

# LAND FOR SALE

**111.11 ACRES M/L**

**CEDAR COUNTY, IOWA**

LISTING #15301



**DOUGLAS R. YEGGE**

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**ALAN MCNEIL**

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

563-659-8185

700 6th Ave  
DeWitt, Iowa 52742

# LAND FOR SALE

**Lamp, 111.11 Acres M/L, Cedar County, ST**

**LEGAL DESCRIPTION:** 111.11 acres MOL, Located in the South 1/2 of the Northeast 1/4 of the Southeast 1/4, Southeast 1/4 of the Southeast 1/4 and all land East of Old Muscatine Rd. in the Southwest 1/4 of the Southeast 1/4 in Section 6, and the Southwest 1/4 of the Southwest 1/4 of Section 5, all being in Township 80 North, Range 2 West, Cedar County, Iowa.

**COMMENTS & BUILDING INFORMATION:** Peoples Company is proud to offer 111.11 acres m/l of highly tillable Cedar County, Iowa, farmland. The farm has a great location, on a hard road, just on the Southern out-skirts of Tipton, Iowa. This highly tillable tract contains 109.58 FSA cropland acres, carrying a 74.2 CSR2, with productive soils including: Downs, Fayette and Atterberry silt loams. This farm has been well maintained.

**LEASE/FSA INFORMATION:**  
 Open for the 2021 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>111.11 MOL</b>
<b>PRICE:</b>	<b>\$1,166,655</b>
<b>Price Per Acre:</b>	\$10,500
<b>Owner:</b>	Lamp
<b>Operator:</b>	
<b>County &amp; State:</b>	Cedar Co., IA
<b>Location:</b>	Southern edge of Tipton, IA
<b>Possession Date:</b>	As Agreed
<b>Drainage Info:</b>	Natural
<b>Average Productivity:</b>	74.2 CSR2
<b>Taxable Acres:</b>	111.34
<b>Net RE Taxes:</b>	\$3,302
<b>Taxes Payable In:</b>	2019-2020
<b>Topography:</b>	Level to Gentle Slope

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

<b>Farmland:</b>	110.11
<b>Crop Acres:</b>	109.57
<b>Effective DCP Cropland</b>	109.57
<b>CRP Acres:</b>	
<b>Corn Base:</b>	85.5
<b>Corn Yield:</b>	171
<b>Soybean Base:</b>	22
<b>Soybean Yield:</b>	45

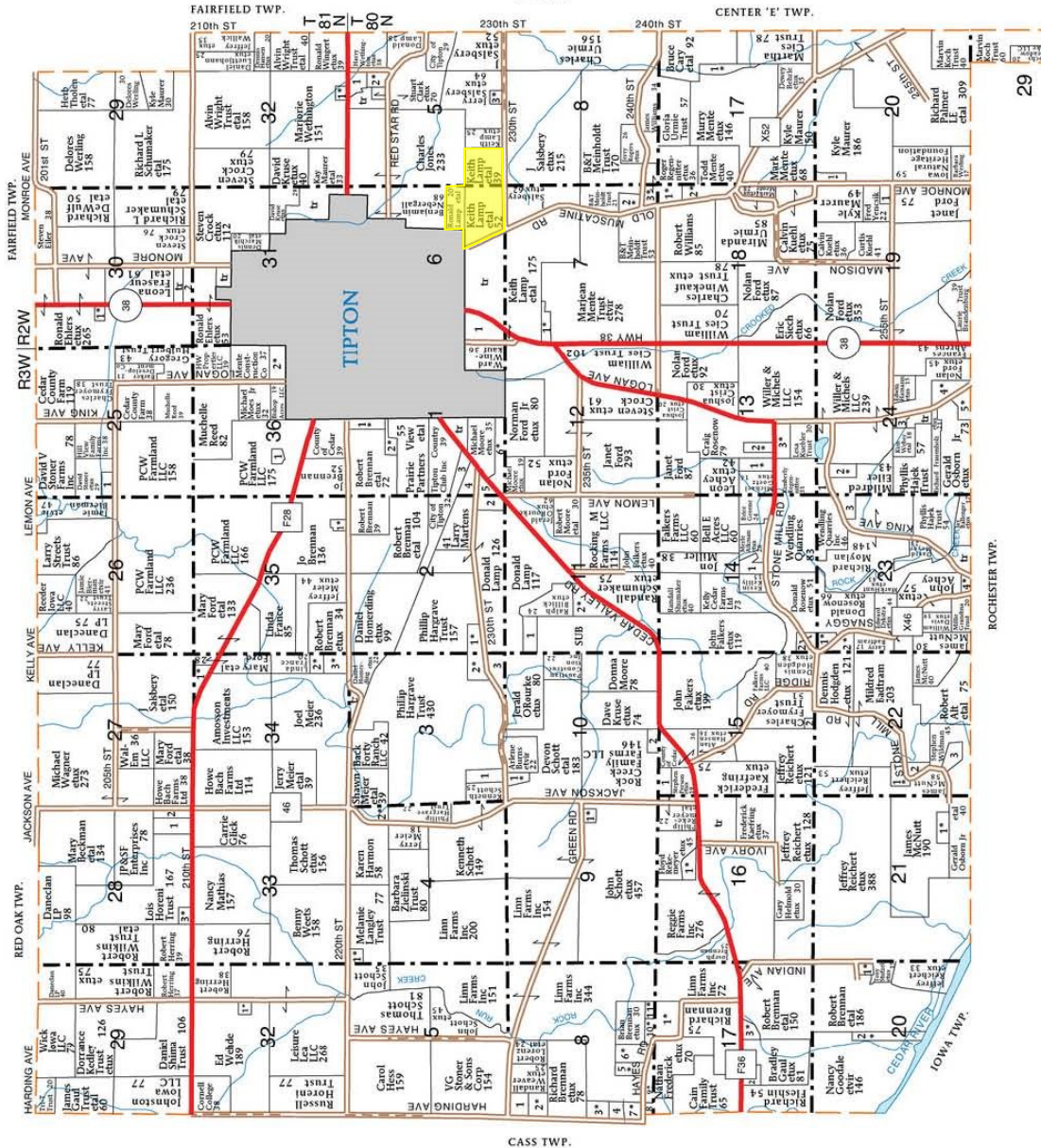
**APPROXIMATE BREAKDOWN OF ACRES:**

<b>Total Acres:</b>	111.11
<b>Tillable Acres:</b>	109.57
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	1.54
<b>Waterways:</b>	
<b>Timber:</b>	
<b>Pasture:</b>	

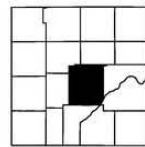
563-659-8185

700 6th Ave  
 DeWitt, Iowa 52742





- 2. White, Randy 5
- SECTION 16
- 1. Vilsene, Darren etux 9
- SECTION 17E
- 1. Zablouill, Darren etux 14
- SECTION 17W
- 1. Benrie, Douglas etux 12
- 1. Falkers, John etux 12
- 2. Anderson, David 14
- 3. Brennan, Richard etux 5
- SECTION 18
- 1. Regemitter, Roger etux 15
- 2. Mente, Todd etux 11
- SECTION 19
- 1. Collins, Allen 8
- SECTION 20E
- 1. Rydzewski, John etux 5
- SECTION 20W
- 2. Lett, Edwin etux 14
- 3. Gardner, Lyle 13
- SECTION 4
- 1. Dinges, Brian etux 6
- 2. Meier, Shawn etal 13
- SECTION 5E
- 1. Dircks Trust, Diane 7
- 2. Kirkpatrick, Bradley etux 5
- SECTION 5
- 3. Bunge, Melissa etivr 5
- SECTION 6
- 1. Conservative Publishing Co 20
- SECTION 7
- 1. Weisrock, Craig etux 9
- 2. Licht, Kevin etux 9
- 3. Chapman, Terry etux 11
- 3. Regemitter, Roger etux 5
- SECTION 8W
- 1. Wiechart, Ronald 13
- 2. Howard, Carey etux 10
- 3. Zourel, Dwayne etux 12
- 4. Cain Trust 5
- 5. Anderson, Scott etux 10
- 6. Anderson, Alexander etux 14
- 7. Cain, Billy etux 9
- 8. Cain Trust 10
- 9. Frederick, Nathan etux 10
- 10. Falkers, John etux 7
- SECTION 9
- 1. Waddell, Jason etux 5
- SECTION 30
- 1. Waddell, Randall etux 6
- 1. Welch, Kelly etal 7
- 2. Sissel, James 8
- SECTION 11
- 1. Pausian Construction Inc 14
- 2. Hein, George etux 9
- SECTION 13
- 1. Mente, Troy etux 9
- 2. Ehler, Jurgan etux 8
- 3. Moeller, Russell etux 12
- SECTION 14
- 1. Meier, Jeffrey etux 6
- 2. Brennan, Robert etux 14
- SECTION 35
- 1. Klappes, Shawn 11
- 2. Hodgden, Daniel 12
- SECTION 15
- 1. Rock Creek Family Farms LLC 14
- 2. Emrich, Stephen 6
- 2. Crook LE, Marianne etivr 20

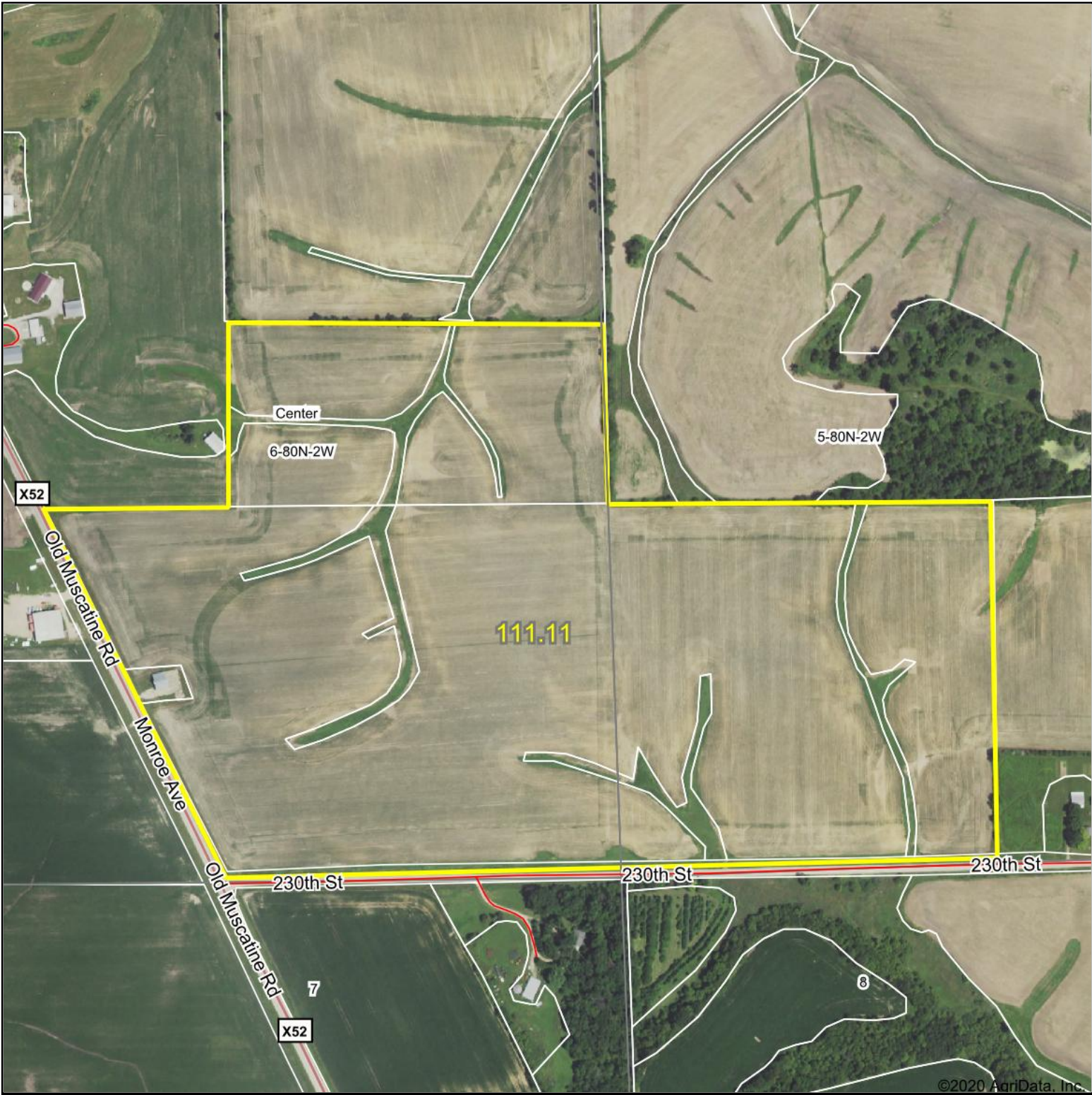


CEDAR CO., IA

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# Aerial Map - Total Acres



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Map Center: 41° 45' 37.4, -91° 6' 49.83



**6-80N-2W**  
**Cedar County**  
**Iowa**

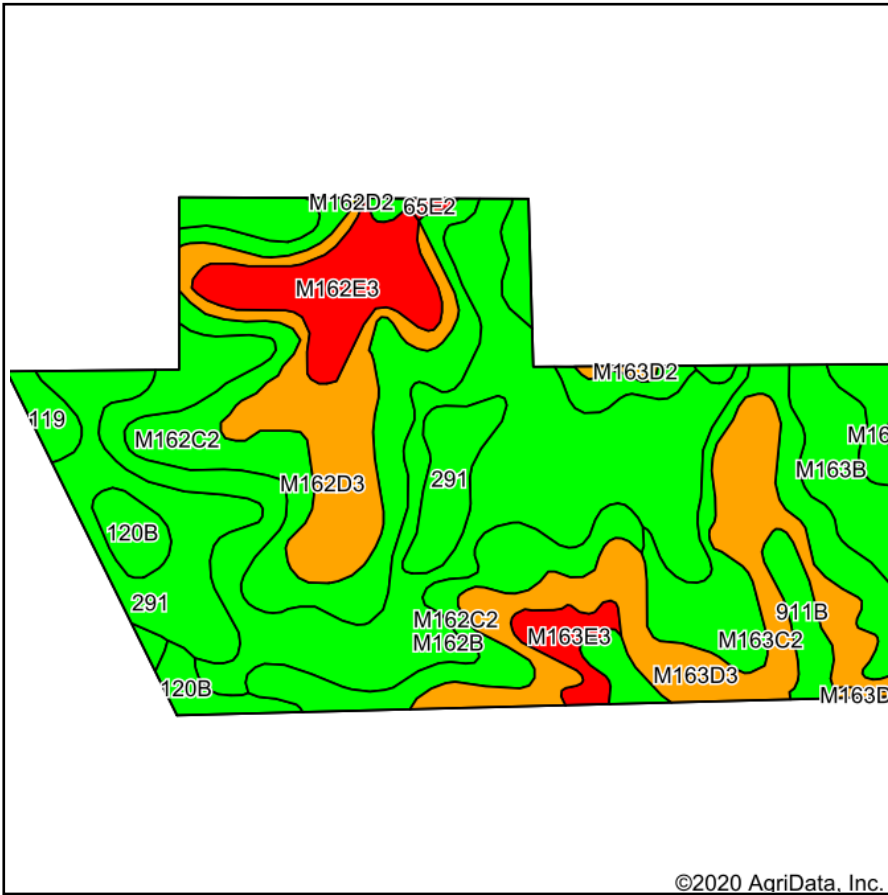


12/10/2020

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

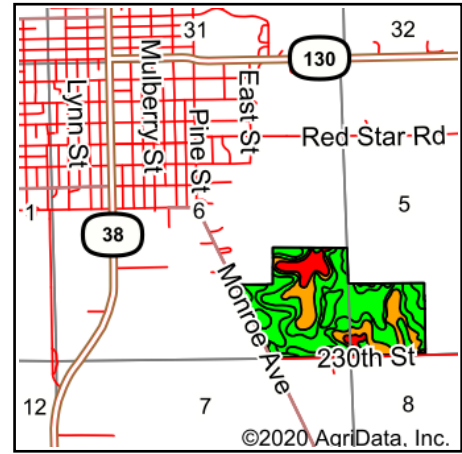


# Soils Map - Total Acres



©2020 AgriData, Inc.

Soils data provided by USDA and NRCS.



©2020 AgriData, Inc.

State: **Iowa**  
 County: **Cedar**  
 Location: **6-80N-2W**  
 Township: **Center**  
 Acres: **111.11**  
 Date: **12/10/2020**



Maps Provided By:



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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	Corn	Oats	Soybeans	*n NCCPI Corn	*n NCCPI Soybeans
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	28.75	25.9%		Ile	0	0	0	90				94	81
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	20.68	18.6%		IIle	0	0	0	82				86	69
M163D3	Fayette silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	12.70	11.4%		IVe	0	0	0	41				73	56
291	Atterberry silt loam, 0 to 2 percent slopes	10.40	9.4%		Iw	224	5.8	65	90				98	96
M162D3	Downs silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	9.24	8.3%		IVe	0	0	0	50				76	53
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	8.99	8.1%		IIle	0	0	0	76	9	4	3	84	70
M162E3	Downs silty clay loam, till plains, 14 to 18 percent slopes, severely eroded	6.22	5.6%		VIe	0	0	0	39				73	50
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	4.19	3.8%		Ile	0	0	0	84	9	4	3	90	80
911B	Colo-Ely complex, 0 to 5 percent slopes	3.15	2.8%		IIw	204.8	4.3	59.4	86				92	76
120B	Tama silty clay loam, 2 to 5 percent slopes	2.87	2.6%		Ile	232	6.5	67.3	95				97	80
M163E3	Fayette silty clay loam, till plain, 14 to 18 percent slopes, severely eroded	1.91	1.7%		VIe	0	0	0	29				69	52
119	Muscatine silty clay loam, 0 to 2 percent slopes	1.37	1.2%		Iw	240	6.2	69.6	100				96	91
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	0.43	0.4%		IIle	0	0	0	47				77	63



65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	0.21	0.2%		Vle	134.4	3.8	39	31	15	4	3	68	55
<b>Weighted Average</b>						<b>36</b>	<b>0.9</b>	<b>10.4</b>	<b>74.2</b>	<b>1.1</b>	<b>0.5</b>	<b>0.4</b>	<b>*n 86.4</b>	<b>*n 71.7</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



©2020 AgriData, Inc.



Map Center: 41° 45' 36.18, -91° 6' 49.51



**6-80N-2W**  
Cedar County  
Iowa



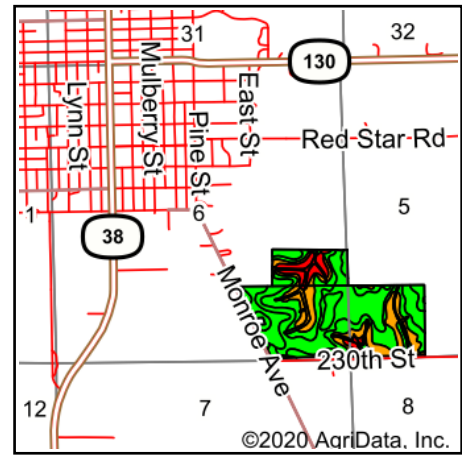
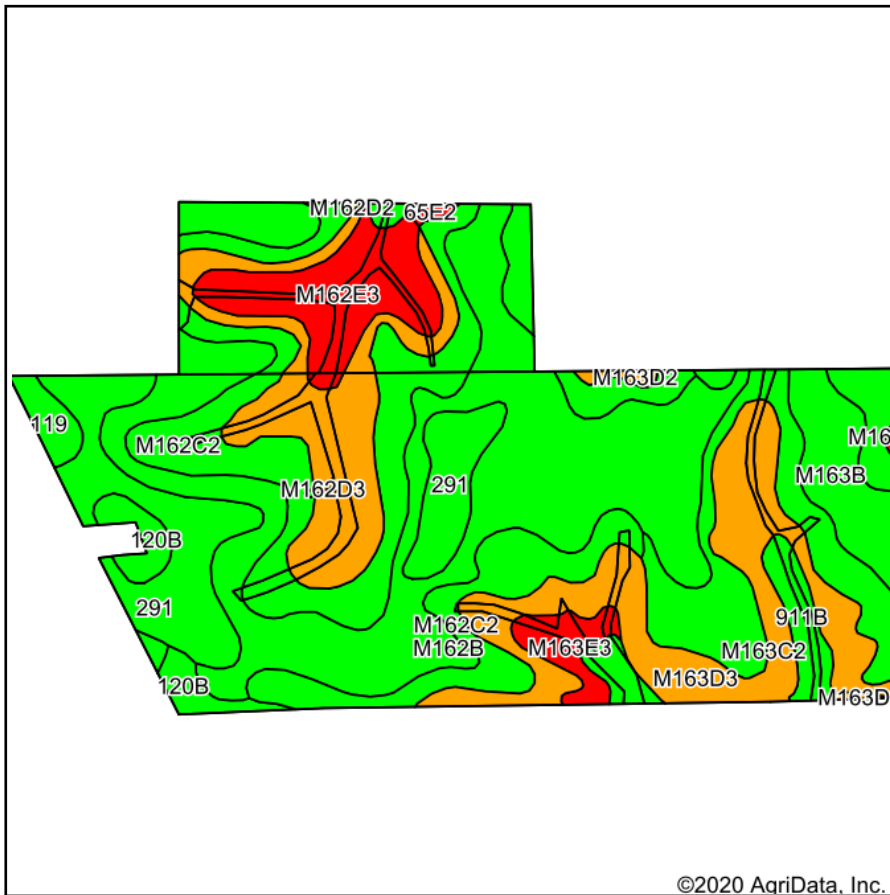
12/10/2020



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

# Soils Map - Tillable Acres



State: **Iowa**  
 County: **Cedar**  
 Location: **6-80N-2W**  
 Township: **Center**  
 Acres: **109.58**  
 Date: **12/10/2020**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	Corn	Oats	Soybeans	*n NCCPI Corn	*n NCCPI Soybeans
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	28.89	26.4%		Ile	0	0	0	90				94	81
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	20.52	18.7%		IIle	0	0	0	82				86	69
M163D3	Fayette silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	12.22	11.2%		IVe	0	0	0	41				73	56
291	Atterberry silt loam, 0 to 2 percent slopes	10.19	9.3%		Iw	224	5.8	65	90				98	96
M162D3	Downs silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	9.25	8.4%		IVe	0	0	0	50				76	53
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	9.12	8.3%		IIle	0	0	0	76	9	4	3	84	70
M162E3	Downs silty clay loam, till plains, 14 to 18 percent slopes, severely eroded	6.22	5.7%		VIe	0	0	0	39				73	50
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	4.27	3.9%		Ile	0	0	0	84	9	4	3	90	80
911B	Colo-Ely complex, 0 to 5 percent slopes	3.02	2.8%		IIw	204.8	4.3	59.4	86				92	76
120B	Tama silty clay loam, 2 to 5 percent slopes	2.14	2.0%		Ile	232	6.5	67.3	95				97	80
M163E3	Fayette silty clay loam, till plain, 14 to 18 percent slopes, severely eroded	1.86	1.7%		VIe	0	0	0	29				69	52
119	Muscatine silty clay loam, 0 to 2 percent slopes	1.28	1.2%		Iw	240	6.2	69.6	100				96	91
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	0.38	0.3%		IIle	0	0	0	47				77	63





65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	0.22	0.2%		Vle	134.4	3.8	39	31	15	4	3	68	55
<b>Weighted Average</b>						<b>34.1</b>	<b>0.9</b>	<b>9.9</b>	<b>74.2</b>	<b>1.1</b>	<b>0.5</b>	<b>0.4</b>	<b>*n 86.3</b>	<b>*n 71.6</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.

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 [REDACTED] Farm Identifier  
 05 DIV #5117 - NOW 5448 & 5449

Farms Associated with Operator:  
 1188, 1505, 1802, 2241, 2567, 3333, 3804, 4351, 4800, 4973, 5058, 5172, 5331, 5444, 5709, 5710, 6052, 6090, 6289, 6317, 6471, 6567, 6623, 6624, 6805,

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
20.17	20.17	20.17	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	20.17	0.0	0.0	0.0				

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	16.1	171	0.00
SOYBEANS	3.6	45	0.00
<b>Total Base Acres:</b>	19.7		

Tract Number: 8012 Description H-8 SE1/4 OF SE1/4 SEC 6 T81N R2W  
 FSA Physical Location : Cedar, IA ANSI Physical Location: Cedar, IA  
 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
20.17	20.17	20.17	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	20.17	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	16.1	171	0.00
SOYBEANS	3.6	45	0.00
<b>Total Base Acres:</b>	19.7		

Owners: LAMP, DONALD CARL LAMP, RONALD W LAMP, KEITH





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

Tract Cropland Total: 20.17 acres

2020 Program Year  
Map Created May 01, 2020

Farm **5448**  
Tract **8012**

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Iowa  
Cedar

U.S. Department of Agriculture  
Farm Service Agency

FARM: 5444

Prepared: 11/24/20 10:48 AM

Crop Year: 2021

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

Farm Identifier

05 DIV #5108-NOW 5444 & 5445

Farms Associated with Operator:

1188, 1505, 1802, 2241, 2567, 3333, 3804, 4351, 4800, 4973, 5058, 5172, 5331, 5448, 5709, 5710, 6052, 6090, 6289, 6317, 6471, 6567, 6623, 6624, 6805,

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
89.94	89.4	89.4	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	89.4	0.0	0.0	0.0				

ARC/PLC

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	69.4	171	0.00
SOYBEANS	18.4	45	0.00
<b>Total Base Acres:</b>	87.8		

Tract Number: 8295 Description H-8 SE1/4 SEC 6 T82N R2W

FSA Physical Location : Cedar, IA

ANSI Physical Location: Cedar, IA

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
89.94	89.4	89.4	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	89.4	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	69.4	171	0.00
SOYBEANS	18.4	45	0.00
<b>Total Base Acres:</b>	87.8		

Owners: LAMP, DONALD CARL  
LAMP, RONALD W

LAMP, KEITH





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

2020 Program Year

Map Created May 01, 2020

Farm **5444**

Tract **8295**

Tract Cropland Total: 89.40 acres

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X52

Monroe Ave

230th St