

LAND FOR SALE

120 ACRES M/L
DEKALB COUNTY, MO

LISTING #13939



DOUGLAS YEGGE

C: 563.320.9900

O: 563.659.8185

doug@PeoplesCompany.com

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

The West 1/2 of the Southeast 1/4 and the Northeast 1/4 of the Southwest 1/4, Section 17, Township 60 North, Range 30 West.

Yegge, 120 Acres M/L, DeKalb County, MO

COMMENTS & BUILDING INFORMATION:

Opportunity to own 120 surveyed acres of productive DeKalb County, Missouri, farmland in a strong farming area. The farm includes approximately 108 tillable acres. Productive soil types include Lagonda, Grundy, Zook, Lamoni, and Shelby loams. Seller is licensed real estate broker in the State of Missouri.

TO CONTACT LISTING AGENT:

Call: Douglas R. Yegge
Cell: 563.320.9900
Office: 563.659.8185
Doug@PeoplesCompany.com
PeoplesCompany.com

TOTAL ACRES:	120 MOL
PRICE:	\$500,000.00
Price Per Acre:	\$4.167
Owner:	Yegge
Operator:	McQuinn
County & State:	DeKalb Co., MO
Location:	Maysville
Possession Date:	At closing
Drainage Info:	Natural
Average Productivity:	
Taxable Acres:	120 est.
Net RE Taxes:	\$266.40 est.
Taxes Payable In:	2016
Topography:	Level to gently rolling

LEASE/FSA INFORMATION:

Leased for the 2017 crop year.

F.S.A. INFORMATION:

Farmland:	118
Crop Acres:	100.01
CRP Acres:	
Wheat Base:	7.57
Wheat Yield:	39
Corn Base:	18.84
Corn Yield:	84
Soybean Base:	19.15
Soybean Yield:	23
Sorghum Base:	9.57
Sorghum Yield:	71

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	120
Tillable Acres:	108
CRP Acres:	
Farmstead:	
Roads:	3
Waterways:	7
Timber:	2
Pasture:	

DOUGLAS YEGGE

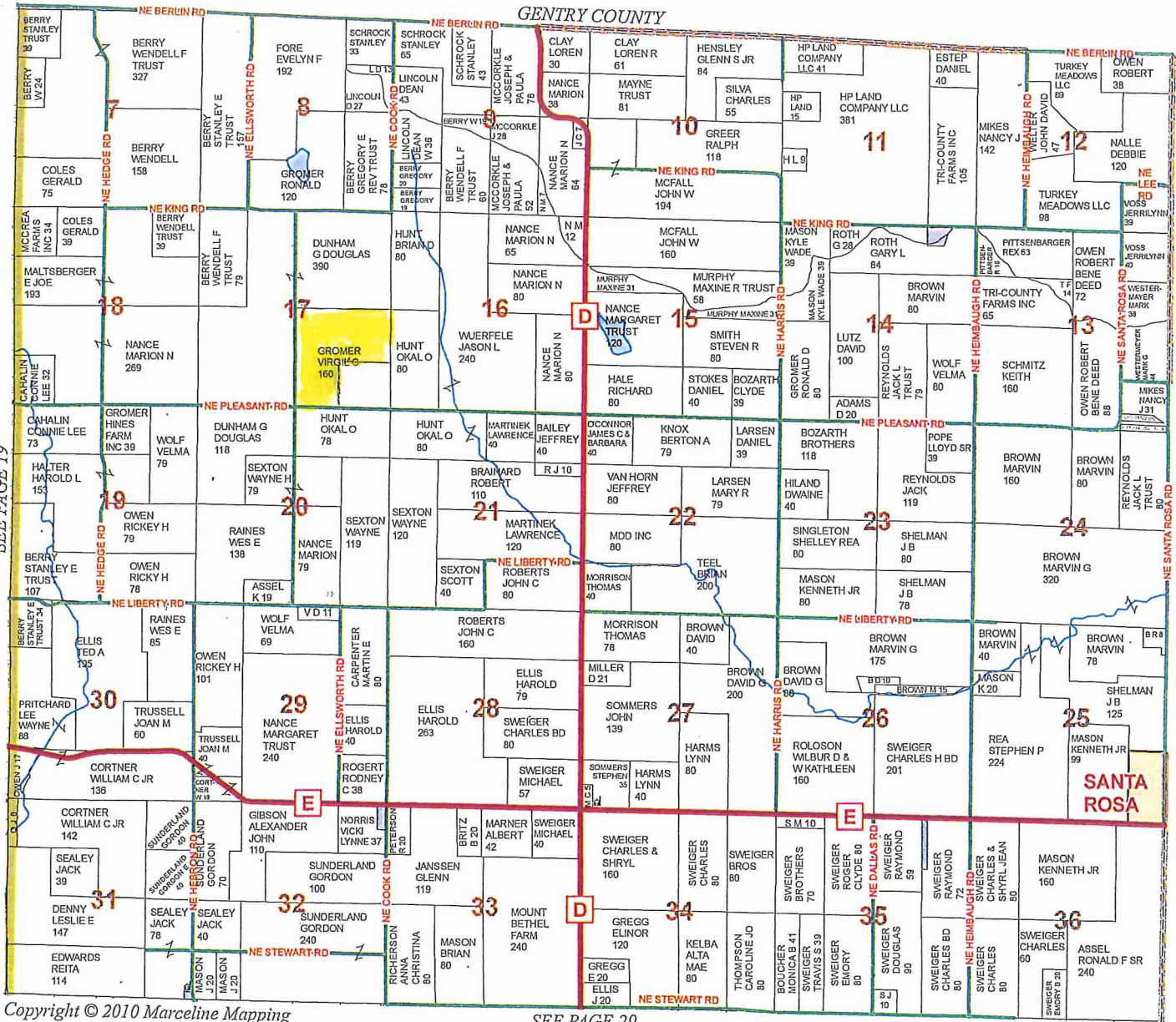
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TOWNSHIP 60N • RANGE 30W

GENTRY COUNTY

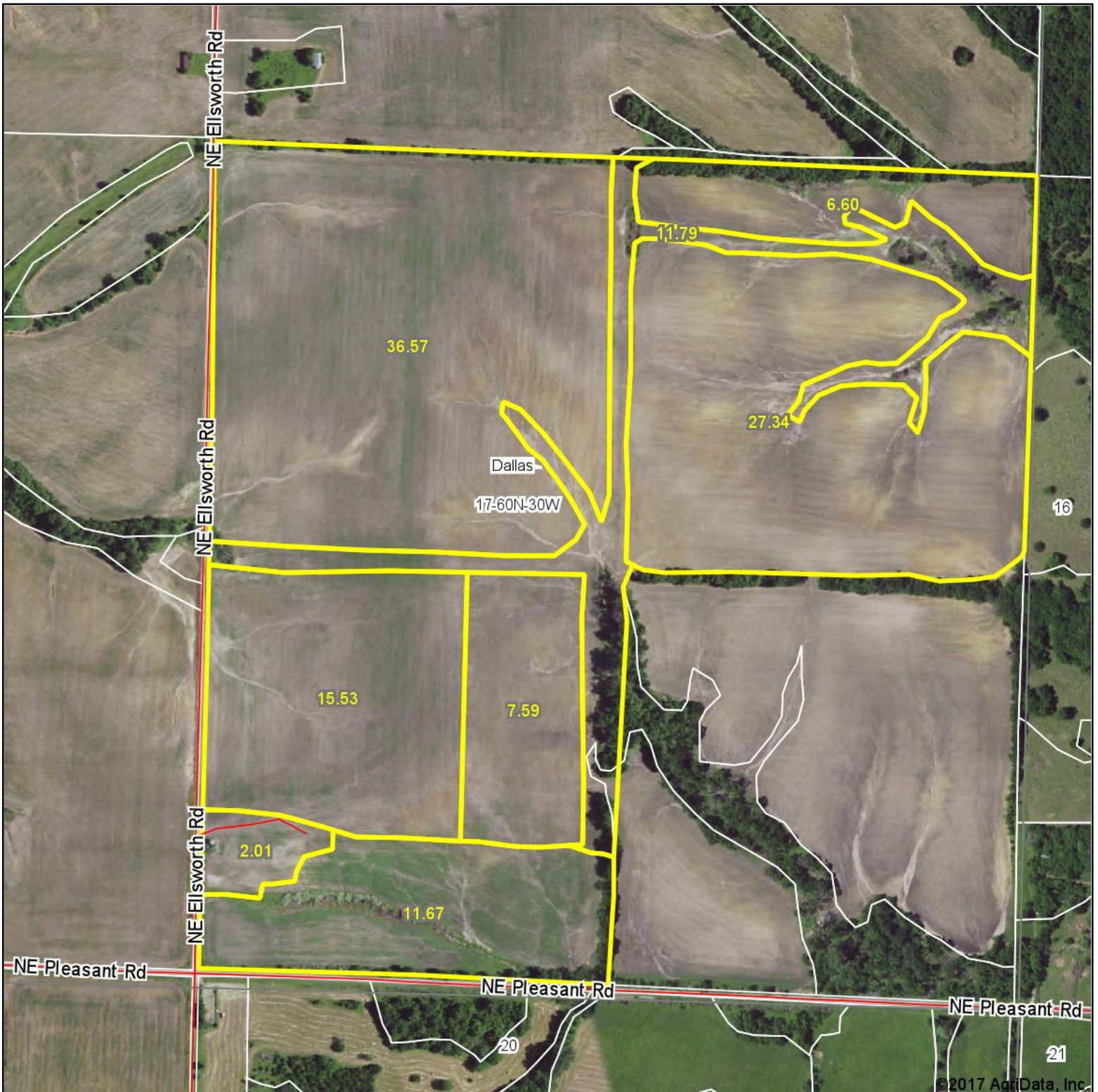


SEE PAGE 19

DAVISS COUNTY

SANTA ROSA

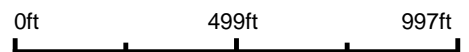
Aerial Map



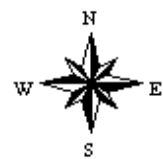
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map center: 40° 0' 45.25, -94° 17' 8.34

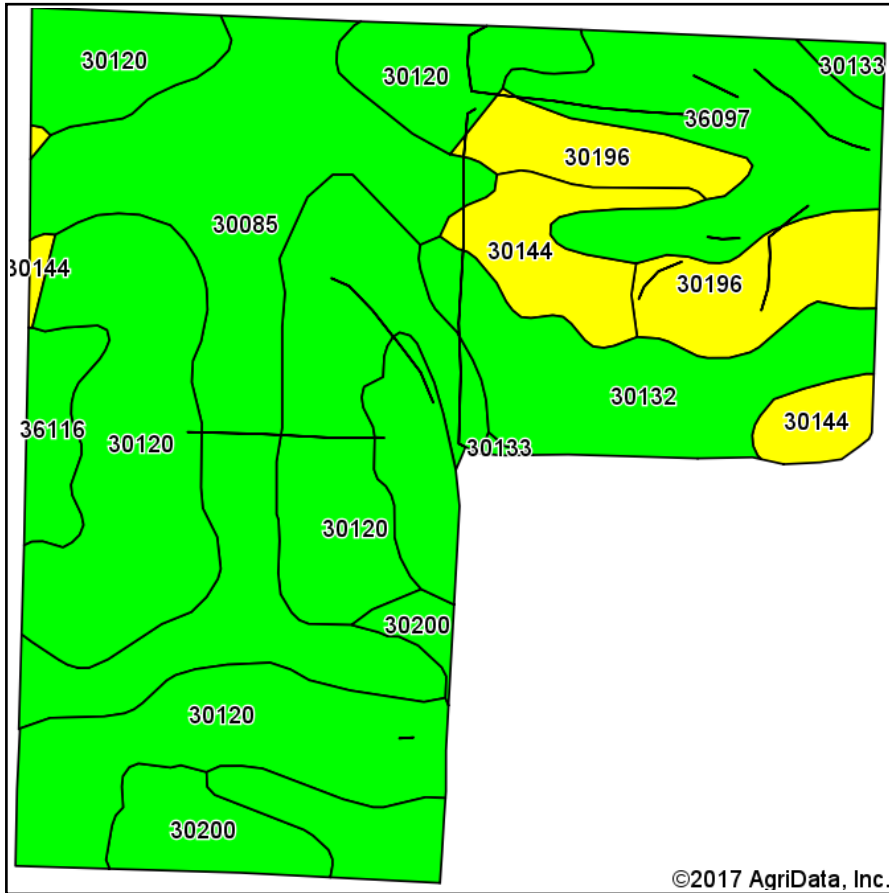


17-60N-30W
De Kalb County
Missouri

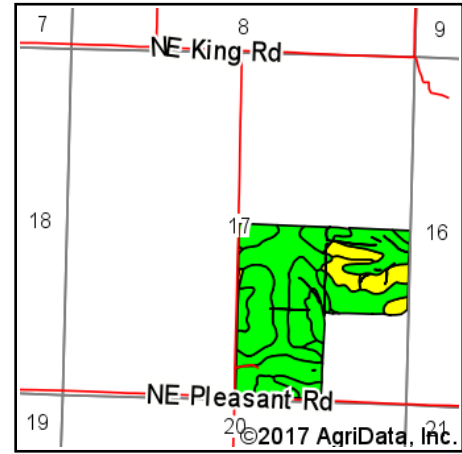


8/1/2017

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **De Kalb**
 Location: **17-60N-30W**
 Township: **Dallas**
 Acres: **119.1**
 Date: **8/1/2017**



Maps Provided By:



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Area Symbol: MO063, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	NCCPI Overall
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	43.59	36.6%		IIIe			58
30085	Grundy silt loam, 2 to 5 percent slopes	24.56	20.6%		IIIw			69
36097	Zook silty clay loam, 1 to 4 percent slopes, occasionally flooded	17.51	14.7%		IIw			85
30132	Lamoni clay loam, 4 to 7 percent slopes	10.12	8.5%		IIIe			59
30196	Shelby clay loam, 9 to 14 percent slopes, severely eroded	8.62	7.2%		IVe			46
30144	Lamoni soils, 5 to 9 percent slopes, severely eroded	6.66	5.6%		IVe	4	1	31
30200	Shelby loam, 9 to 14 percent slopes	4.55	3.8%		IIIe			68
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	2.63	2.2%		IIw			76
30133	Lamoni clay loam, 5 to 9 percent slopes, moderately eroded	0.86	0.7%		IIIe			57
Weighted Average						0.2	0.1	62.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Abbreviated 156 Farm Record

Operator Name : ████████████████████
Farms Associated with Operator : 29-061-1052, 29-061-3400, 29-075-3949, 29-063-5358, 29-075-5797, 29-075-6195, 29-075-6200, 29-075-6245, 29-075-6270, 29-075-6271
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
118.87	100.01	100.01	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	100.01	0.00	0.00	No	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SORGH, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	7.57	0.00	0	39	
Corn	18.84	0.00	0	84	
Grain Sorghum	9.57	0.00	0	71	
Soybeans	19.15	0.00	0	23	
TOTAL	55.13	0.00			

NOTES

Tract Number : 4487

Description :
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : DOUGLAS R YEGGE TRUST, TERESA K YEGGE TRUST
Other Producers : None

FAV/WR History : No

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
118.87	100.01	100.01	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	100.01	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	7.57	0.00	0	39
Corn	18.84	0.00	0	84
Grain Sorghum	9.57	0.00	0	71
Soybeans	19.15	0.00	0	23

MISSOURI
GENTRY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 6271
Prepared : Mar 28, 2016
Crop Year : 2016

Abbreviated 156 Farm Record

Tract 4487 Continued ...

TOTAL 55.13 0.00

NOTES

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S-17-T60N-R30W

CRDELLESWORTH RD N

S-16-T60N-R30W



CRD PLEASANT RD E CRD PLEASANT RD W

S-20-T60N-R30W

S-21-T60N-R30W

CRDELLESWORTH RD S

Created: 3/28/2016

Gentry County FSA
512 E. US HWY 136
Albany, MO 64402
Phone: (660)726-5525

1 inch equals 660 feet



Wetland Determination Identifiers

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

All Measurements are
For FSA Programs Only

Disclaimer: 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 wetland boundaries and determinations, or contact NRCS.

clu Farm 6271
plss Tract 4487



120 AC.



HWY. D

HWY E

