

LAND FOR SALE

LISTING #15721

245 ACRES M/L

LEE COUNTY, IOWA



DOUGLAS R. YEGGE

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ALAN MCNEIL

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YEGGEMCNEILLAND.COM

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700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

245 Acres M/L being part of the Southeast 1/4 of Section 32 and being part of the Southwest 1/4 of Section 33, Township 65 North, Range 5 West, Lee County, Iowa.

COMMENTS & BUILDING INFORMATION:

Peoples Company is proud to present the Don Gibson LLC Farm located in Lee Co. Iowa. The farm consists of 245 acres M/L with 233.75 FSA Cropland acres all being in WRP Program. The property carries a CSR2 of 74.9 with primary soil types including Nodaway Silt loam and Birds-Klum Complex soils. The farm is located south of Keokuk just off of Highway 136 along the Mississippi River. This property is a perfect retreat for duck and deer hunters alike.

LEASE/FSA INFORMATION:

N/A

TO CONTACT LISTING AGENT:

Call: **Douglas R. Yegge**
Cell: 563.320.9900
Office: 563.659.8185
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Call: **Alan McNeil**
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245 Acres M/L, Lee County, IA

TOTAL ACRES:	245
PRICE:	\$325,000
Price Per Acre:	\$1,326
Owner:	Don Gibson Farm LLC
Operator:	N/A
County & State:	Lee Co., Iowa
Location:	Just Southwest of Keokuk, IA
Possession Date:	At closing
Drainage Info:	
Average Productivity:	74.9 CSR2
Taxable Acres:	245
Net RE Taxes:	\$1,890
Taxes Payable In:	2021
Topography:	Level

F.S.A. INFORMATION:

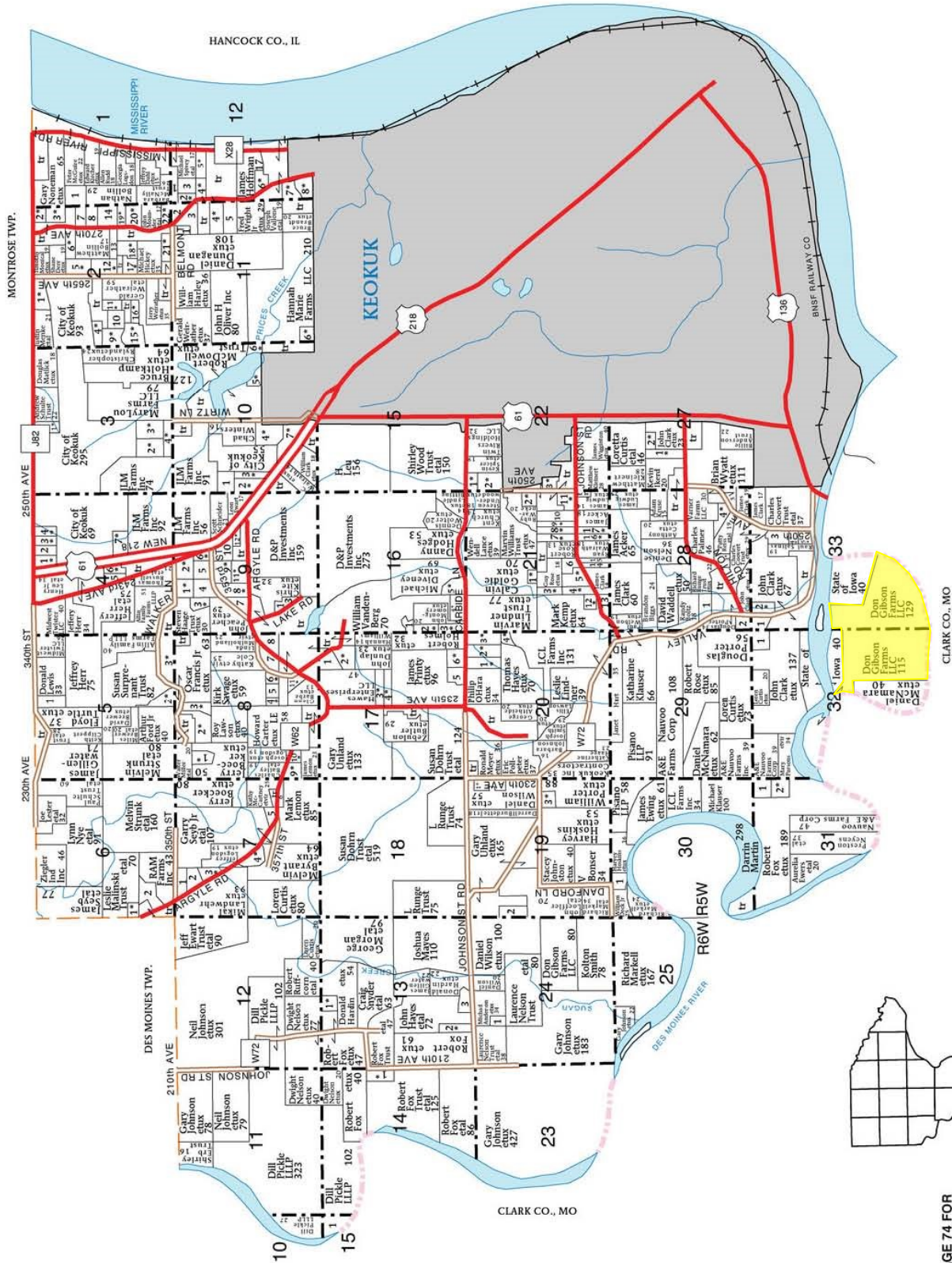
Farmland:	233.75
Crop Acres:	233.75
WRP:	233.75
CRP Acres:	
Corn Base:	
Corn Yield:	
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	245
Tillable Acres:	
WRP Acres:	233.75
Farmstead:	
Roads:	
Waterways:	
Timber:	11.25
Pasture:	

563-659-8185

700 6th Ave
DeWitt, Iowa 52742

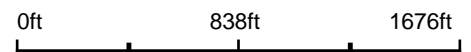


SEE PAGE 74 FOR
ADDITIONAL NAMES NOT
LISTED ON MAP

Aerial Map



Map Center: 40° 22' 45, -91° 27' 8.99



33-65N-5W
Lee County
Iowa

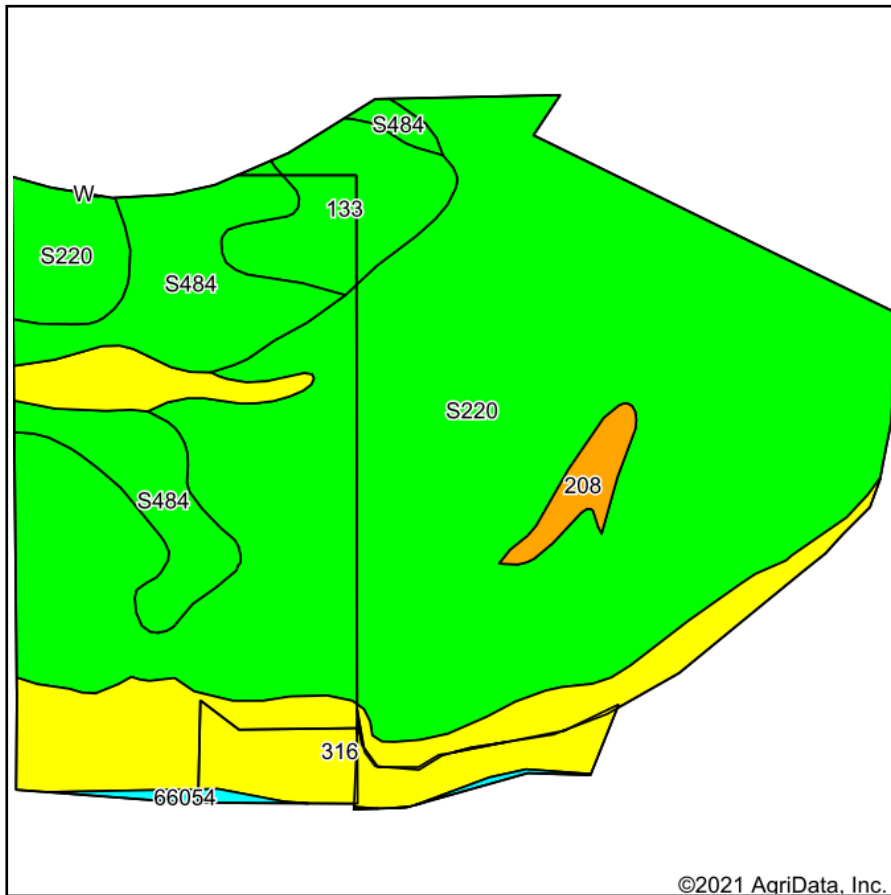


9/8/2021

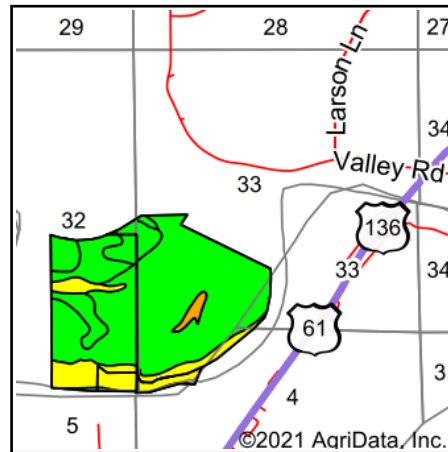
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Lee**
 Location: **33-65N-5W**
 Township: **Jackson**
 Acres: **245.39**
 Date: **9/8/2021**



Maps Provided By:



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	Corn	Soybeans	*n NCCPI Corn	*n NCCPI Soybeans
S220	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	166.05	67.7%		IIw	0	0	0	77			88	84
316	Birds-Klum complex, 0 to 2 percent slopes, frequently flooded	36.69	15.0%		IIw	80	1.7	23.2	55	64	21	57	52
S484	Lawson silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	25.90	10.6%		IIw	0	0	0	86			88	93
133	Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	12.04	4.9%		IIw	204.8	4.3	59.4	78			94	86
208	Landes sandy loam, 0 to 2 percent slopes	3.44	1.4%		IIs	80	2.2	23.2	43			77	59
66054	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	1.27	0.5%		IIIw				0	3	1	68	61
Weighted Average						23.1	0.5	6.7	73.8	9.6	3.1	*n 83.4	*n 79.8

**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.



- 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: 0.00 acres

2020 Program Year

Map Created April 22, 2020

Farm 5031

Tract 4336

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

U.S. Department of Agriculture

Prepared: 3/16/21 3:33 PM

Lee

Farm Service Agency

Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 1

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: DON GIBSON FARMS LLC Farm Identifier: 115/SEC 32

Farms Associated with Operator: 3224, 5022

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Table with 10 columns: Farmland, Cropland, DCP Cropland, WBP, WRP, EWP, CRP Cropland, GRP, Farm Status, Number of Tracts. Values include 99.49, 0.0, 99.49, 0.0, 99.49, 0.0, 0.0, 0.0, Active, 1.

Tract Number: 4336 Description: 115/SEC 32

FSA Physical Location: Lee, IA ANSI Physical Location: Lee, IA

BIA Range Unit Number:

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

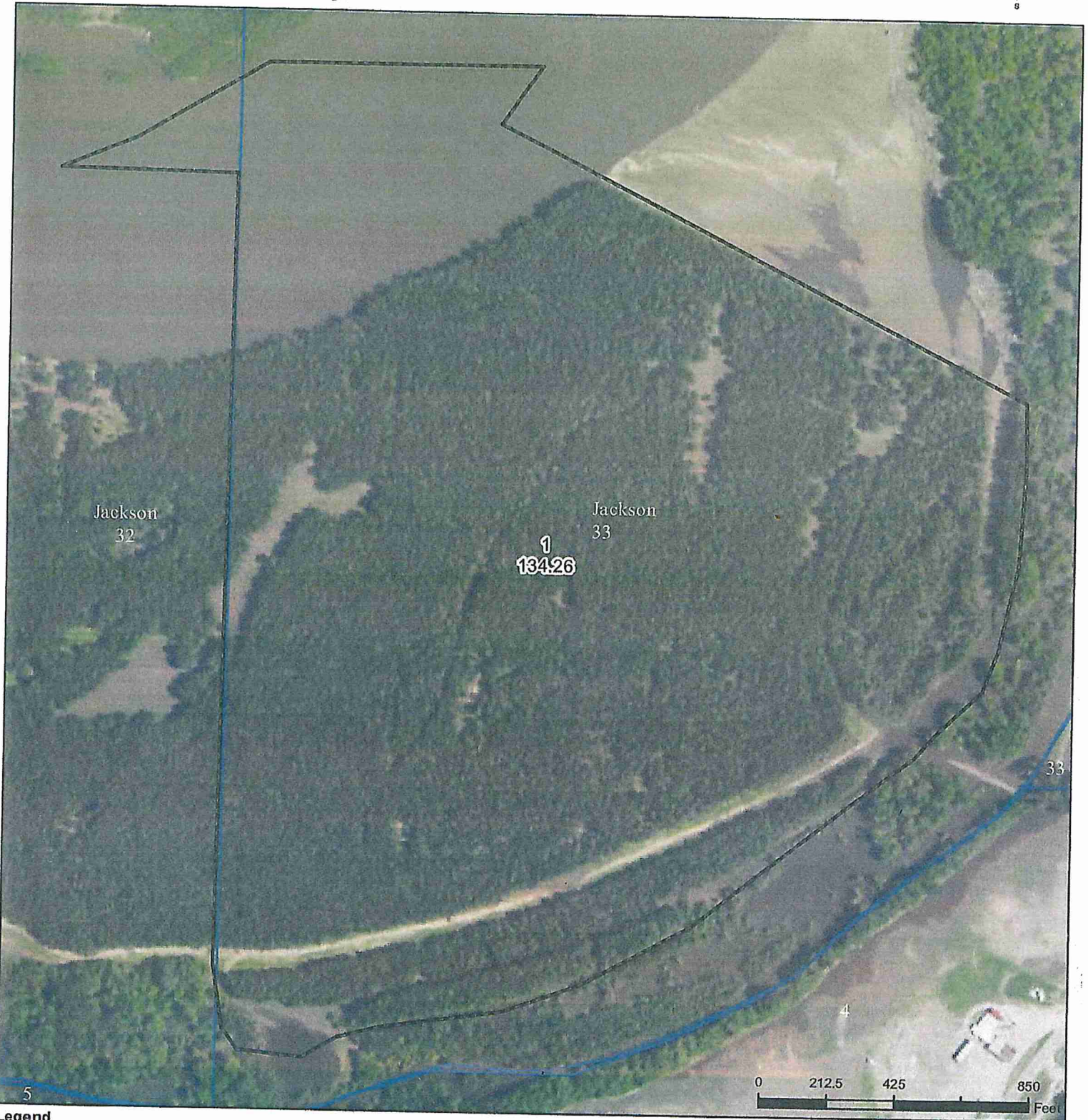
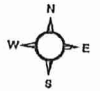
Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Table with 8 columns: Farmland, Cropland, DCP Cropland, WBP, WRP, EWP, CRP Cropland, GRP. Values include 99.49, 0.0, 99.49, 0.0, 99.49, 0.0, 0.0, 0.0.

Owners: DON GIBSON FARMS LLC

Other Producers: None



- 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: 0.00 acres

2020 Program Year
 Map Created April 22, 2020
Farm 5022
Tract 468

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).

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Iowa
 Lee
 Report ID: FSA-156EZ

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

FARM: 5022
 Prepared: 3/16/21 3:20 PM
 Crop Year: 2021
 Page: 1 of 1

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
 DON GIBSON FARMS LLC

Farm Identifier
 I15/SEC 33

Farms Associated with Operator:
 3224, 5031

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
134.26	0.0	134.26	0.0	134.26	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	0.0	0.0	0.0	0.0				

Tract Number: 468 **Description:** I15/SEC 33
FSA Physical Location : Lee, IA **ANSI Physical Location:** Lee, IA

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

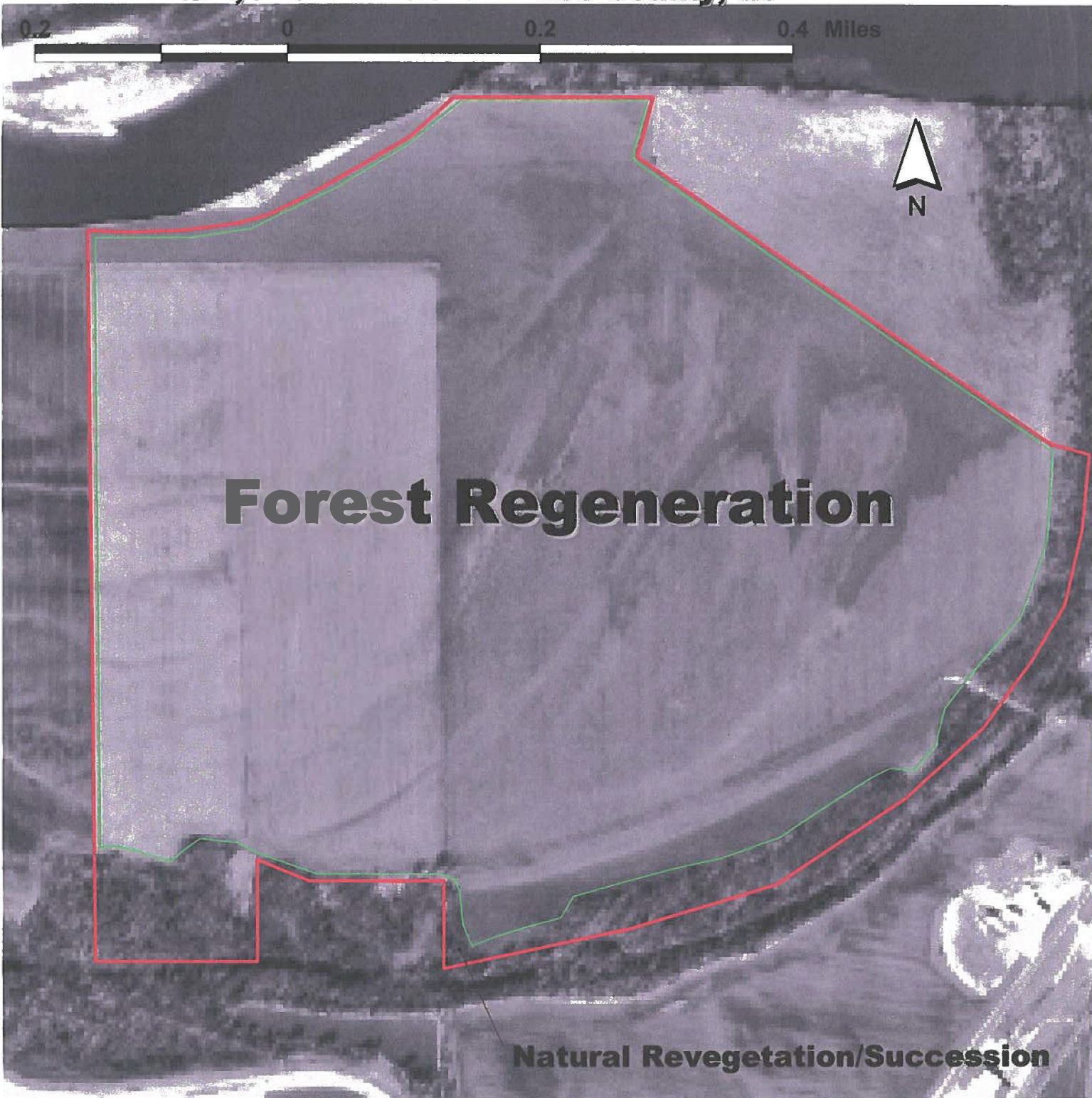
Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
134.26	0.0	134.26	0.0	134.26	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	0.0	0.0	0.0	0.0		

Owners: DON GIBSON FARMS LLC

Other Producers: None

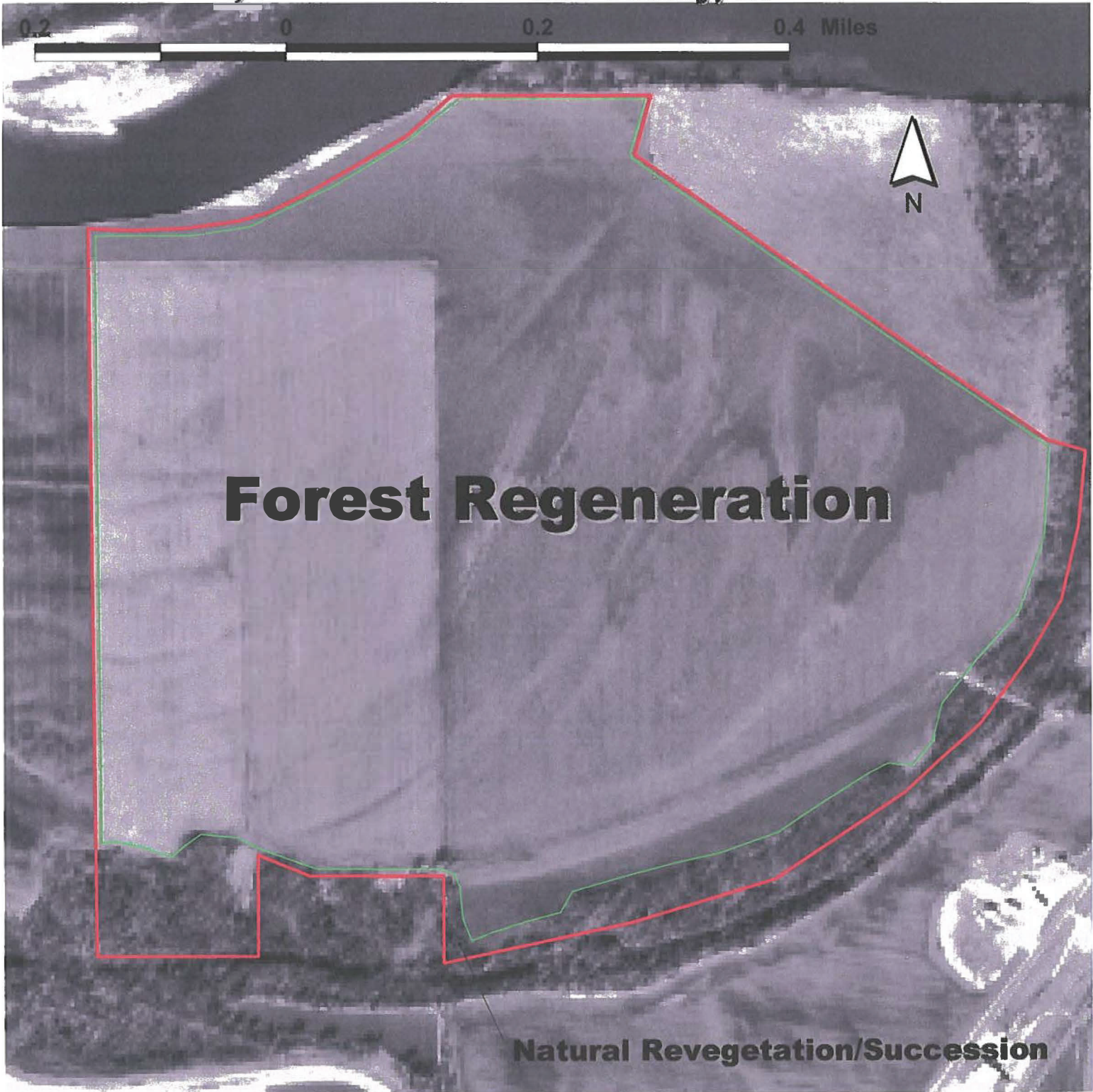
EWP Restoration Plan Map Modification #2
March 2004 Easement = Field 1 = 233.7 acres
Sections 32,33 T65N - R5W
Sections 4,5 T64N - R5W Lee County, IA

75-614-1-1114



-  Forest RegenerationForestregeneration.shp
-  Easement BoundaryEasementboundary.shp

EWP Restoration Plan Map Modification #2
March 2004 Easement = Field 1 = 233.7 acres
Sections 32,33 T65N - R5W
Sections 4,5 T64N - R5W Lee County, IA



-  Forest RegenerationForestregeneration.shp
-  Easement BoundaryEasementboundary.shp

Attachment to Revision of Plan or Modification of Contract

**MOD #2
EWP Contract #75-6114-1-1114
March 2004**

Basis for Modification or Revision:

This site was enrolled into EWP (instead of WRP) due to an apparent lack of hydrology sufficient to allow restoration and/or enhancement sufficient to meet the purposes of WRP. The site is also being actively impacted by meandering of the Des Moines river. The Des Moines river was straightened in 1942 at this location. The straightened segment was reasonably stable until the 1993 flood which initiated the natural process of re-meandering back towards the historic channel. This meandering is extremely active and the South bank has moved South approximately 400' in the last 10 years.

The plan has been adjusted to reflect the entire site will be allowed to revert to bottomland timber following a natural forest regeneration plan developed by Stan Tate, IDNR District Forester. The only intervention will be disking to bare and roughen the soil surface and bury crop residue, added as new line item #7, and the accelerated introduction of hardwood mast trees as a direct seeding on the least tree seedling populated 50 acres within the tract, added as new line item #8. Mowing and possible herbicide application to suppress weed competition has been added as new line items #9, #10, and #11.

Previously planned native grass conservation cover, mowing for native grass establishment, and shallow water excavation have all been deleted.

There is an \$11,539.37 reduction in fund obligation due to these changes.

 3/04

Randy J. Robb, Wetland Restoration Specialist

Mike Klausner Restoration Plan Map
EWP 75-6114-1-1114 MOD #3 June 2005
Sections 32, 33 T65N - R5W
4, 5 T64N - R5W Lee Co., Iowa
Easement Area = Field #1 = 233.7 acres



Field Border 8.5 acres
60' wide along crop field
30' on both sides of access lane



 **Field Border**
 **Easement Boundary** Easementboundary.shp