

LAND FOR SALE

94.57 SURVEYED ACRES

LISTING #14348

BLACK HAWK COUNTY, IA



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

Yegge Inc. 401(K), 94.57 Surveyed Acres, Black Hawk Co., IA

LEGAL DESCRIPTION:

Part of the Southwest 1/4 of the Northeast 1/4 and East 1/2 of the Northeast 1/4 of Seciton 8, Township 88 North, Range 11 West of the 5th P.M., lying northerly of the northerly line of US Hwy. 20.

COMMENTS & BUILDING INFORMATION:

Offering 94.57 surveyed acres of prime Black Hawk County, Iowa, farmland. The farm consists of 88.68 FSA tillable acres. Primary soil types on this tract include Marquis, Clyde-Floyd complex, Coland clay and Saude loams. 50 acres had been a reclamation site, now returned to good condition and tiled. Clean up completed in 2017. Tile maps available. The farm is located approximately 8 miles east of Waterloo, Iowa. The farm lays on the north side of US Hwy. 20. Seller is a licensed real estate Broker in the State of Iowa.

LEASE/FSA INFORMATION:

Currently leased for the 2019 crop year at \$285 per tillable acre.

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

TOTAL ACRES:	94.57
PRICE:	\$709,275
Price Per Acre:	\$7,500
Owner:	Yegge Inc. 401(K) Savings Plan
Operator:	Van Daele
County & State:	Black Hawk Co., IA
Location:	8 miles east of Waterloo on US Hwy. 20
Possession Date:	Dec. 1, 2018
Drainage Info:	Tile & Natural
Average Productivity:	80.5 CSR2
Taxable Acres:	94.57
Net RE Taxes:	\$2,844
Taxes Payable In:	2017-18
Topography:	Level to Gently Rolling

F.S.A. INFORMATION:

Farmland:	97.58
Crop Acres:	88.68
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	56
Corn Yield:	161
Soybean Base:	32.6
Soybean Yield:	48

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	94.57
Tillable Acres:	88.68
CRP Acres:	N/A
Farmstead:	N/A
Roads:	N/A
Waterways:	1
Timber:	2
Pasture:	N/A

LAND FOR SALE

94.57 SURVEYED ACRES

LISTING #14348

BLACK HAWK COUNTY, IA



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

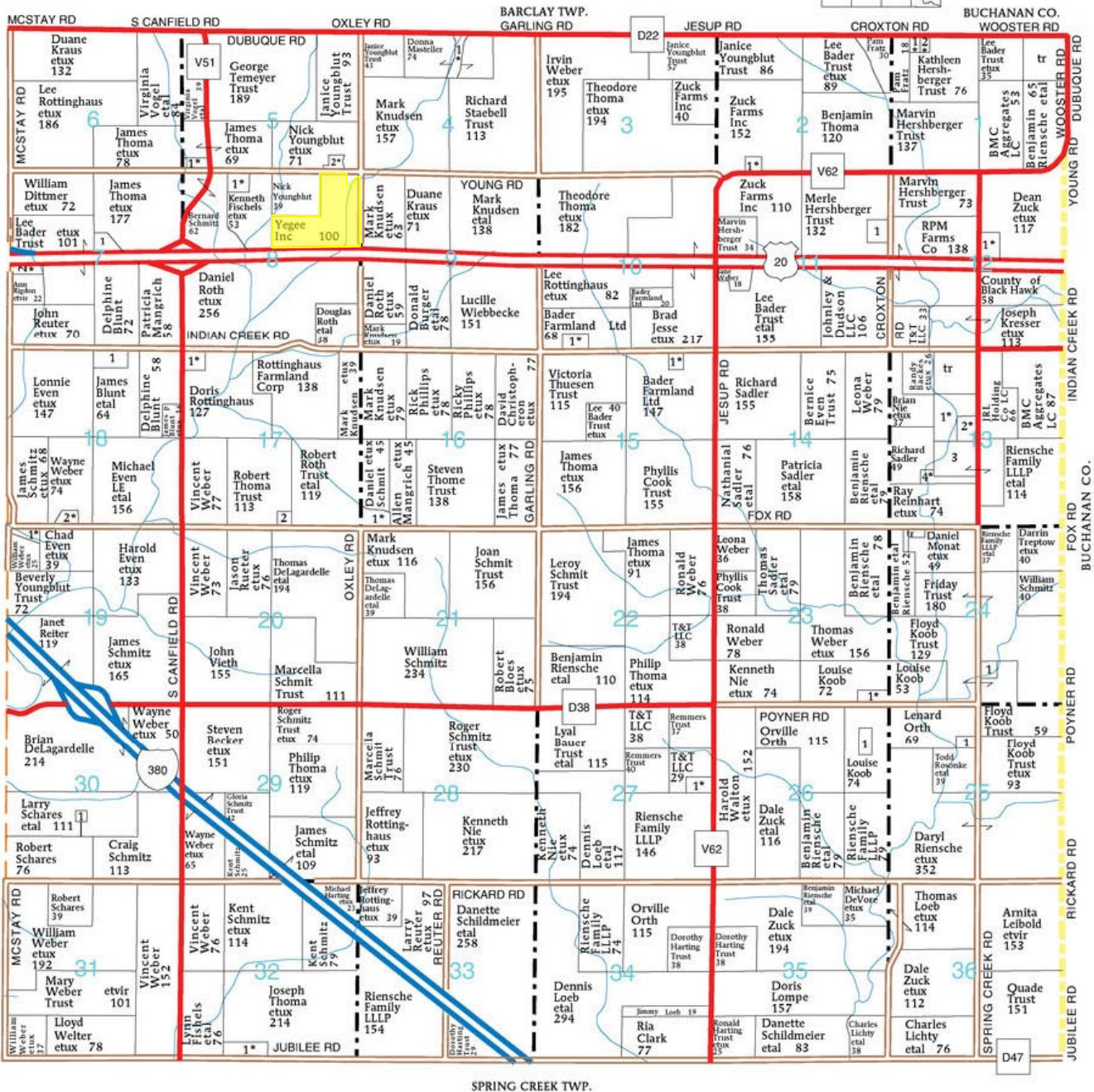
700 6th Ave

DeWitt, Iowa 52742

T-88-N

FOX PLAT

R-11-W



FOX TOWNSHIP

SECTION 1

- 1. Anton, Judson etux 8
- 2. Larson, Brian etux 5

SECTION 2

- 1. Zuck, Michael etux 5

SECTION 4

- 1. Masteller, Dean etux 14

SECTION 5

- 1. Rottinghaus, Lee etux 6

SECTION 6

- 1. Thoma, David etux 6

SECTION 7

- 1. Faridi, F 9

SECTION 8

- 1. Rigdon, Dean etux 8

SECTION 10

- 1. May, Robert etux 10

SECTION 11

- 1. Kroenecke, Marty etux 9
- 1. Schmitz, Pamela 12

SECTION 12

- 1. Corkery Trust, Lawrence etux 10

SECTION 13

- 1. Weber, Jeffrey etux 28
- 2. Masteller, Clarke etux 9
- 3. County of Black Hawk Conservation 64

SECTION 14

- 1. Frush, Douglas etux 18

SECTION 15

- 1. Bader Trust, Lee etux 8

SECTION 16

- 1. Bierman, Christopher etux 10

SECTION 17

- 1. Fischels, Cleo etux 6

SECTION 18

- 2. Thoma, Charles 6

SECTION 19

- 1. Blunt, Richard 15
- 2. Even, Chad etux 5
- 1. Fischels, Edward etux 8

SECTION 21

- 1. DeHoe, Richard etux 5

SECTION 24

- 1. Koob, Andy 8

SECTION 25

- 1. Trebon, Adam 8

SECTION 26

- 1. NRG Media LLC 10

SECTION 27

- 1. Welter, Todd etux 10

SECTION 30

- 1. Thome, Luke 8

SECTION 32

- 1. Even, Clark etux 10

Aerial Map



©2018 AgriData, Inc.

PC PEOPLESTM
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

map center: 42° 27' 12.81, -92° 8' 49.45

0ft 430ft 860ft

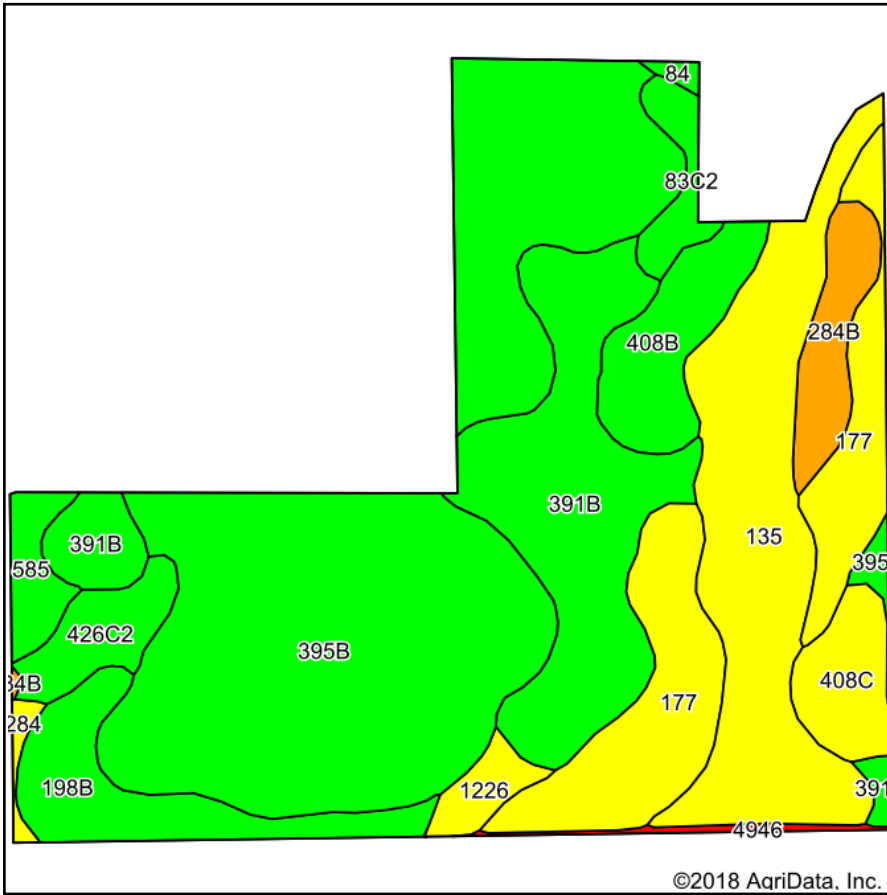
Maps Provided By:
surety[®]
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2018 www.AgriDataInc.com

8-88N-11W
Black Hawk County
Iowa

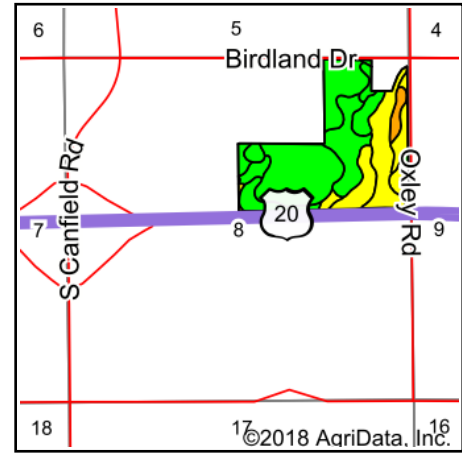


10/10/2018

Soils Map - Total Surveyed Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Black Hawk**
 Location: **8-88N-11W**
 Township: **Fox**
 Acres: **94.57**
 Date: **10/10/2018**

PEOPLES COMPANY
 INNOVATIVE. REAL ESTATE. SOLUTIONS.

Maps Provided By:



Area Symbol: IA013, Soil Area Version: 25

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	Corn	Oats	Soybeans	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
395B	Marquis loam, 2 to 5 percent slopes	34.98	37.0%		Ile	225.6	6.3	65.4	4.1	6.8	91	89				85	85	45
391B	Clyde-Floyd complex, 1 to 4 percent slopes	14.26	15.1%		IIw	216	4.5	62.6	3.9	6.5	87	72				86	86	17
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	13.34	14.1%		IIw	198.4	4.2	57.5	3.6	6	70	80				92	92	51
177	Saude loam, 0 to 2 percent slopes	10.20	10.8%		IIs	80	2.2	23.2	1.4	2.4	60	63				75	75	55
198B	Floyd loam, 1 to 4 percent slopes	4.86	5.1%		IIw	222.4	5.8	64.5	4	6.7	89	80				86	86	34
408B	Olin fine sandy loam, 2 to 5 percent slopes	3.95	4.2%		Ile	196.8	5.5	57.1	3.5	5.9	71	66				78	78	57
284B	Flagler sandy loam, 2 to 5 percent slopes	2.71	2.9%		IIIe	80	2.2	23.2	1.4	2.4	50	45				58	58	45
408C	Olin fine sandy loam, 5 to 9 percent slopes	2.64	2.8%		IIIe	169.6	4.7	49.2	3.1	5.1	65	51				77	77	56



426C2	Aredale loam, 5 to 9 percent slopes, moderately eroded	2.38	2.5%		Ille	204.8	5.7	59.4	3.7	6.1	83	68				70	70	46
585	Spillville-Coland complex, 0 to 2 percent slopes, occasionally flooded	1.53	1.6%		Ilw	224	4.7	65	4	6.7	74	86				93	93	49
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	1.48	1.6%		Ille	204.8	5.7	59.4	3.7	6.1	84	69	212	88	61	68	68	33
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	1.19	1.3%		Ils	80	2.1	23.2	1.4	2.4	59	72				86	86	31
4946	Orthents-urban land complex	0.45	0.5%			80	0	23.2	1.4	2.4	5	0					0	0
284	Flagler sandy loam, 0 to 2 percent slopes	0.37	0.4%		Ills	80	2.2	23.2	1.4	2.4	55	50				59	59	45
84	Clyde silty clay loam, 0 to 3 percent slopes	0.23	0.2%		Ilw	224	4.7	65	4	6.7	88	76	193.5	76.5	56	86	86	4
Weighted Average						193.5	4.9	56.1	3.5	5.8	79.7	76.9	3.8	1.6	1.1	82.8	82.8	42.4

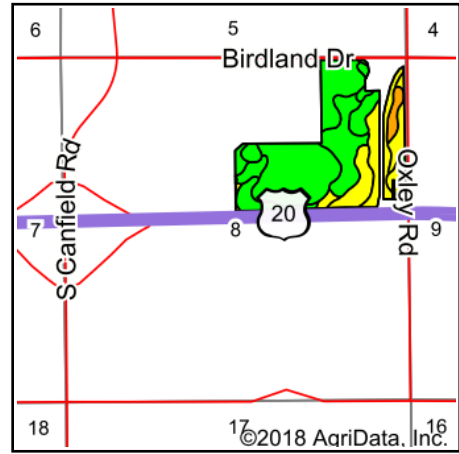
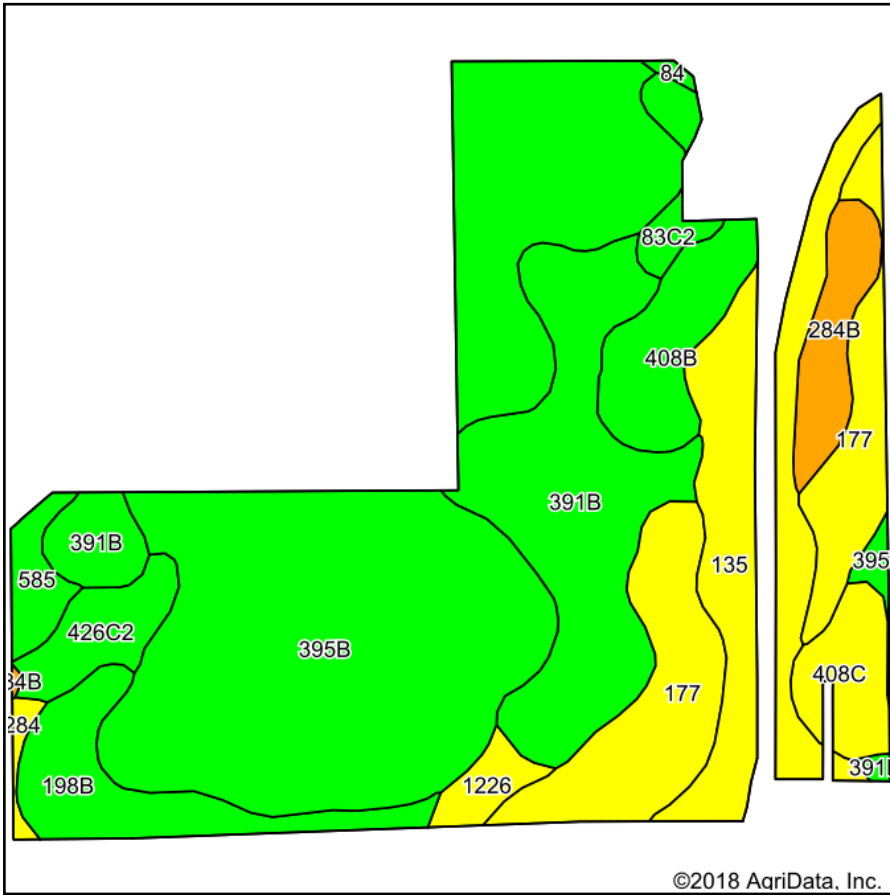
**IA has updated the CSR values for each county to CSR2.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map - Tillable Acres



State: **Iowa**
 County: **Black Hawk**
 Location: **8-88N-11W**
 Township: **Fox**
 Acres: **88.68**
 Date: **10/10/2018**

 **PEOPLES**™
COMPANY
 INNOVATIVE. REAL ESTATE. SOLUTIONS.

Maps Provided By:

 **surety**®
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2018 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

©2018 AgriData, Inc.

Area Symbol: IA013, Soil Area Version: 25

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	Corn	Oats	Soybeans	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
395B	Marquis loam, 2 to 5 percent slopes	34.81	39.3%		Ile	225.6	6.3	65.4	4.1	6.8	91	89				85	85	45
391B	Clyde-Floyd complex, 1 to 4 percent slopes	14.06	15.9%		IIw	216	4.5	62.6	3.9	6.5	87	72				86	86	17
177	Saude loam, 0 to 2 percent slopes	9.87	11.1%		IIs	80	2.2	23.2	1.4	2.4	60	63				75	75	55
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	9.60	10.8%		IIw	198.4	4.2	57.5	3.6	6	70	80				92	92	51
198B	Floyd loam, 1 to 4 percent slopes	4.60	5.2%		IIw	222.4	5.8	64.5	4	6.7	89	80				86	86	34
408B	Olin fine sandy loam, 2 to 5 percent slopes	3.89	4.4%		Ile	196.8	5.5	57.1	3.5	5.9	71	66				78	78	57
284B	Flagler sandy loam, 2 to 5 percent slopes	2.71	3.1%		IIIe	80	2.2	23.2	1.4	2.4	50	45				58	58	45
408C	Olin fine sandy loam, 5 to 9 percent slopes	2.50	2.8%		IIIe	169.6	4.7	49.2	3.1	5.1	65	51				77	77	56

426C2	Aredale loam, 5 to 9 percent slopes, moderately eroded	2.38	2.7%		Ille	204.8	5.7	59.4	3.7	6.1	83	68				70	70	46
585	Spillville-Coland complex, 0 to 2 percent slopes, occasionally flooded	1.36	1.5%		Ilw	224	4.7	65	4	6.7	74	86				93	93	49
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	1.25	1.4%		Ille	204.8	5.7	59.4	3.7	6.1	84	69	212	88	61	68	68	33
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	1.12	1.3%		Ils	80	2.1	23.2	1.4	2.4	59	72				86	86	31
284	Flagler sandy loam, 0 to 2 percent slopes	0.38	0.4%		Ils	80	2.2	23.2	1.4	2.4	55	50				59	59	45
84	Clyde silty clay loam, 0 to 3 percent slopes	0.15	0.2%		Ilw	224	4.7	65	4	6.7	88	76	193.5	76.5	56	86	86	4
Weighted Average						194.1	5	56.3	3.5	5.8	80.5	77.2	3.3	1.4	1	82.9	82.9	42.3

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

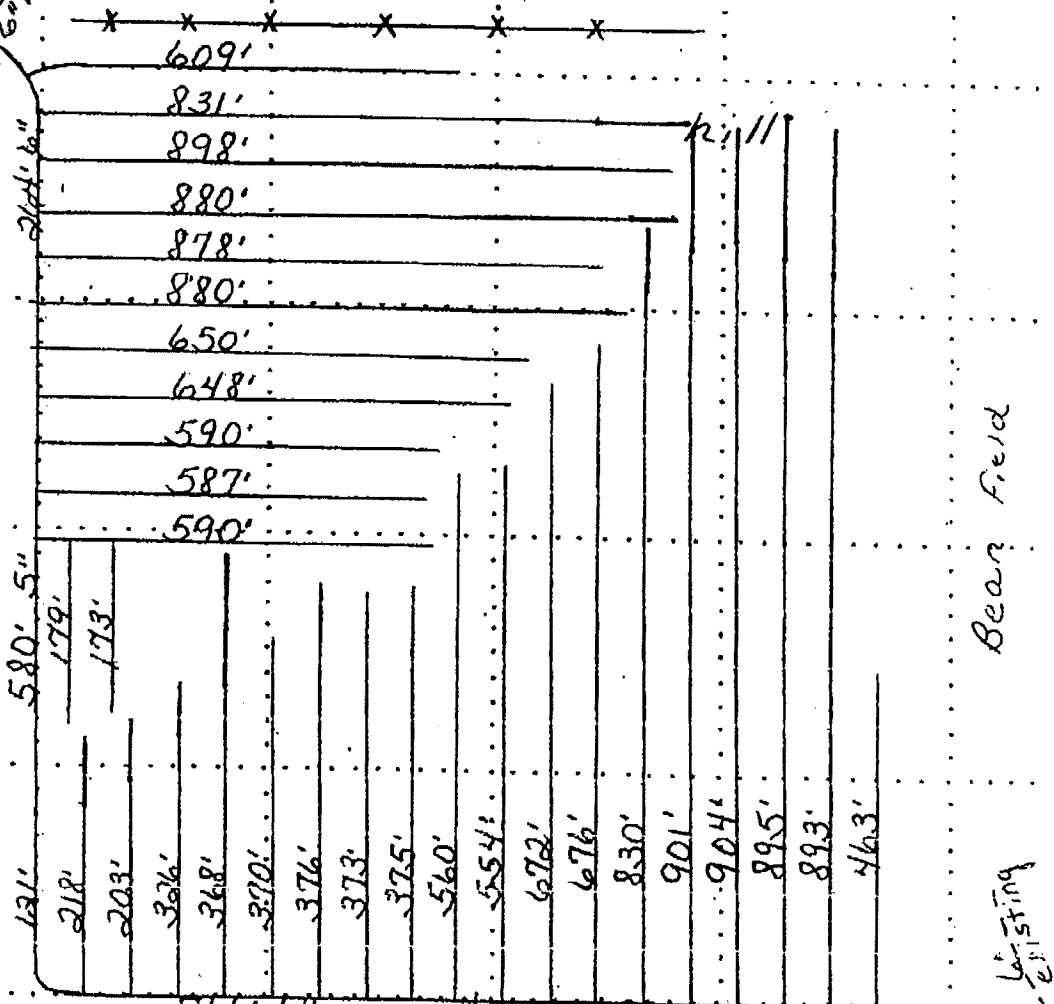
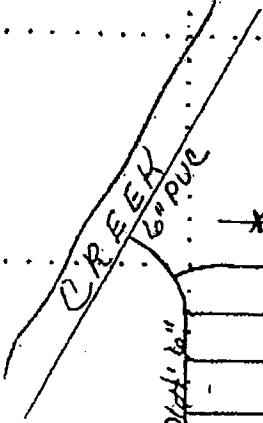
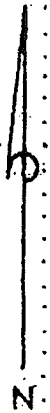
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

60' RENCE

LOCATION PLAN OF DRAINAGE SYSTEM



Bear Field

Existing

Scale:

60' Spacing

LEGEND

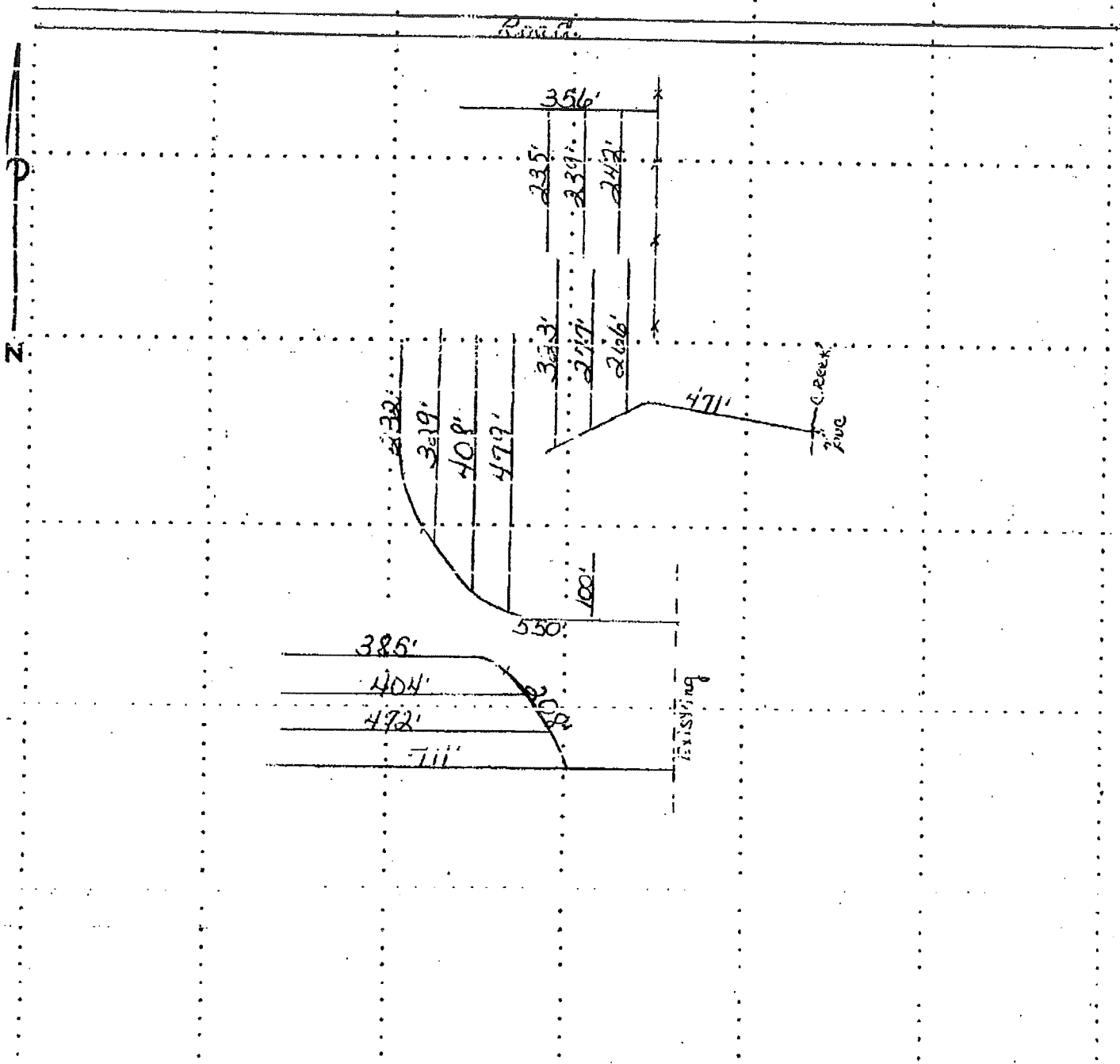
- permanent rence X X X X Spacing
- Existing Drain Line ... O O O O
- Proposed Tile Line ... O O O O

MATERIAL NEEDS

OWNER Ralph Kraus
TOWNSHIP ...

18471' 4\"/>

LOCATION PLAN OF DRAINAGE SYSTEM



Scale:

— LEGEND —

Permanent fence X X X X spacing

Existing Drain Line ... O O O O

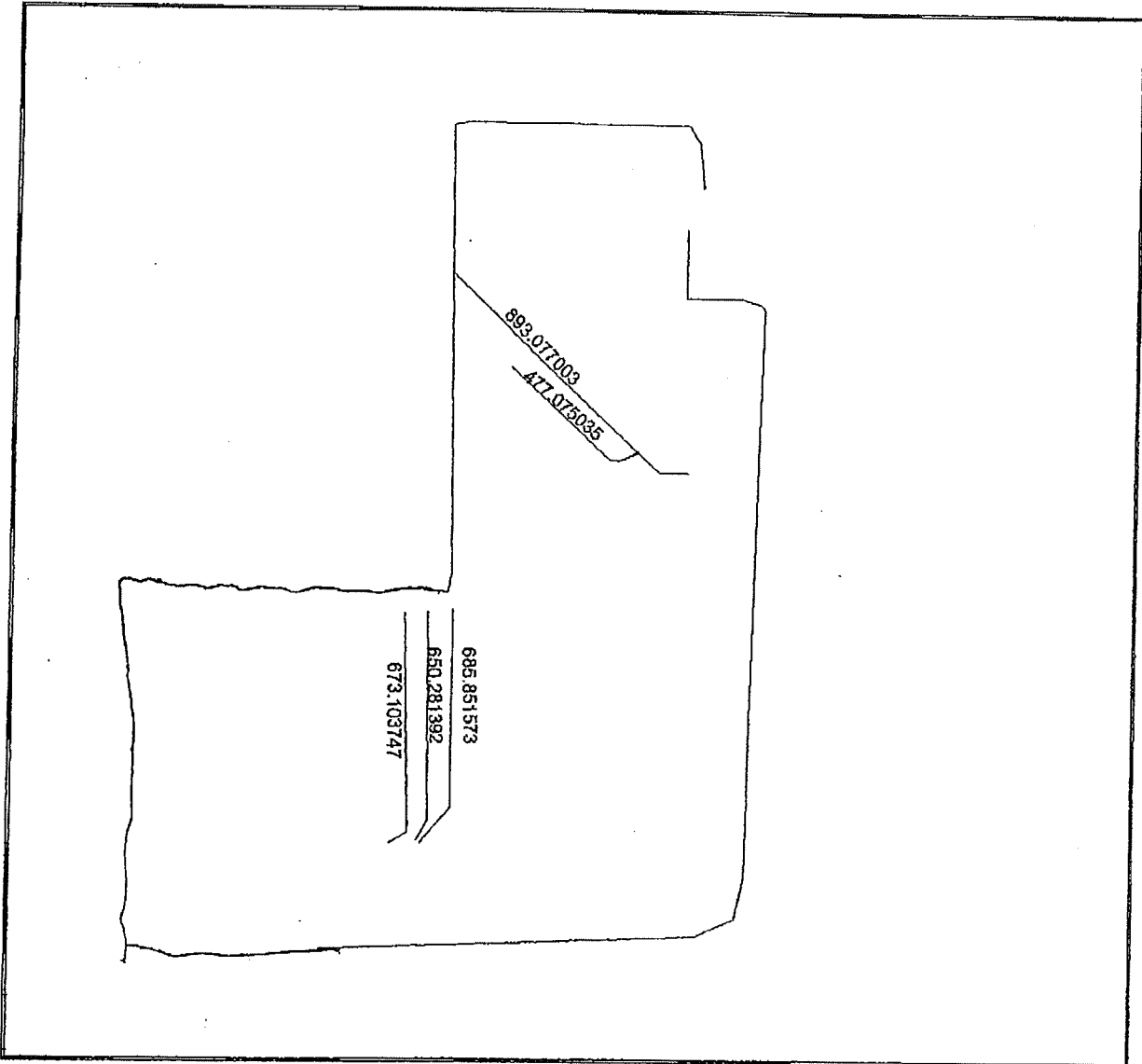
Proposed Line ... O O O O

MATERIAL NEEDS

OWNER Ralph Kraus
 TOWNSHIP Fox DATE 10/2/83
 SECTION 8 TOWN Jesup
 COUNTY Block House STATE Iowa

6687' 4"
16 trees
17 endplugs
1" PVC w/ guard

TED THOMA
KRAUSE DADS
Year 1998
TILE LINES



Projection: Universal Transverse Mercator
Datum: WGS Datum (1984)
Zone Number: 15
Hemisphere: North

Scale 1 : 5870
1000 ft

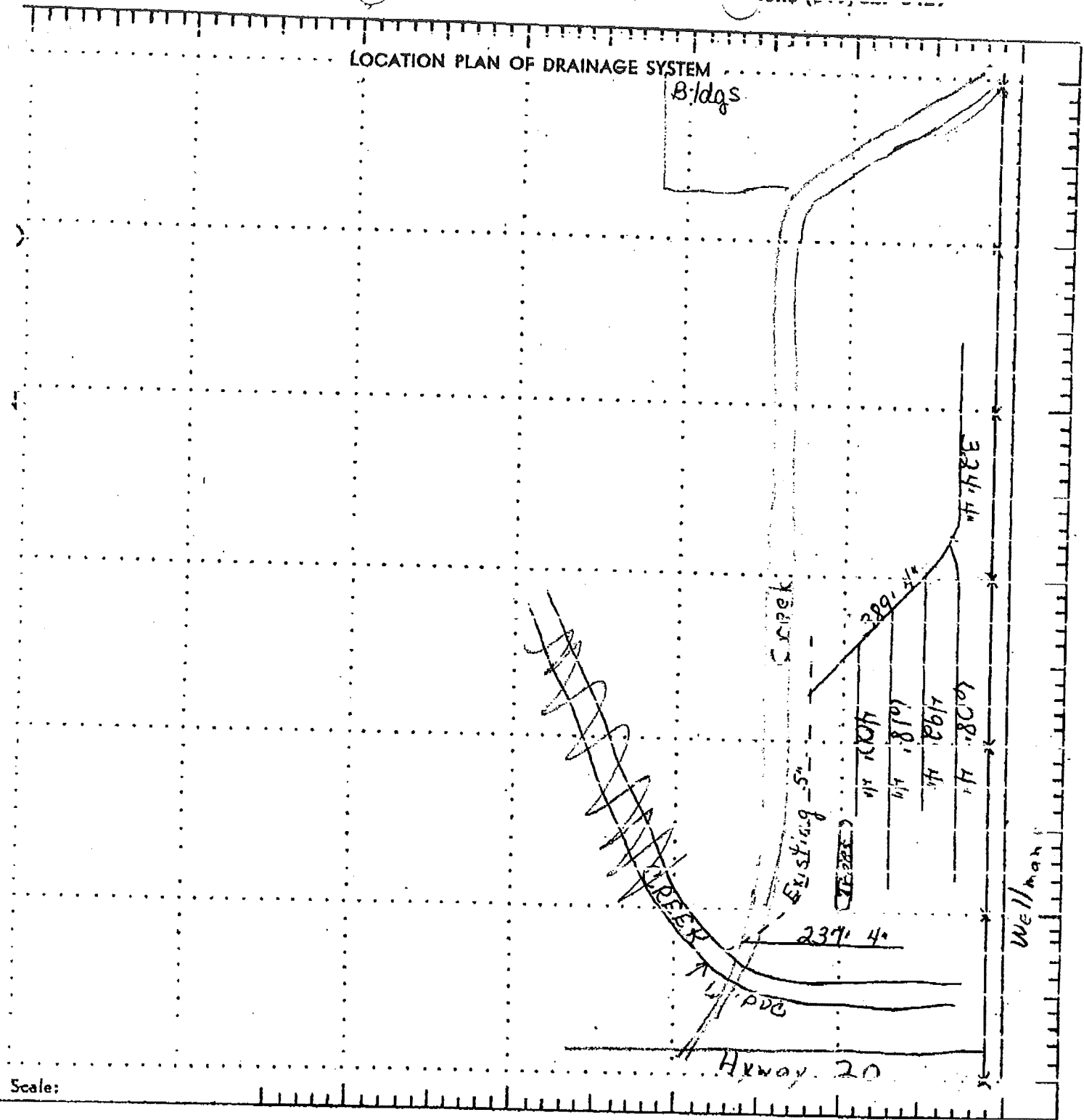
**RELIABLE
DATA**

3379 FEET

Theme : Path



LOCATION PLAN OF DRAINAGE SYSTEM



Scale:

— LEGEND —

- Permanent fence X X X X
- Existing Drain Line ... —○—○—○—○—
- Proposed Tile Line ... —○—○—○—○—

Spacing _____

MATERIAL NEEDS

OWNER Ralph Kraus
 TOWNSHIP FOX DATE 9/2/83
 SECTION 8 TOWN Wesup

3068' 4"
6 teen
10 wrapping



OXLEY RD.

US HWY. 20

169 RD



WATERLOO

US HWY 20

S. CANFIELD RD.

HWY 380

