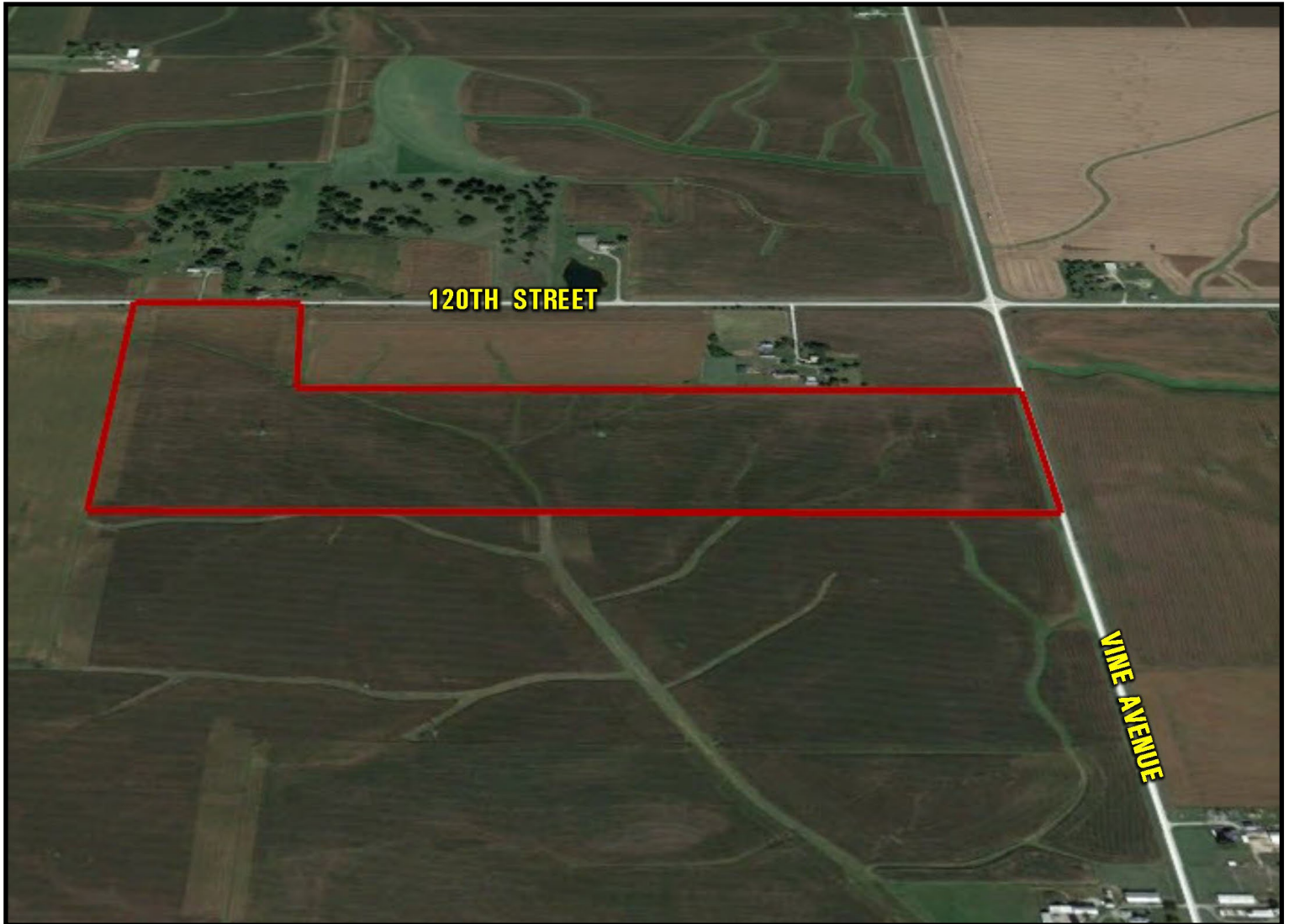


# LAND FOR SALE

LISTING #14070

**80 ACRES M/L**  
MUSCATINE COUNTY, IOWA



**DOUG 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

**PeoplesCompany.com**  
**563.659.8185**

700 6th Ave  
DeWitt, Iowa 52742

# LAND FOR SALE

**LEGAL DESCRIPTION:**

Part of the NE and NW 1/4 of Section 17, Township 78 North, Range 1 East of the 5th P.M., Muscatine County, Iowa.

**COMMENTS & BUILDING INFORMATION:**

Offering 80 acres m/l of excellent high quality Muscatine County farmland. The farm offers 79.66 FSA cropland acres with a CSR2 of 81.8. The gentle sloping farmland offers productive soil types including Tama and Radford silt loams. The farm is positioned in a strong farming location South of Stockton Iowa. The farm is located in Section 17 of Fulton Township. This farm is contingent on a leaseback with the current seller. Call agents for more information.

**TO CONTACT LISTING AGENT:**

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

Call: Alan McNeil  
Cell: 563-321-1125  
Office: 563-659-8185  
Alan@peoplescompany.com

**LEASE/FSA INFORMATION:**

Farm sale is contingent upon a "Leaseback" to the Seller.

**Shelly Lincoln Trust, 80 Acres M/L, Muscatine County, IA**

<b>TOTAL ACRES:</b>	<b>80</b>
<b>PRICE:</b>	<b>\$742,000</b>
<b>Price Per Acre:</b>	\$9,275
<b>Owner:</b>	Shelly Lincoln Trust
<b>Operator:</b>	Leaseback
<b>County &amp; State:</b>	Muscatine Co., Iowa
<b>Location:</b>	2 miles southwest of Stockton, IA
<b>Possession Date:</b>	To be agreed
<b>Drainage Info:</b>	Natural
<b>Average Productivity:</b>	81.8 CSR2
<b>Taxable Acres:</b>	80
<b>Net RE Taxes:</b>	\$2,229
<b>Taxes Payable In:</b>	2017/2018
<b>Topography:</b>	Gentle sloping

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

<b>Farmland:</b>	79.66
<b>Crop Acres:</b>	79.66
<b>CRP Acres:</b>	
<b>Wheat Base:</b>	
<b>Wheat Yield:</b>	
<b>Corn Base:</b>	70.2
<b>Corn Yield:</b>	171
<b>Soybean Base:</b>	8.8
<b>Soybean Yield:</b>	79

**APPROXIMATE BREAKDOWN OF ACRES:**

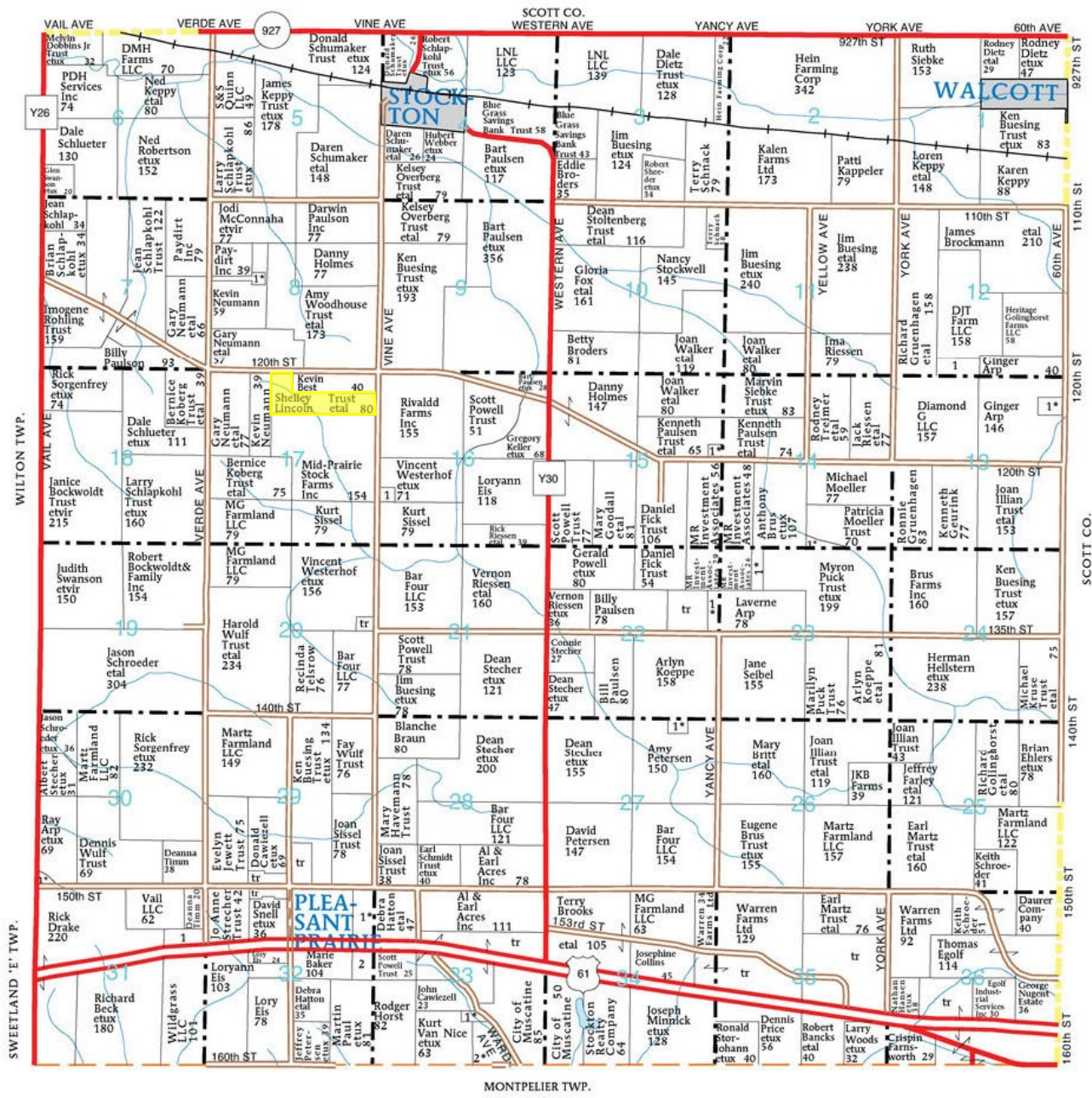
<b>Total Acres:</b>	80
<b>Tillable Acres:</b>	79.66
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	.34
<b>Waterways:</b>	
<b>Timber:</b>	
<b>Pasture:</b>	

T-78-N

# FULTON PLAT



R-1-E



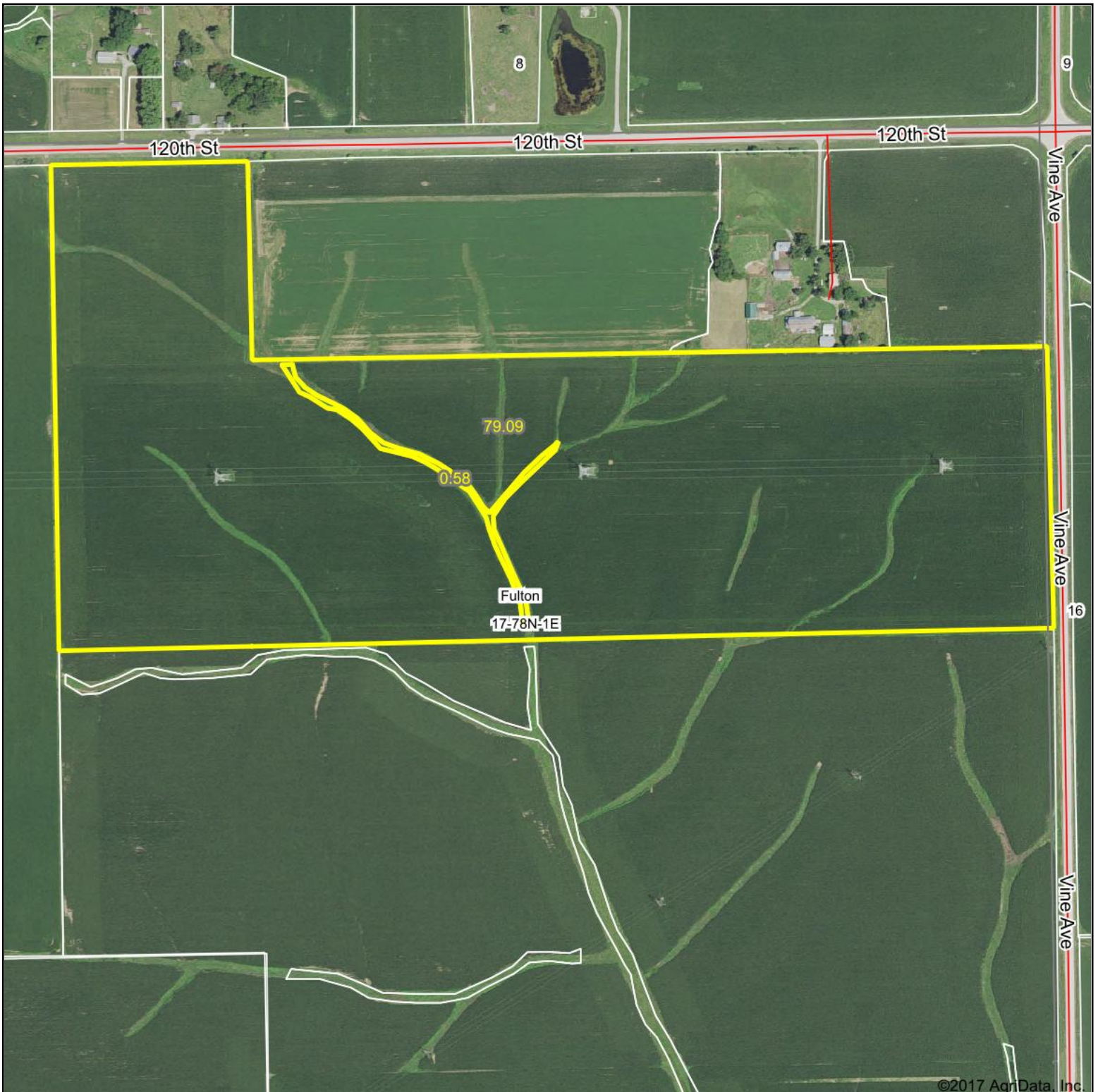
- FULTON TOWNSHIP**
- SECTION 8**
- Schlapkohl Trust, Loren etal 7
- SECTION 12**
- G Diamond LLC 14
- SECTION 13**
- Ellsworth, Dale etux 11
- SECTION 14**
- Puck Trust, Myron etux 8

- SECTION 15**
- Paulsen Trust, Kenneth etux 7
- SECTION 16**
- Mid-Prairie Stock Farms Inc 8
- SECTION 22**
- Bein, Vaughn etux 10
- SECTION 23**
- Brus, Anthony etux 15

- SECTION 27**
- Petersen, Amy etvir 11
- SECTION 30**
- Stichter, Dianne etvir 10
- SECTION 31**
- Wiif, Justin 13
- SECTION 32**
- Hatton, Debra etal 24
  - Powell Trust, Scott 12

- SECTION 33**
- Jackson, Richard etux 8
  - Leming, Donald etux 20

# Aerial Map



©2017 AgriData, Inc.

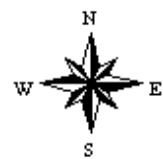


map center: 41° 33' 51.97, -90° 52' 5.76



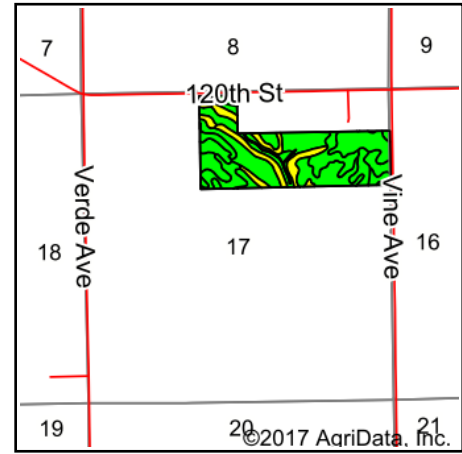
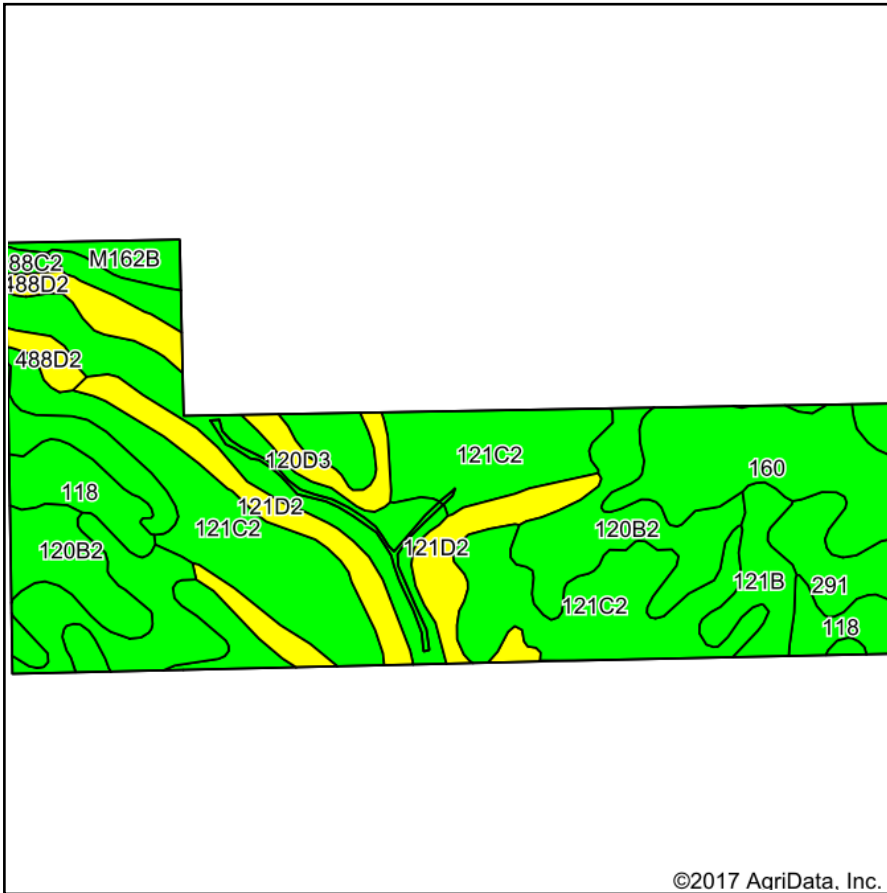
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**17-78N-1E**  
**Muscatine County**  
**Iowa**



1/22/2018

# Soils Map



State: **Iowa**  
 County: **Muscataine**  
 Location: **17-78N-1E**  
 Township: **Fulton**  
 Acres: **79.67**  
 Date: **1/22/2018**



Maps Provided By:



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Soils data provided by USDA and NRCS.

©2017 AgriData, Inc.

## Area Symbol: IA139, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*j Corn	*j Alfalfa	*j Soybeans	*j Bluegrass	*j Tall Grasses	CSR2**	CSR	NCCPI Overall	NCCPI Corn and Soybeans	NCCPI Small Grains
121C2	Tama silt loam, 5 to 9 percent slopes, eroded	24.08	30.2%		IIle	0	0	0	0	0	87		78	78	55
120B2	Tama silt loam, 2 to 5 percent slopes, eroded	11.58	14.5%		Ile	227.2	6.4	65.9	4.1	6.8	92	93	78	78	56
467B	Radford silt loam, 2 to 5 percent slopes	8.78	11.0%		IIlw	198.4	4.2	57.5	3.6	6	75	76	91	91	56
160	Walford silt loam, 0 to 2 percent slopes	7.99	10.0%		IIIw	216	4.5	62.6	3.9	6.5	82	65	93	93	18
121D2	Tama silt loam, 9 to 14 percent slopes, eroded	7.49	9.4%		IIle	0	0	0	0	0	61		75	75	53
488C2	Newvienna silt loam, 5 to 9 percent slopes, moderately eroded	4.88	6.1%		IIle	203.2	5.7	58.9	3.7	6.1	77	71	77	73	50
118	Garwin silty clay loam, 0 to 2 percent slopes	4.18	5.2%		IIlw	230.4	4.8	66.8	4.1	6.9	90	95	95	95	17
121B	Tama silt loam, 2 to 5 percent slopes	2.81	3.5%		Ile	0	0	0	0	0	95		90	90	72
120D3	Tama silty clay loam, 9 to 14 percent slopes, severely eroded	2.79	3.5%		Ive	80	2.2	23.2	1.4	2.4	55	65	54	54	32



291	Atterberry silt loam, 0 to 2 percent slopes	2.58	3.2%		le	224	5.8	65	4	6.7	90	95	98	89	64
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	1.36	1.7%		lle	0	0	0	0	0	90		91	91	68
488D2	Newvienna silt loam, 9 to 14 percent slopes, moderately eroded	1.15	1.4%		llle	174.4	4.9	50.6	3.1	5.2	51	61	74	70	49
<b>Weighted Average</b>						<b>113.7</b>	<b>2.8</b>	<b>33</b>	<b>2</b>	<b>3.4</b>	<b>81.8</b>	<b>*-</b>	<b>81.9</b>	<b>81.3</b>	<b>49.3</b>

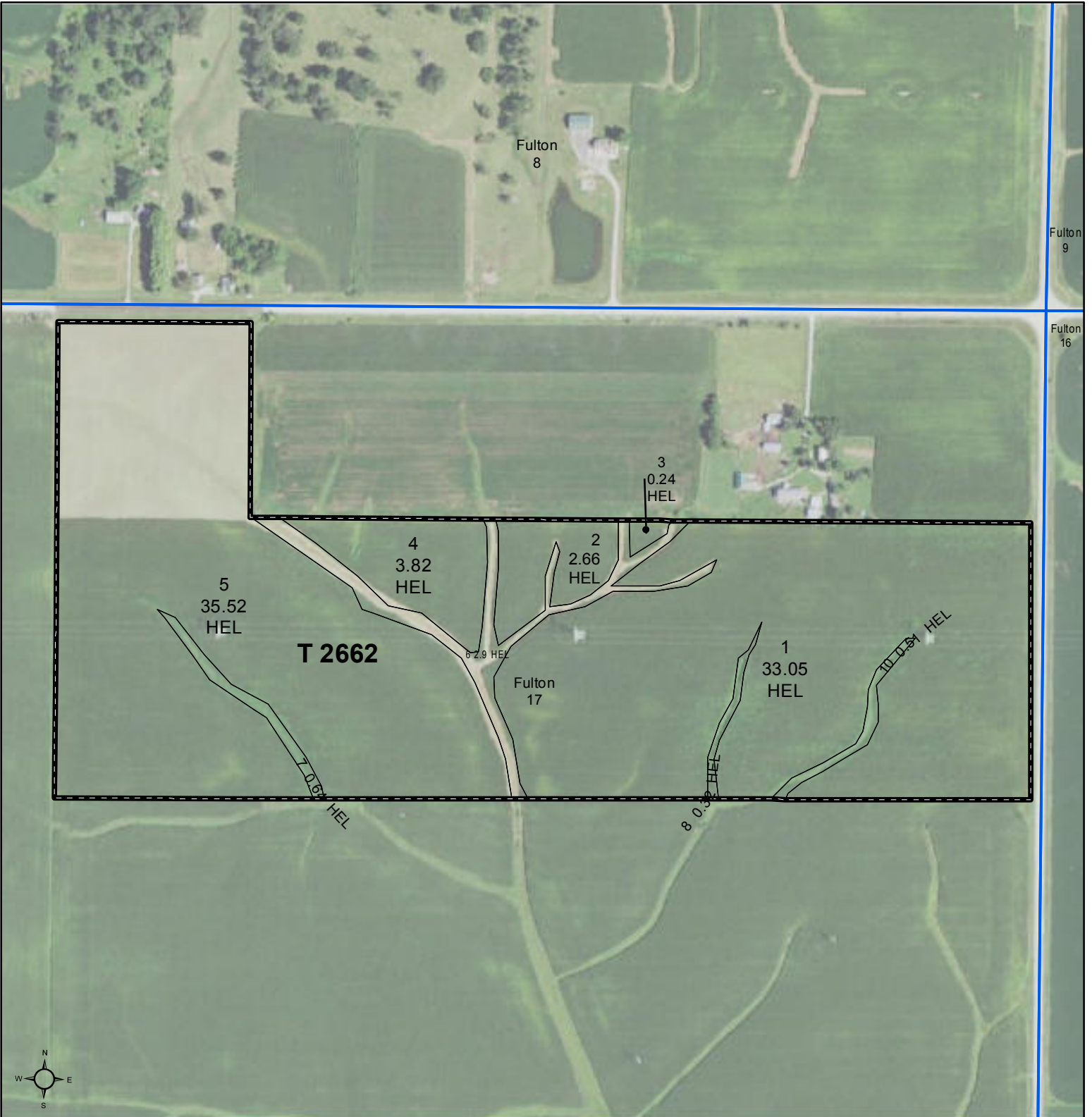
\*\*IA has updated the CSR values for each county to CSR2.

\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

\*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

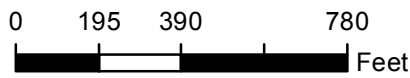


**Common Land Unit** PLSS

- Cropland
- Tract Boundary

**Wetland Determination**

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



2015 Ortho Imagery

2018 Program Year

Map Created October 05, 2017

**Farm 3710**  
**Tract 2662**

**Tract Cropland Total: 79.66 acres**

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  
MUSCATINE



United States Department of Agriculture  
Farm Service Agency



FARM : 3710

Prepared : May 4, 2016

Crop Year : 2016

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name : BART PAULSEN  
 Farms Associated with Operator : 19-139-3710, 19-139-3715, 19-139-4375, 19-139-5397, 19-139-5399, 19-139-5401  
 CRP Contract Number(s) : None

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
79.66	79.66	79.66	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	79.66	0.00	0.00	No	No	0.00	0.00	

**Crop Election Choice**

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

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	70.20	0.00	0	171	
Soybeans	8.80	0.00	0	49	
<b>TOTAL</b>	<b>79.00</b>	<b>0.00</b>			

**NOTES**

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Tract Number : 2662

Description : 17 T78N R01E FULTON FAV/WR History : No  
 BIA Unit Range Number :  
 HEL Status : HEL field on tract.Conservation system being actively applied  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : RALPH NITZ TRUST  
 Other Producers : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
79.66	79.66	79.66	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	79.66	0.00	0.00	0.00	0.00	

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	70.20	0.00	0	171
Soybeans	8.80	0.00	0	49
<b>TOTAL</b>	<b>79.00</b>	<b>0.00</b>		

**NOTES**

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FSA - 578 (09-13-16)

# REPORT OF COMMODITIES FARM SUMMARY

DATE: 5-25-2017  
PAGE: 2

Farm Number: 3710

Original: KB  
Revision: \_\_\_\_\_  
Cropland: 79.66  
Farmland: 79.66

Operator Name and Address

BART DARWIN PAULSEN  
3637 120TH ST  
STOCKTON, IA 52769-9739

**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a as amended). The authority for requesting the information identified on this form is 7 CFR Part 718, the Farm Security and Rural Investment Act of 2002 (Pub L. 107-171), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producers request to participate in and receive benefits under FSA programs. According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

Producer Name			Crop/Commodity	Variety/Type	Share	Crop/Commodity	Variety/Type	Share	Crop/Commodity	Variety/Type	Share	Crop/Commodity	Variety/Type	Share
BART DARWIN PAULSEN			CORN	YEL	100.00	GRASS	SMO	100.00						
Planting Period	Crop/Commodity	Variety/Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity	Planting Period	Crop/Commodity	Variety/Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity	
01	GRASS	SMO	N	LS	4.37		01	CORN	YEL	N	GR	75.29		

**CERTIFICATION:** I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any crop for which NAP coverage has been purchased, I certify that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Operator's Signature (By): B. + D. Paulsen Date: 5/25/17

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REC'D  
MAY 25 2017  
MUSCATINE COUNTY FSA  
MUSCATINE, IOWA

FSA - 578 (09-13-16)

# REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

DATE: 5-25-2017  
PAGE: 1

Farm Number: 3710

Operator Name and Address

BART DARWIN PAULSEN  
3637 120TH ST  
STOCKTON, IA 52769-9739

Original: \_\_\_\_\_  
Revision: \_\_\_\_\_  
Cropland: 79.66  
Farmland: 79.66

Tract Number	CLU/Field	Crop/Commodity	Variety/Type	Irr Prc	Int Use	Actual Use	Land Use	Organic Status	Native Sod	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date	
2662	1	CORN	YEL	N	GR			C	N	I	A	33.05		Yes			4-23-2017	01		
		Producer BART DARWIN PAULSEN																		
		Share	100.00	FSA Physical Location: Muscatine, Iowa																NAP Unit 876
	2	CORN	YEL	N	GR			C	N	I	A	2.66		Yes			4-23-2017	01		
		Producer BART DARWIN PAULSEN																		
		Share	100.00	FSA Physical Location: Muscatine, Iowa																NAP Unit 876
	3	CORN	YEL	N	GR			C	N	I	A	0.24		Yes			4-23-2017	01		
		Producer BART DARWIN PAULSEN																		
		Share	100.00	FSA Physical Location: Muscatine, Iowa																NAP Unit 876
	4	CORN	YEL	N	GR			C	N	I	A	3.82		Yes			4-23-2017	01		
		Producer BART DARWIN PAULSEN																		
		Share	100.00	FSA Physical Location: Muscatine, Iowa																NAP Unit 876
	5	CORN	YEL	N	GR			C	N	I	A	35.52		Yes			4-23-2017	01		
		Producer BART DARWIN PAULSEN																		
		Share	100.00	FSA Physical Location: Muscatine, Iowa																NAP Unit 876
	6	GRASS	SMO	N	LS			C	N	I	A	2.90		Yes			3-25-2000	01	2020	
		Producer BART DARWIN PAULSEN																		
		Share	100.00	FSA Physical Location: Muscatine, Iowa																NAP Unit 876
	7	GRASS	SMO	N	LS			C	N	I	A	0.64		Yes			3-25-2000	01	2020	
		Producer BART DARWIN PAULSEN																		
		Share	100.00	FSA Physical Location: Muscatine, Iowa																NAP Unit 876
	8	GRASS	SMO	N	LS			C	N	I	A	0.32		Yes			3-25-2000	01	2020	
		Producer BART DARWIN PAULSEN																		
		Share	100.00	FSA Physical Location: Muscatine, Iowa																NAP Unit 876
	10	GRASS	SMO	N	LS			C	N	I	A	0.51		Yes			3-25-2000	01	2020	
		Producer BART DARWIN PAULSEN																		
		Share	100.00	FSA Physical Location: Muscatine, Iowa																NAP Unit 876

PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	
01	GRASS	SMO	N	LS	4.37		01	CORN	YEL	N	GR	75.29									

Photo Number/Legal Description: 17 T78N R01E FULTON

Cropland: 79.66

Reported on Cropland: 79.66

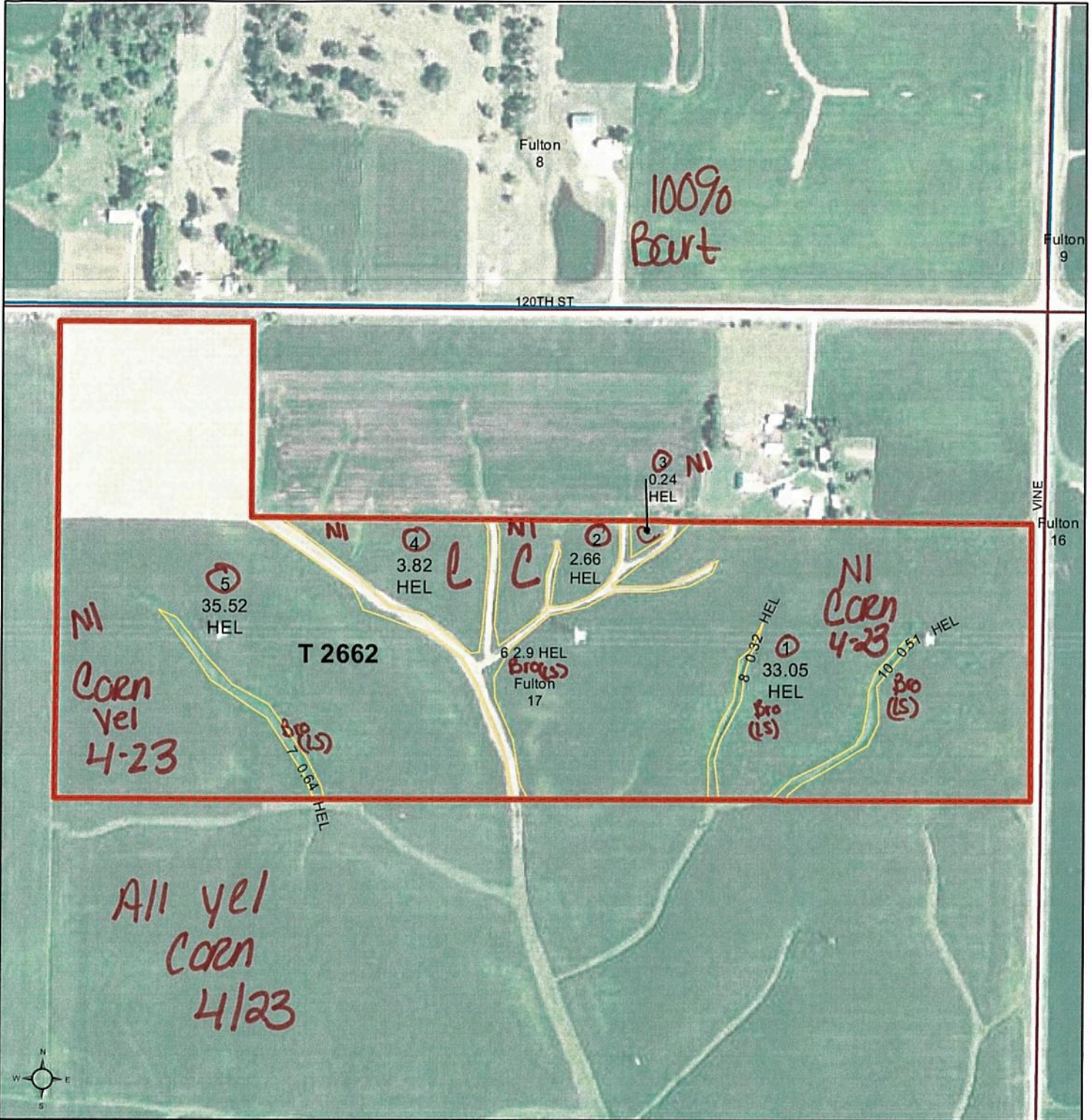
Difference: 0.00

Reported on Non-Cropland: 0.00



United States  
Department of  
Agriculture

# Muscatine County, Iowa

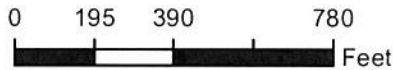


Common Land Unit PLSS

- Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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



2015 Ortho Imagery

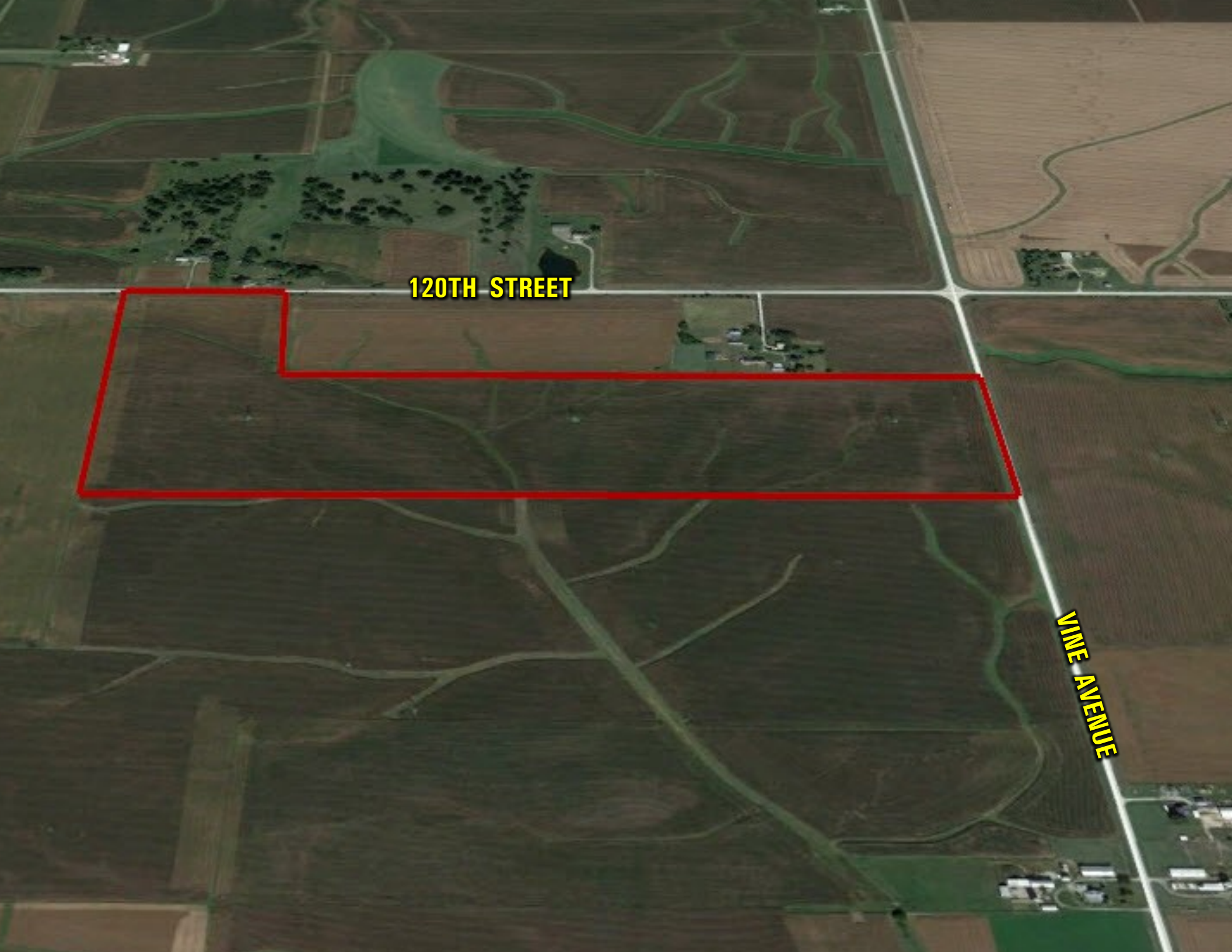
2016 Program Year  
Map Created February 24, 2016

2017

**Farm 3710**  
**Tract 2662**

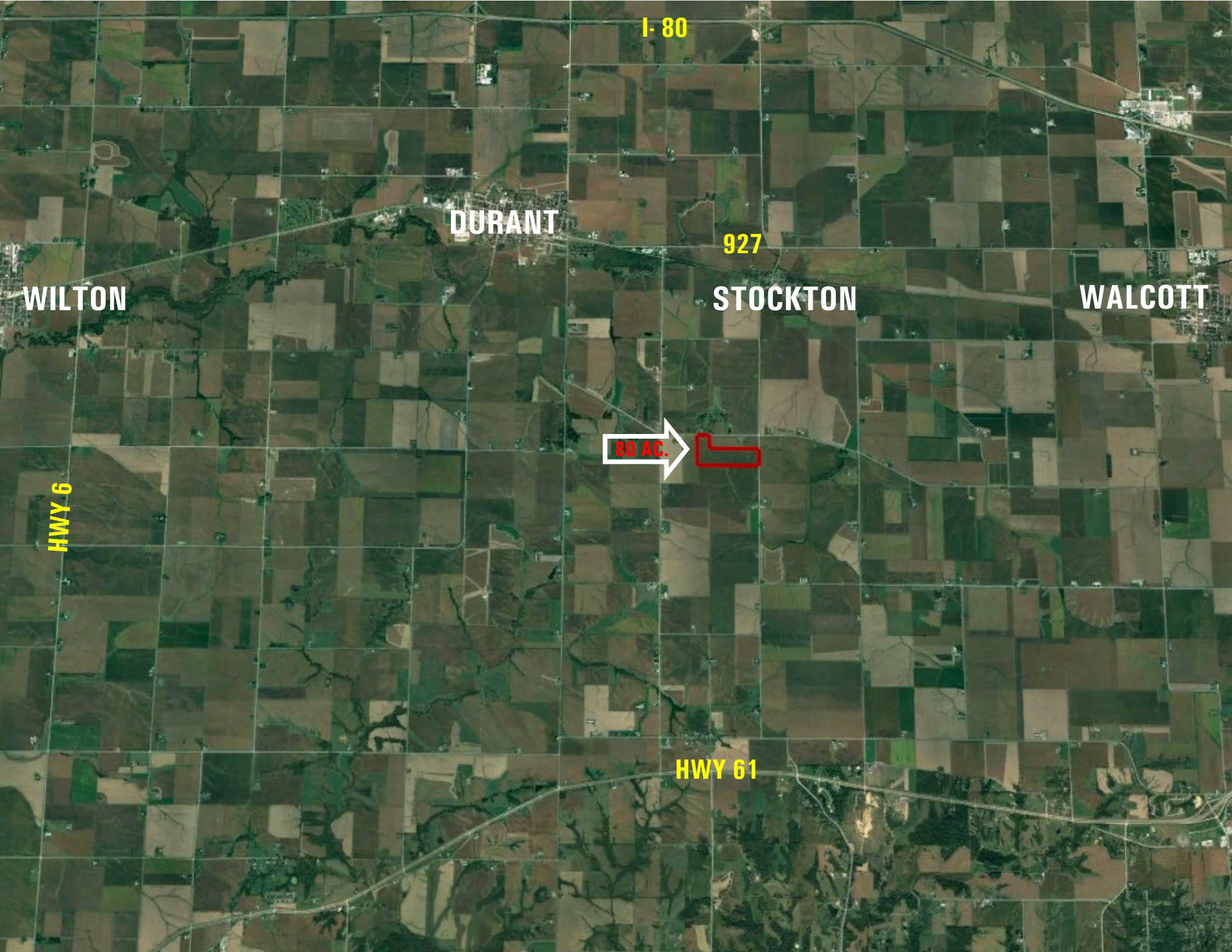
**Tract Cropland Total: 79.66 acres**

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An aerial photograph showing a rural landscape. A large parcel of land is outlined in red, extending horizontally across the middle of the image. To the north of this parcel is a winding stream and a cluster of trees. A road labeled "120TH STREET" runs horizontally across the top of the red-outlined area. To the east, a road labeled "VINE AVENUE" runs diagonally from the bottom right towards the top right. The surrounding area consists of various agricultural fields, some brown and some green, with a few scattered buildings and structures.

**120TH STREET**

**VINE AVENUE**



WILTON

DURANT

STOCKTON

WALCOTT

HWY 6

I-80

927

80 AC.

HWY 61