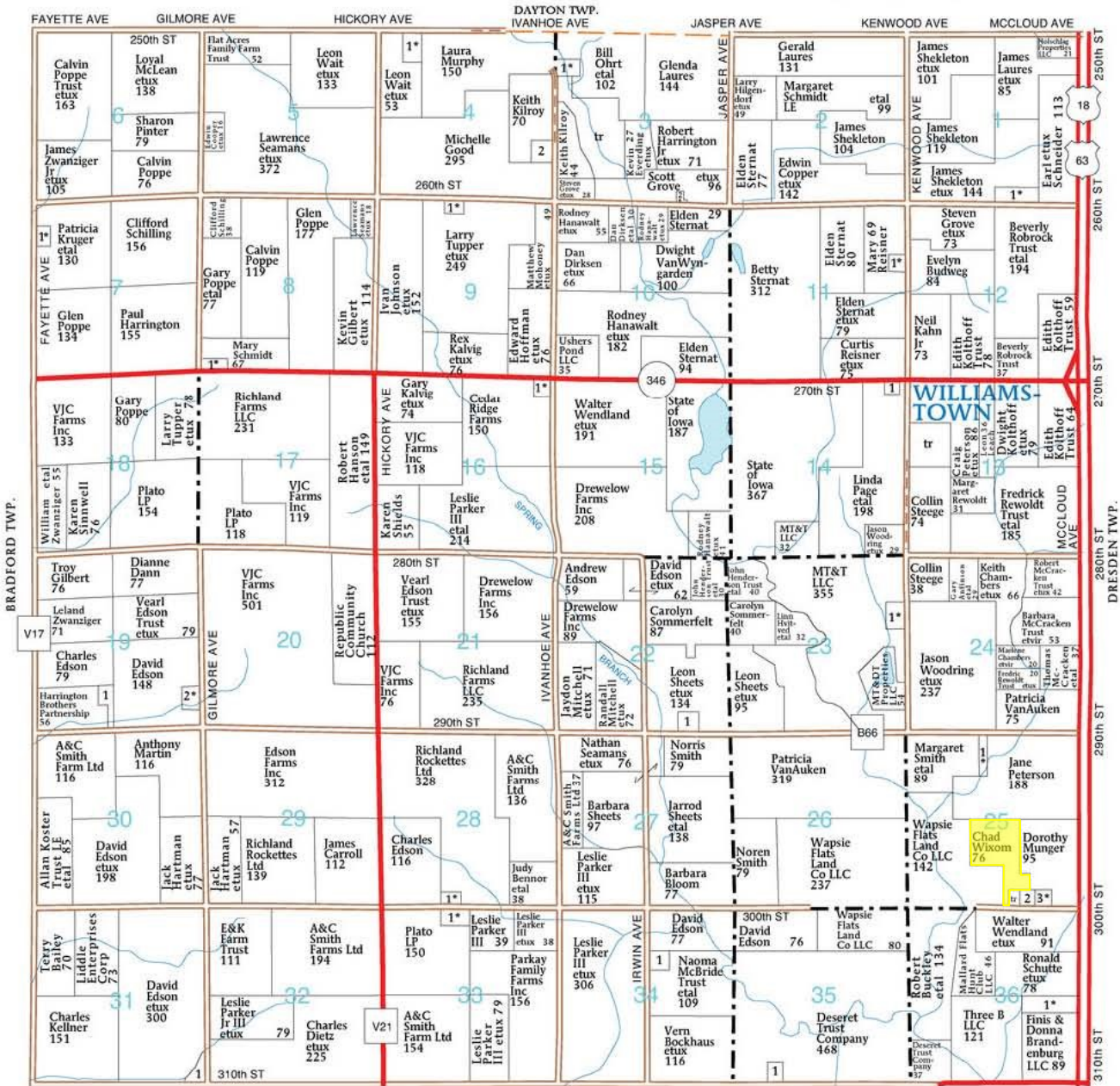
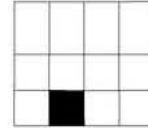


T-94-N

# RICHLAND PLAT

(Landowners)

R-13-W



BRADFORD TWP. BRADFORD CO. DRESDEN TWP.

### RICHLAND TOWNSHIP

- SECTION 1**  
1. Robrock, Russell etal 14
- SECTION 3**  
1. Ohrt, Bruce etal 9  
2. Grove, Scott etux 6
- SECTION 4**  
1. Ohrt, Billy etux 15  
2. Ohrt, Bruce 8
- SECTION 7**  
1. Bailey, Terry etux 7
- SECTION 8**  
1. Schmidt, Kurt etux 8

- SECTION 9**  
1. Wood, Alan etux 6
- SECTION 11**  
1. Reisner, Curtis etux 6
- SECTION 14**  
1. Carolan, Brian 8
- SECTION 16**  
1. Demro, David etux 5
- SECTION 19**  
1. Richland Limited LLC 8  
2. Kalvig, James etux 7
- SECTION 22**  
1. Ionia Pigs Inc 14

- SECTION 23**  
1. Amfahr, Thomas etux 14
- SECTION 25**  
1. Slick, John etux 10  
2. Buckley, Robert 10  
3. Brandenburg, Paul etux 5
- SECTION 28**  
1. Connor, Jay etux 6
- SECTION 31**  
1. Rewoldt, Robert 9
- SECTION 33**  
1. Parker III, Leslie etal 5

- SECTION 34**  
1. McBride, Naoma 7
- SECTION 35**  
1. Pryor, Rickie 8
- SECTION 36**  
1. Brandenburg, Neil etal 18

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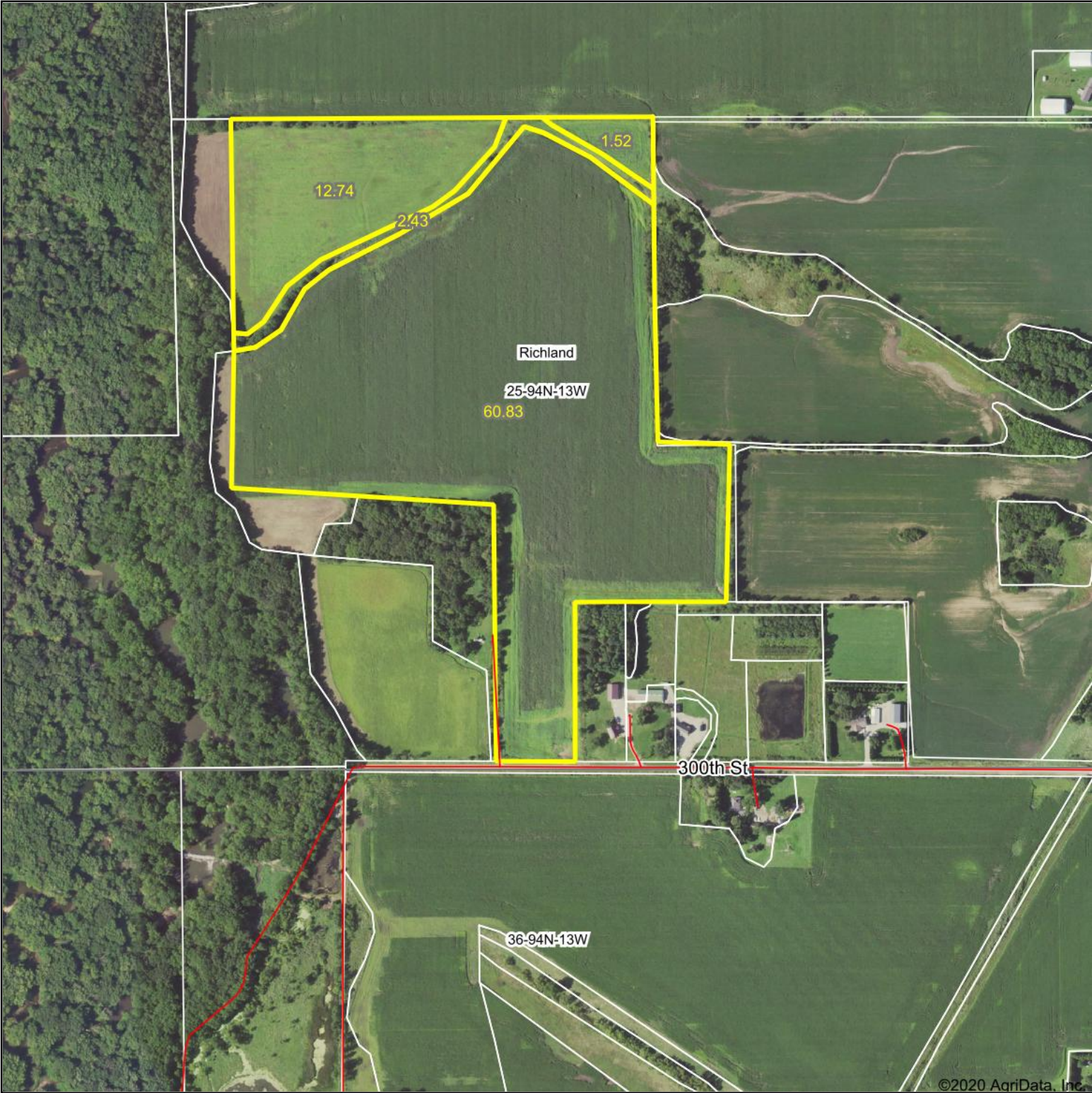
CHICKASAW CO., IA



Douglas R. Yegge 563-320-9900  
 Alan McNeil 563-321-1125  
[www.yeggemcneiland.com](http://www.yeggemcneiland.com)



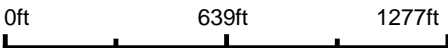
# Aerial Map - Total Acres



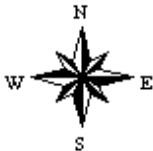
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Map Center: 42° 55' 26.94, -92° 19' 36.31



**25-94N-13W**  
**Chickasaw County**  
**Iowa**



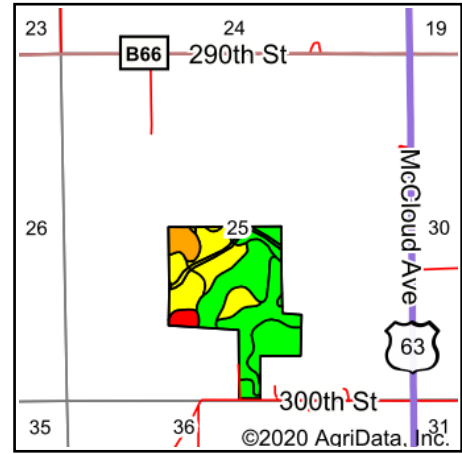
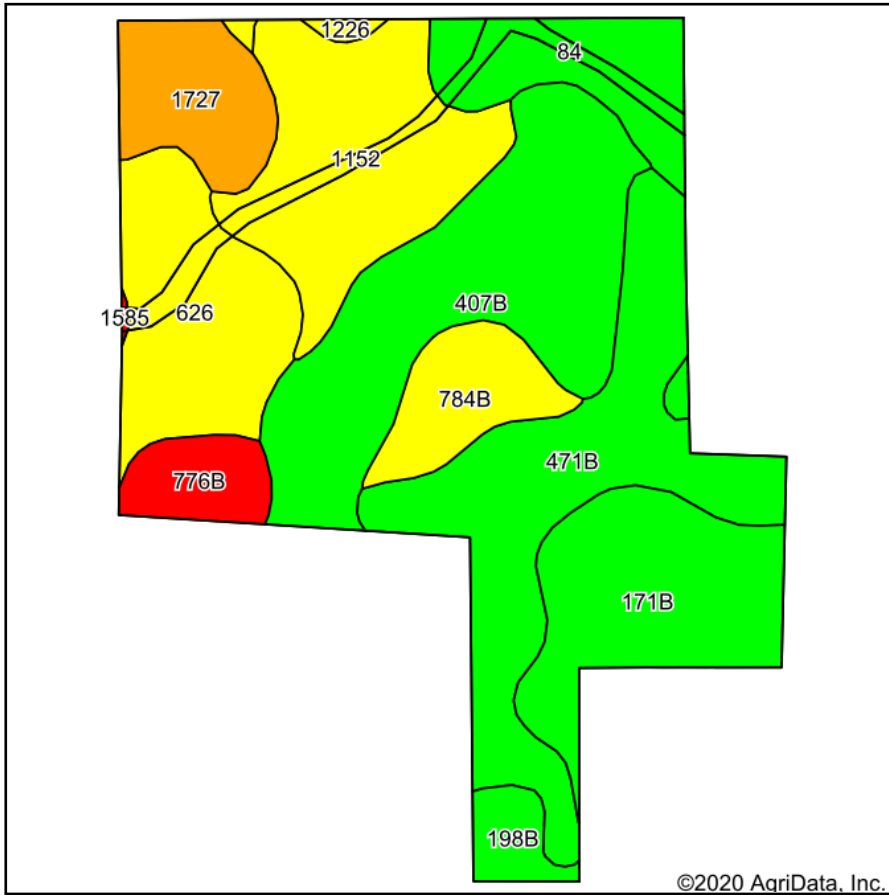
8/19/2020



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



# Soils Map - Total Acres



State: **Iowa**  
 County: **Chickasaw**  
 Location: **25-94N-13W**  
 Township: **Richland**  
 Acres: **77.52**  
 Date: **8/19/2020**



Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: IA037, Soil Area Version: 26

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	*n NCCPI Cotton
407B	Schley loam, 1 to 4 percent slopes	15.35	19.8%		llw	196.8	5.1	57.1	81	69				95	95	79	86	0
471B	Oran loam, 2 to 5 percent slopes	14.73	19.0%		lw	209.6	5.4	60.8	74	79				82	82	56	64	0
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	11.03	14.2%		llw	80	1.7	23.2	54	67				82	82	66	61	0
171B	Bassett loam, 2 to 5 percent slopes	9.41	12.1%		lle	212.8	6	61.7	85	79	215	92	62	88	88	69	75	0
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	8.61	11.1%		lls	80	2.1	23.2	53	66				84	84	69	57	1
84	Clyde clay loam, 0 to 3 percent slopes	5.49	7.1%		llw	224	4.7	65	88	74				90	90	75	85	0
1727	Udolpho loam, 0 to 2 percent slopes, rarely flooded	4.57	5.9%		llw	80	1.7	23.2	48	66				82	82	66	56	0





784B	Riceville loam, 1 to 4 percent slopes	3.85	5.0%		Ile	201.6	5.2	58.5	68	51				77	76	69	73	0
776B	Lilah sandy loam, 2 to 5 percent slopes	2.48	3.2%		IVs	80	2.2	23.2	5	28				43	43	43	24	0
198B	Floyd loam, 1 to 4 percent slopes	1.54	2.0%		IIw	222.4	5.8	64.5	89	74				85	81	63	85	0
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.40	0.5%		IIs	80	2.1	23.2	59	71				83	83	70	61	1
1585	Spillville-Coland complex, 0 to 2 percent slopes, frequently flooded	0.06	0.1%		Vw	120	2.5	34.8	22	25				58	58	27	44	0
<b>Weighted Average</b>						<b>163</b>	<b>4.1</b>	<b>47.3</b>	<b>68.7</b>	<b>69.5</b>	<b>26.1</b>	<b>11.2</b>	<b>7.5</b>	<b>*n 84.6</b>	<b>*n 84.5</b>	<b>*n 67.4</b>	<b>*n 69.1</b>	<b>*n 0.1</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.

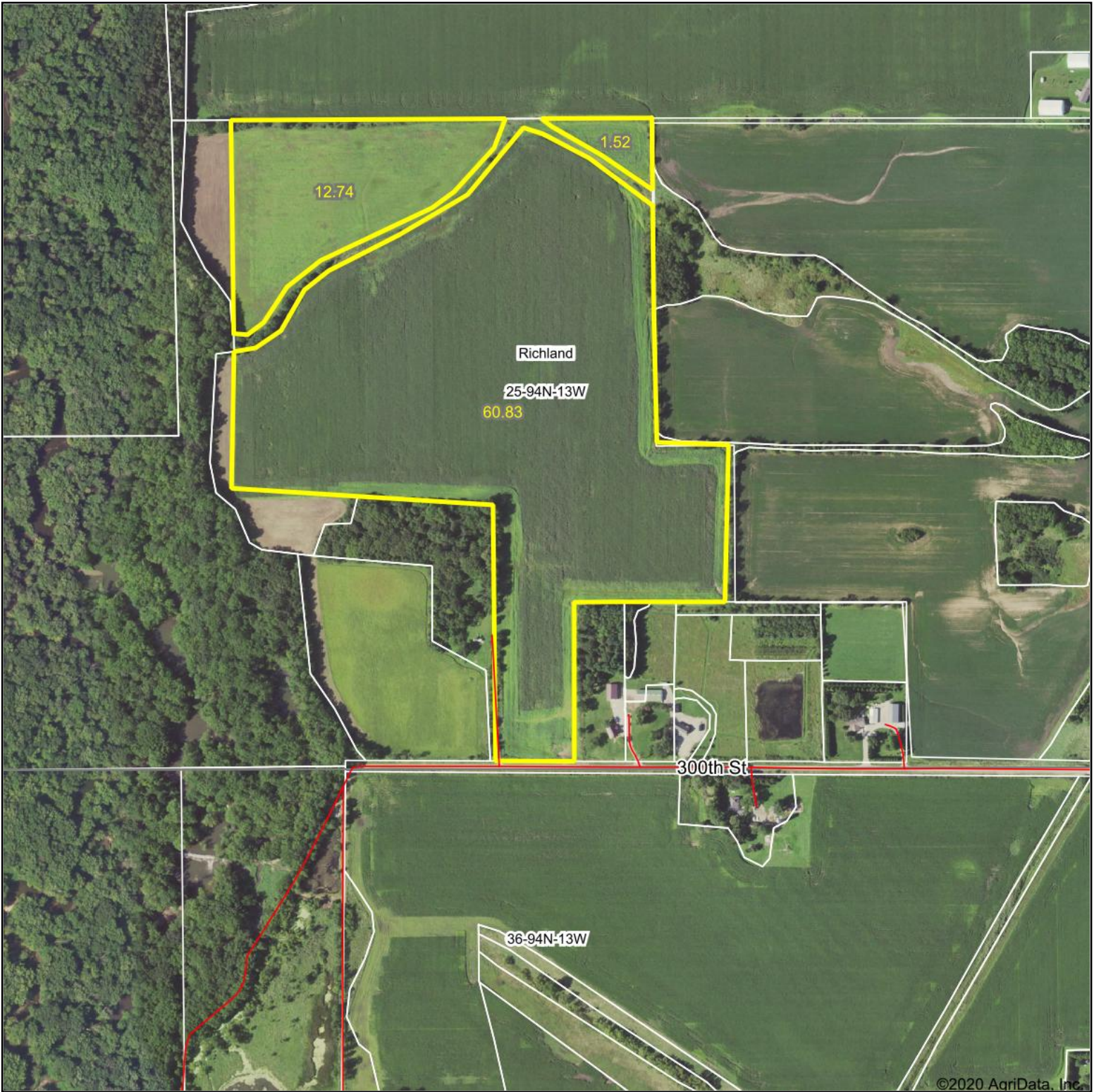
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



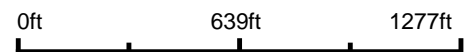
# Aerial Map - Tillable Acres



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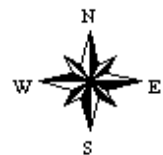


Map Center: 42° 55' 26.94, -92° 19' 36.31



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**25-94N-13W**  
**Chickasaw County**  
**Iowa**

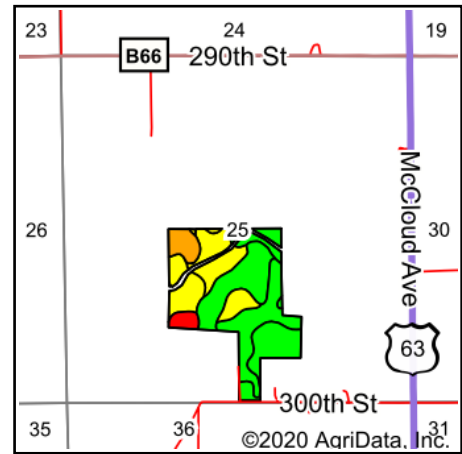
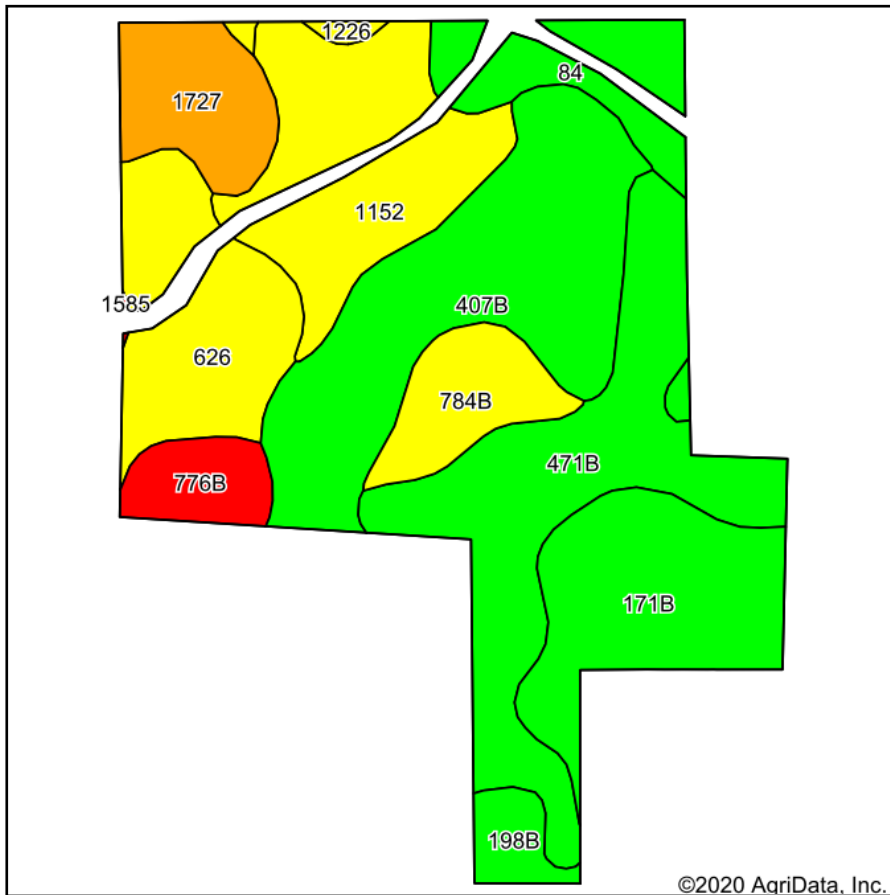


8/19/2020

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



# Soils Map - Tillable Acres



State: **Iowa**  
 County: **Chickasaw**  
 Location: **25-94N-13W**  
 Township: **Richland**  
 Acres: **75.09**  
 Date: **8/19/2020**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA037, Soil Area Version: 26																		
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	*n NCCPI Cotton
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626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	7.97	10.6%		lls	80	2.1	23.2	53	66				84	84	69	57	1
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\*\*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.



IOWA  
CHICKASAW



FARM : 6698  
Prepared : 8/19/20 9:53 AM  
Crop Year : 2020

Form: FSA-156EZ

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : [REDACTED]  
 Farms Associated with Operator : 19-037-3821, 19-037-6698  
 CRP Contract Number(s) : None  
 Recon ID : None  
 Transferred From : None  
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
80.65	75.09	75.09	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.Rel. Activity	Broken From Native Sod
0.00	0.00	75.09	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	57.40	0.00	127	
Soybeans	16.00	0.00	48	
<b>TOTAL</b>	<b>73.40</b>	<b>0.00</b>		

NOTES

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Tract Number : 9559  
 Description : H10 S1/2 25-94-13  
 FSA Physical Location : IOWA/CHICKASAW  
 ANSI Physical Location : IOWA/CHICKASAW  
 BIA Unit Range Number :  
 HEL Status : HEL determinations not completed for all fields on the tract  
 Wetland Status : Tract does not contain a wetland  
 WL Violations : None  
 Owners : CHAD T WIXOM  
 Other Producers : None  
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
80.65	75.09	75.09	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	75.09	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

IOWA  
CHICKASAW  
Form: FSA-156EZ



FARM : 6698  
Prepared : 8/19/20 9:53 AM  
Crop Year : 2020

Abbreviated 156 Farm Record

Tract 9559 Continued ...

Corn	57.40	0.00	127
Soybeans	16.00	0.00	48
<b>TOTAL</b>	<b>73.40</b>	<b>0.00</b>	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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**Legend**

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

**Wetland Determination Identifiers**

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

Tract Cropland Total: 75.09 acres

2020 Program Year

Map Created April 30, 2020

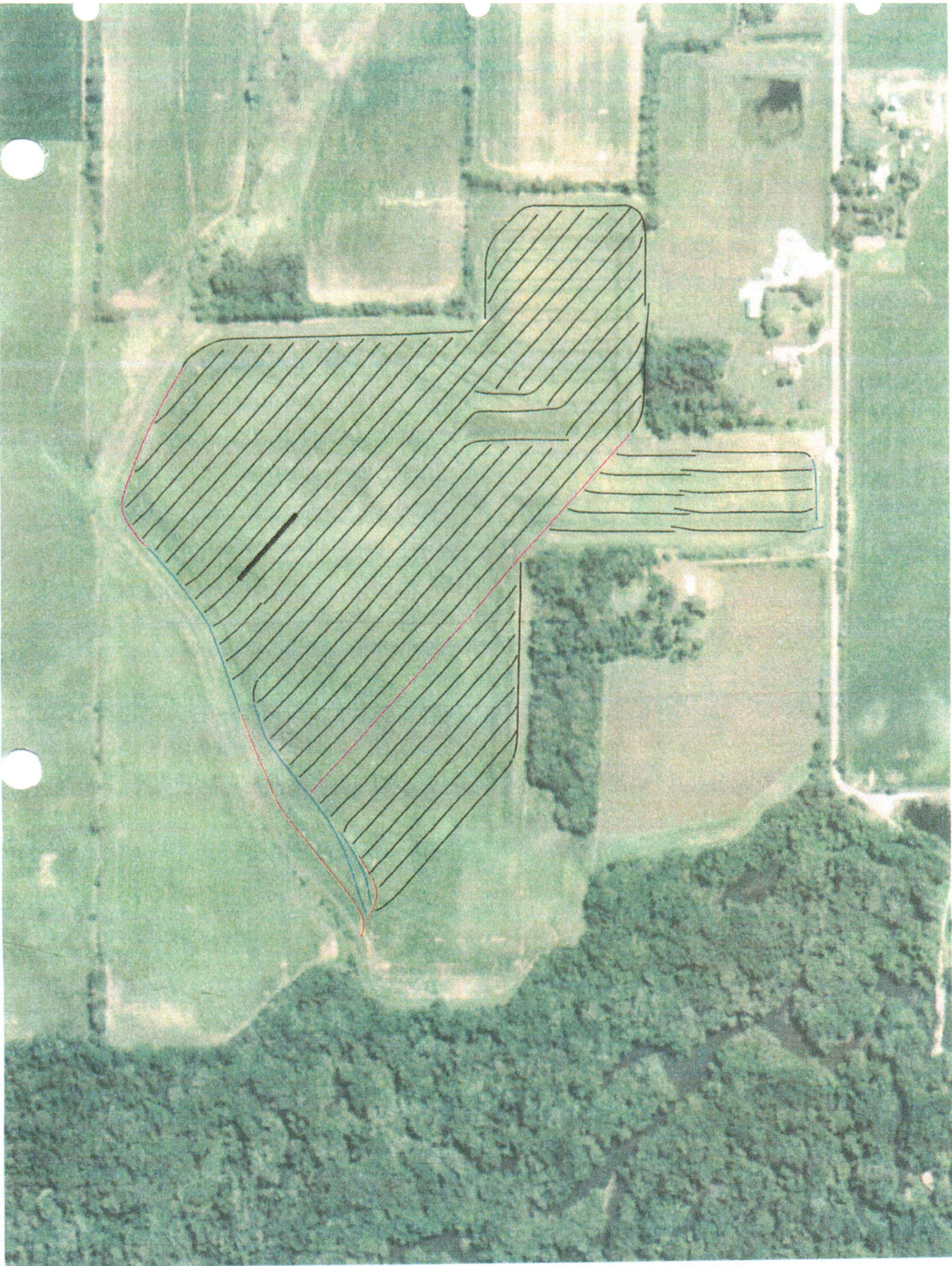
Farm **6698**

Tract **9559**

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POSTER INC. TEL: 800-854-8888

Bruce Lamzky Bour Stud Farm

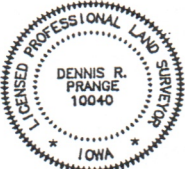
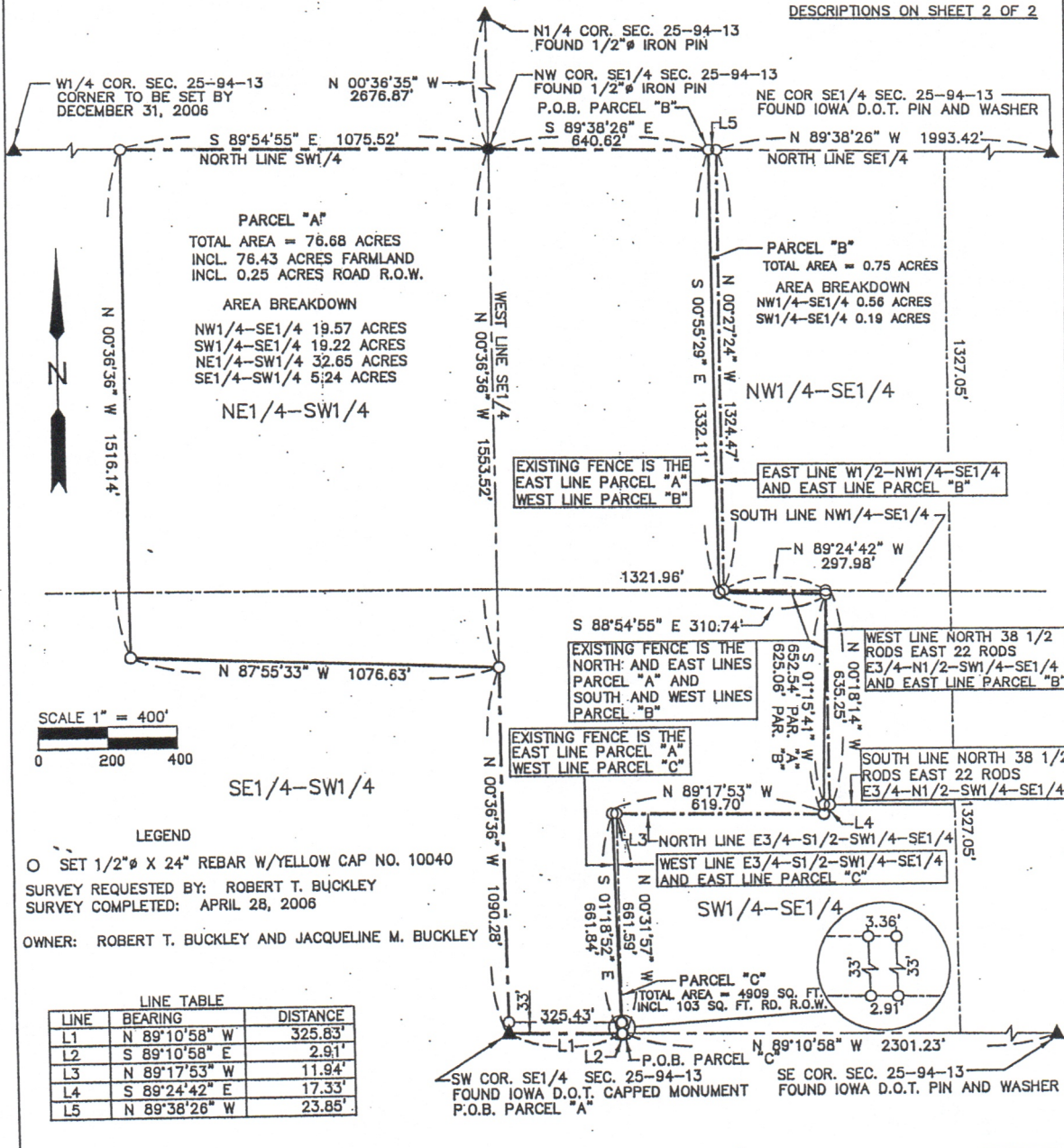
Wixom



### PLAT OF SURVEY

PART OF THE SOUTH HALF  
SECTION 25, TOWNSHIP 94 NORTH, RANGE 13 WEST  
OF THE 5TH P.M., CHICKASAW COUNTY, IOWA  
PARCEL LETTERS "A", "B" & "C" ASSIGNED BY COUNTY AUDITOR'S OFFICE SHEET 1 OF 2

DESCRIPTIONS ON SHEET 2 OF 2



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

*Dennis R. Prange* May 2, 2006  
(Date)  
DENNIS R. PRANGE IOWA LICENSE NO. 10040

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEET 1 OF 2 & SHEET 2 OF 2

**SHOFF CONSULTING ENGINEERS**  
Civil • Environmental • Transportation • Land Surveying  
Cedar Falls, Iowa  
319-266-0258

Dwg. No. PS-332 Proj. No. 2349 Sheet 1 of 2 Date: MAY. 1, 2006



## PLAT OF SURVEY

PART OF THE SOUTH HALF

SECTION 25, TOWNSHIP 94 NORTH, RANGE 13 WEST  
OF THE 5TH P.M., CHICKASAW COUNTY, IOWA

PARCEL LETTERS "A", "B" & "C" ASSIGNED BY COUNTY AUDITOR'S OFFICE

SHEET 2 OF 2

### Description Parcel "A":

Part of the South Half of Section 25, Township 94 North, Range 13 West of the 5<sup>th</sup> Principal Meridian in Chickasaw County, Iowa, described as follows:

Beginning at the Southwest corner of the Southeast Quarter of said Section 25; thence North 00°36'36" West along the West line of said Southeast Quarter a distance of 1090.28 feet; thence North 87°55'33" West a distance of 1076.63; thence North 00°36'36" West parallel with the West line of said Southeast Quarter a distance of 1516.14 feet to the North line of the Southwest Quarter of said Section 25; thence South 89°54'55" East along said North line a distance of 1075.52 feet to the Northwest corner of said Southeast Quarter; thence South 89°38'26" East along the North line of said Southeast Quarter a distance of 640.62 feet; thence South 00°55'29" East a distance of 1332.11 feet; thence South 88°54'55" East a distance of 310.74 feet; thence South 01°15'41" West a distance of 652.54 feet to the North line of the East Three Quarters of the South Half of the Southwest Quarter of the Southeast Quarter of said Section 25; thence North 89°17'53" West along said North line a distance of 619.70 feet; thence South 01°18'52" East a distance of 661.84 feet to the South line of said Southeast Quarter; thence North 89°10'58" West along said South line a distance of 325.83 feet to the Point of Beginning. This Parcel contains 76.68 acres including 0.25 acres road right-of-way.

### Description Parcel "B":

Part of the Southeast Quarter of Section 25, Township 94 North, Range 13 West of the 5<sup>th</sup> Principal Meridian in Chickasaw County, Iowa, described as follows:

Commencing at the Northwest corner of the Southeast Quarter of said Section 25; thence South 89°38'26" East along the North line of said Southeast Quarter a distance of 640.62 feet to the Point of Beginning; thence South 00°55'29" East a distance of 1332.11 feet; thence South 88°54'55" East a distance of 310.74 feet; thence South 01°15'41" West a distance of 625.06 feet to the South line of the North 38 ½ rods of the East 22 rods of the East Three Quarters of the North Half of the Southwest Quarter of the Southeast Quarter of said Section 25; thence South 89°24'42" East along said South line a distance of 17.33 feet; thence North 00°18'14" West along the West line of said North 38 ½ rods of the East 22 rods a distance of 635.25 feet to the South line of the Northwest Quarter of the Southeast Quarter of said Section 25; thence North 89°24'42" West along said South line a distance of 297.98 feet to the East line of the West Half of the Northwest Quarter of the Southeast Quarter of said Section 25; thence North 00°27'24" West along said East line a distance of 1324.47 feet to the North line of said Southeast Quarter; thence North 89°38'26" West along said North line a distance of 23.85 feet to the Point of Beginning. This Parcel contains 0.75 acres.

### Description Parcel "C":

Part of the Southeast Quarter of Section 25, Township 94 North, Range 13 West of the 5<sup>th</sup> Principal Meridian in Chickasaw County, Iowa, described as follows:

Commencing at the Southeast corner of said Section 25; thence North 89°10'58" West along the South line of said Southeast Quarter a distance of 2301.23 feet to the Point of Beginning; thence North 00°31'57" West along the West line of the East Three Quarters of the South Half of the Southwest Quarter of the Southeast Quarter of said Section 25, a distance of 661.59 feet to the North Line of Said East Three Quarters; thence North 89°17'53" West along said North line a distance of 11.94 feet; thence South 01°18'52" East a distance of 661.84 feet to a point on the South line of said Southeast Quarter that is 325.83 feet East of the Southwest corner of said Southeast Quarter; thence South 89°10'58" East along said South line a distance of 2.91 feet to the Point of Beginning. This Parcel contains 4909 square feet including 103 Square feet road right-of-way.



**SHOFF CONSULTING ENGINEERS**

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319-266-0258

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PS-332

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2349

Sheet 2 of 2  
Date: MAY 1, 2006







