

LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

78 ACRES M/L
GUTHRIE COUNTY, IOWA

LISTING #447



DOUGLAS R. YEGGE

C: 563-320-9900

O: 563-659-8185

total@totalrealtyco.com

© 2015 Total Realty, Co LLC We obtained this information from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

Yegge, 78 Acres M/L, Guthrie County, IA

TOTAL ACRES:	78 acres MOL
PRICE:	\$670,000
Price Per Acre:	\$8,589
Owner:	Yegge
Operator:	Wirt
County & State:	Guthrie Co., IA
Location:	3 miles east of Panora, IA
Possession Date:	To be agreed
Drainage Info:	Natural
Average Productivity:	88 CSR2
Taxable Acres:	76.66 est.
Net RE Taxes:	\$2,062 est.
Taxes Payable In:	2015-16
Topography:	Level to Gently Rolling

LEGAL DESCRIPTION:

North 1/2 of the Northeast 1/4, except parcel "A" thereof, Section 12, Township 79 North, Range 30 West of the 5th P.M.

COMMENTS & BUILDING INFORMATION:

Good soiled farm, southeast of Panora, Ia.

Owner is a licensed real estate broker in the State of Iowa.

TO CONTACT LISTING AGENT:

Call: Douglas R. Yegge

Cell: 563-320-9900

Office: 563-659-8185

Email: total@totalrealtyco.com

www.totalrealtyco.com

LEASE/FSA INFORMATION:

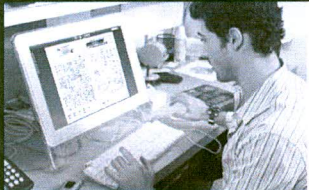
Currently rented for the 2016 crop year at \$200/a. paid Dec. 15, 2016.

F.S.A. INFORMATION:

Farmland:	79.5
Crop Acres:	76.88
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	42.6
Corn Yield:	129
Soybean Base:	31.3
Soybean Yield:	43

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	78
Tillable Acres:	76.88
CRP Acres:	
Farmstead:	
Roads:	.22
Waterways:	1
Timber:	
Pasture:	



WE'VE JUST MADE OUR PLAT & DIRECTORIES SO MUCH MORE USER FRIENDLY

FHP
SERVING RURAL AMERICA
FARM & HOME PUBLISHERS®
524 River Ave. North
Belmond, IA 50421
641-444-3508

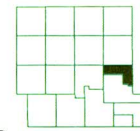
Electronic Versions Available from Your Sales Representatives or Our Website...

www.farmandhomepublishers.com

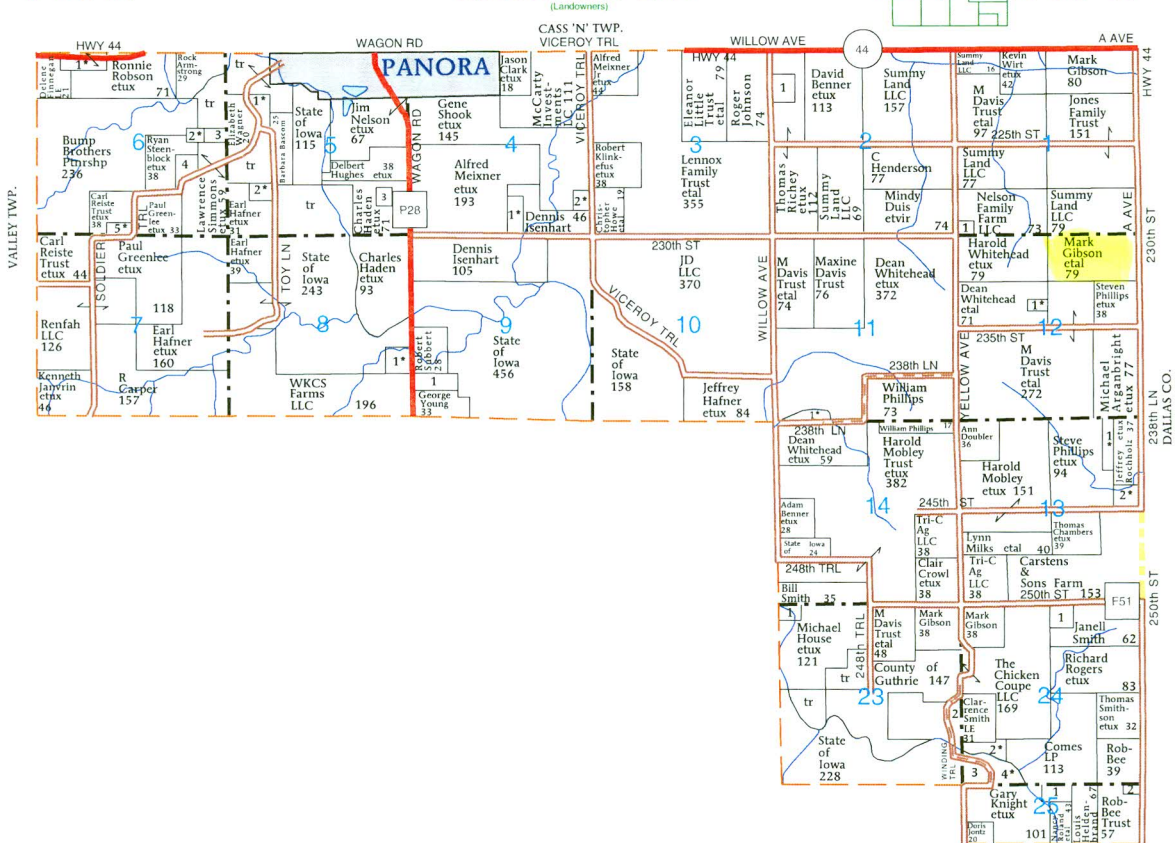
- ✓ Flip through the electronic version.
- ✓ Advertisers receive the copyright and licensing of maps until the next publication is printed. You can crop any area of interest for your website, emails or advertising needs.
- ✓ Print pages as needed.
- ✓ Bookmark pages of the publication.
- ✓ Add sticky notes to specific areas of each map or alpha page.
- ✓ View single or double page layout.
- ✓ Use search box to find names of landowners or rural residents listed within each publication.
- ✓ Magnify page for better viewing.
- ✓ Full screen or normal viewing mode.
- ✓ Thumbnail view.
- ✓ Translate information into your desired language for all maps and alpha listings.
- ✓ All advertisers displaying their website will be linked to that website.

T-79-N

CASS 'S' PLAT



R-30-W



JACKSON TWP.

CASS 'S' TOWNSHIP

SECTION 1

- 1. Dupey, Dixie 7

SECTION 2

- 1. Richey, Craig 6

SECTION 4

- 1. Miller, Duane 11

- 2. Ratcliff, Ryan 9

SECTION 5

- 1. Lutz, Patrick 7

- 2. Fett, Jason 8

- 3. Haden, Charles 5

SECTION 6

- 1. Bump, Jeffrey 13

- 2. Arganbright, Christine 8

- 3. Mane Spirit LLC 8

- 4. Fisher, John 12

- 5. Dorsett, William 5

SECTION 8

- 1. Cleveland, George 10

SECTION 9

- 1. Fuller, Robert 12

SECTION 11

- 1. Richard, Eric 9

SECTION 12

- 1. Wilson, Roger 6

SECTION 13

- 1. Arganbright, Michael 10

- 2. Whitver, Eric 10

SECTION 23

- 1. Smith, Bill 6

- 2. Laverty, Angela 9

SECTION 24

- 1. City of Linden 13

- 2. Dollens, Thomas 7

- 3. State of Iowa 11

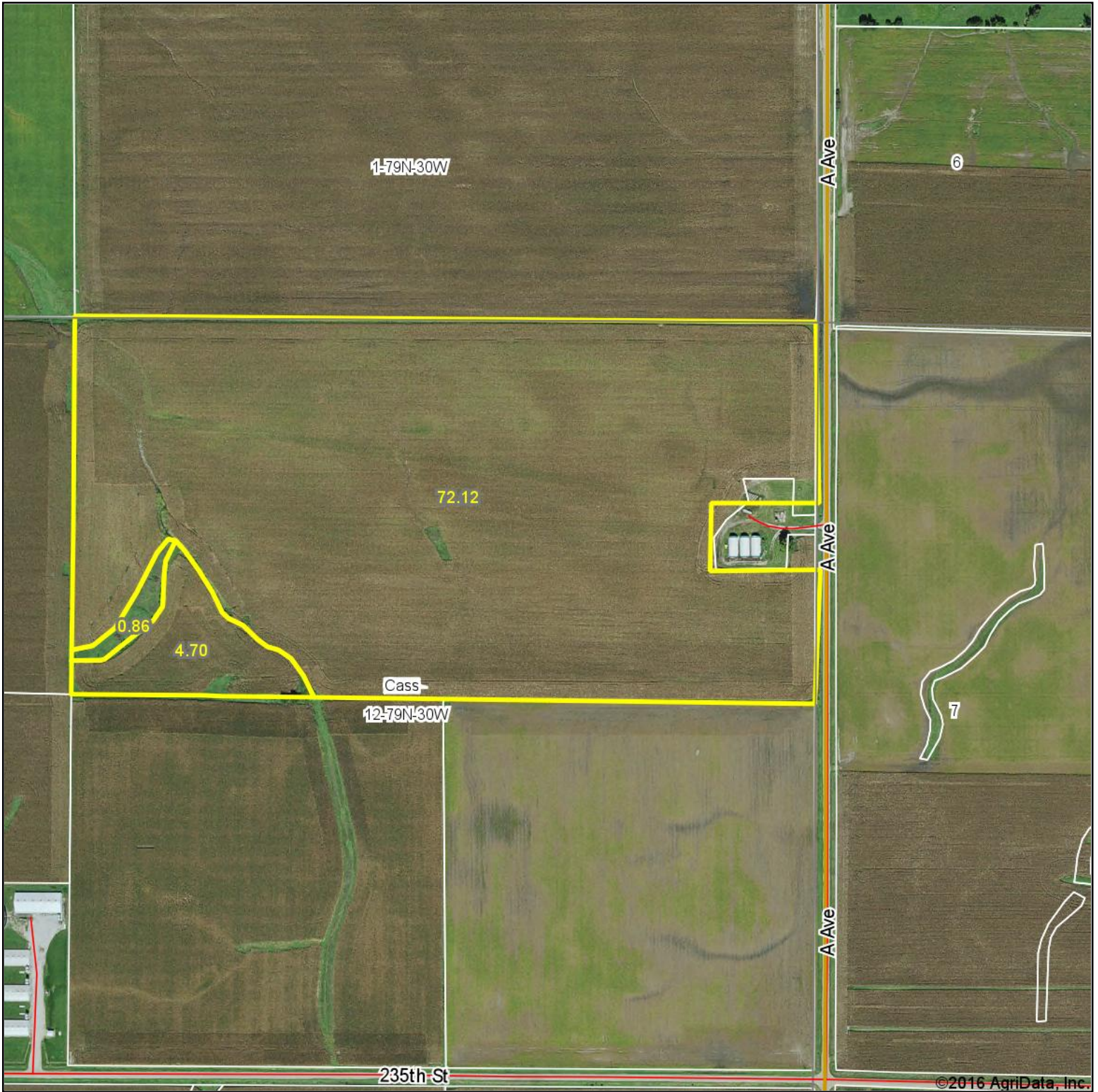
- 4. Knight, Gary 16

SECTION 25

- 1. Comes LP 6

- 2. Rob-Bee 9

Aerial Map



TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

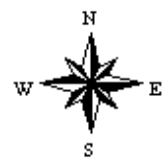
map center: 41° 40' 17.13, 94° 17' 1.44



Maps Provided By:

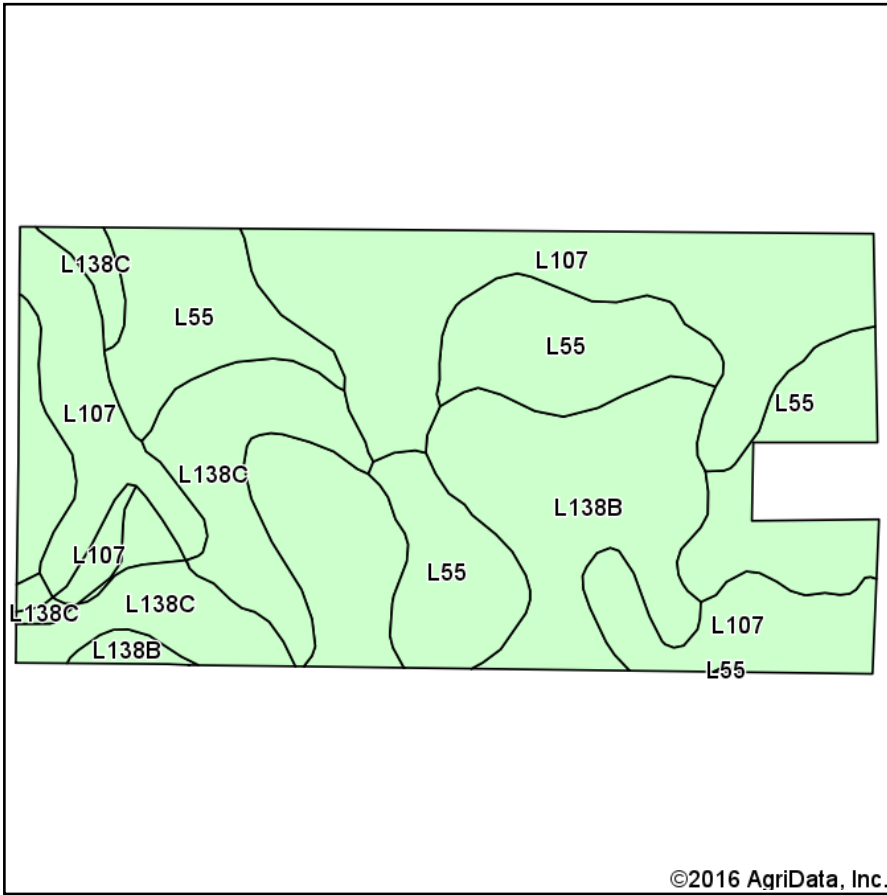
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2016 www.AgriDataInc.com

12-79N-30W
Guthrie County
Iowa



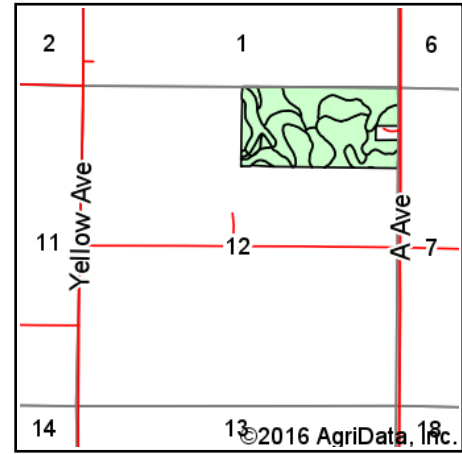
4/26/2016

Soils Map



Soils data provided by USDA and NRCS.

©2016 AgriData, Inc.



State: **Iowa**
 County: **Guthrie**
 Location: **12-79N-30W**
 Township: **Cass**
 Acres: **77.68**
 Date: **4/26/2016**

TOTAL
 REALTY CO.
 A SUBSIDIARY OF PEOPLES COMPANY

Maps Provided By:



© AgriData, Inc. 2016

www.AgridataInc.com



Area Symbol: IA077, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	*n NCCPI Overall
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	26.63	34.3%	IIw	88	76
L55	Nicollet loam, 1 to 3 percent slopes	21.24	27.3%	Ie	91	77
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	19.02	24.5%	IIe	88	78
L138C	Clarion loam, Bemis moraine, 6 to 10 percent slopes	10.79	13.9%	IIIe	84	72
Weighted Average					88.3	*n 76.2

Area Symbol: IA077, Soil Area Version: 23

**IA has updated the CSR values for each county to CSR2.

*n: NCCPI updated on 1-25-2016

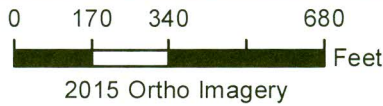
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Common Land Unit

- Tract Boundary
- Cropland
- PLSS
- Non-Cropland



2016 Program Year
Map Created December 08, 2015

Wetland Determination Identifiers

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

Tract Cropland Total: 76.88 acres

Farm 4125
Tract 1507

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).

Iowa
 Guthrie
 Report ID: FSA-156EZ

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

FARM: 4125
 Prepared: 4/22/16 3:31 PM
 Crop Year: 2016
 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.

Tract Number: 1507 Description: O8 N1/2NE1/4 SEC 12 S CASS

FAV/WR
 History
 N

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
79.45	76.88	76.88	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	76.88	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	42.6		129	0.0
SOYBEANS	31.3		43	0.0
Total Base Acres:	73.9			

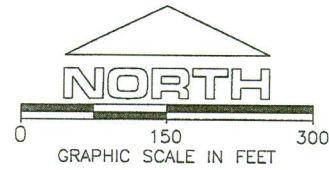
Owners: **MARK GIBSON**

MICHAEL R GIBSON ESTATE

Other Producers: None

WARDER C. HILLHOUSE, JR. MHF ENGINEERING P.C. 300 W. MCKINLEY JEFFERSON, IA. (515)386-4101

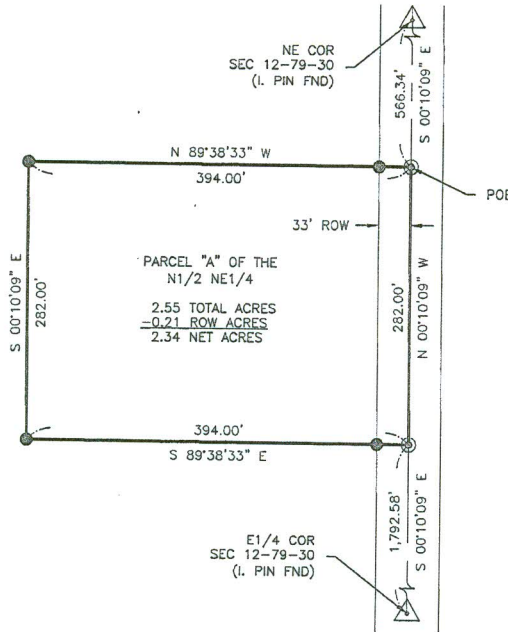
PLAT OF SURVEY
 PARCEL "A" OF THE
 N1/2 NE1/4
 SECTION 12, T79N, R30W
 GUTHRIE COUNTY, IOWA



BEARING DATUM: NAD83 IOWA
 STATE PLANES, SOUTH ZONE,
 US FOOT.

LEGEND

- SECTION CORNER
- IRON PIN FOUND
- SET 5/8"x24"REROD
W/YELLOW CAP#6806
- "X" CHIPPED IN CONC
- 60D SPIKE SET
- FIELD MEASUREMENT
- PLATTED DIMENSION
- PROPERTY LINE
- FENCE LINE
- SECTION LINE
- EASEMENT



SURVEYOR NOTE:
 THIS PLAT OF SURVEY IS SUBJECT TO
 EASEMENTS APPARENT OR OF RECORD.

SURVEY REQUESTED BY: LAKE PANORAMA REALTY

OWNER: MARK & MICHAEL GIBSON

FIELD NOTES:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, T79N, R30W OF THE 5TH P.M., GUTHRIE COUNTY, IOWA;
 THENCE SOUTH 00°10'09" EAST, 566.34' ALONG THE EAST LINE OF SAID SECTION 12 TO THE POINT OF BEGINNING;
 THENCE NORTH 89°38'33" WEST, 394.00 FEET; THENCE SOUTH 00°10'09" EAST, 282.00 FEET; THENCE SOUTH 89°38'33"
 EAST, 394.00 FEET; THENCE NORTH 00°10'09" WEST, 282.00 FEET ALONG THE EAST LINE OF SAID SECTION 12 TO THE
 POINT OF BEGINNING CONTAINING 2.55 ACRES.

THE ABOVE DESCRIBED PARCEL SHALL HEREAFTER BE KNOWN AS PARCEL "A" OF THE NORTH HALF OF THE NORTHEAST
 QUARTER OF SECTION 12. T79N, R30W OF THE 5TH P.M., GUTHRIE COUNTY, IOWA.

	I hereby certify that this land surveying document and the related survey work was performed 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.	
	Signature <i>Warder C. Hillhouse Jr.</i>	Date 11/20/13
	Printed or Typed Name Warder C. Hillhouse, Jr.	
	License number 6806	
	My license renewal date is Dec, 31, 2013	
	Pages or sheets covered by this seal: 1	



M.H.F. ENGINEERING, P.C.
 ENGINEERS - LAND SURVEYORS
 Jefferson, Iowa 50129 Ph. (515)386-4101

FIELD WORK DATE: 11/2013