

# LAND FOR SALE

<i>TOTAL ACRES</i>	306.25 M/L
<i>PRICE</i>	\$1,960,000.
<i>Price Per Acre</i>	\$6,400.
<i>Owner</i>	Maxine Welfare Estate
<i>Operator</i>	
<i>County &amp; State</i>	Dickinson Co., Iowa
<i>Location</i>	5 Miles west of West Okoboji Lake
<i>Possession Date</i>	TBD
<i>Drainage Info</i>	Natural and some Pattern Tile
<i>Average Productivity</i>	
<i>Taxable Acres</i>	
<i>Net RE Taxes</i>	\$5,724. (\$18.71 per Acre)
<i>Taxes Payable In</i>	
<i>Topography</i>	Rolling

TO CONTACT LISTING AGENT

Call: Dave Hueneke  
Cell: 815-291-6550  
Email: daveiowafarmland@gmail.com

Co - Brokered with  
Iowa Land Company

LEGAL DESCRIPTION (abbreviated)

153/A M/L in the W ½ of the  
W ½ of Sect. 31  
T-99-N R-37-W  
153/A M/A in the W ½ of the  
W ½ of Sect. 36  
T-99-N R-38-W  
In Dickinson Co. IA

COMMENTS & BUILDING INFORMATION

1. 1 Building

**F.S.A. INFORMATION**

Farmland	307.59
Crop Acres	276.9
CRP Acres	0
Wheat Base	0
Wheat Yield	
Corn Base	101.29
Corn Yield	159
Soybean Base	107.51
Soybean Yield	43

**APPROX. BREAKDOWN OF ACRES**

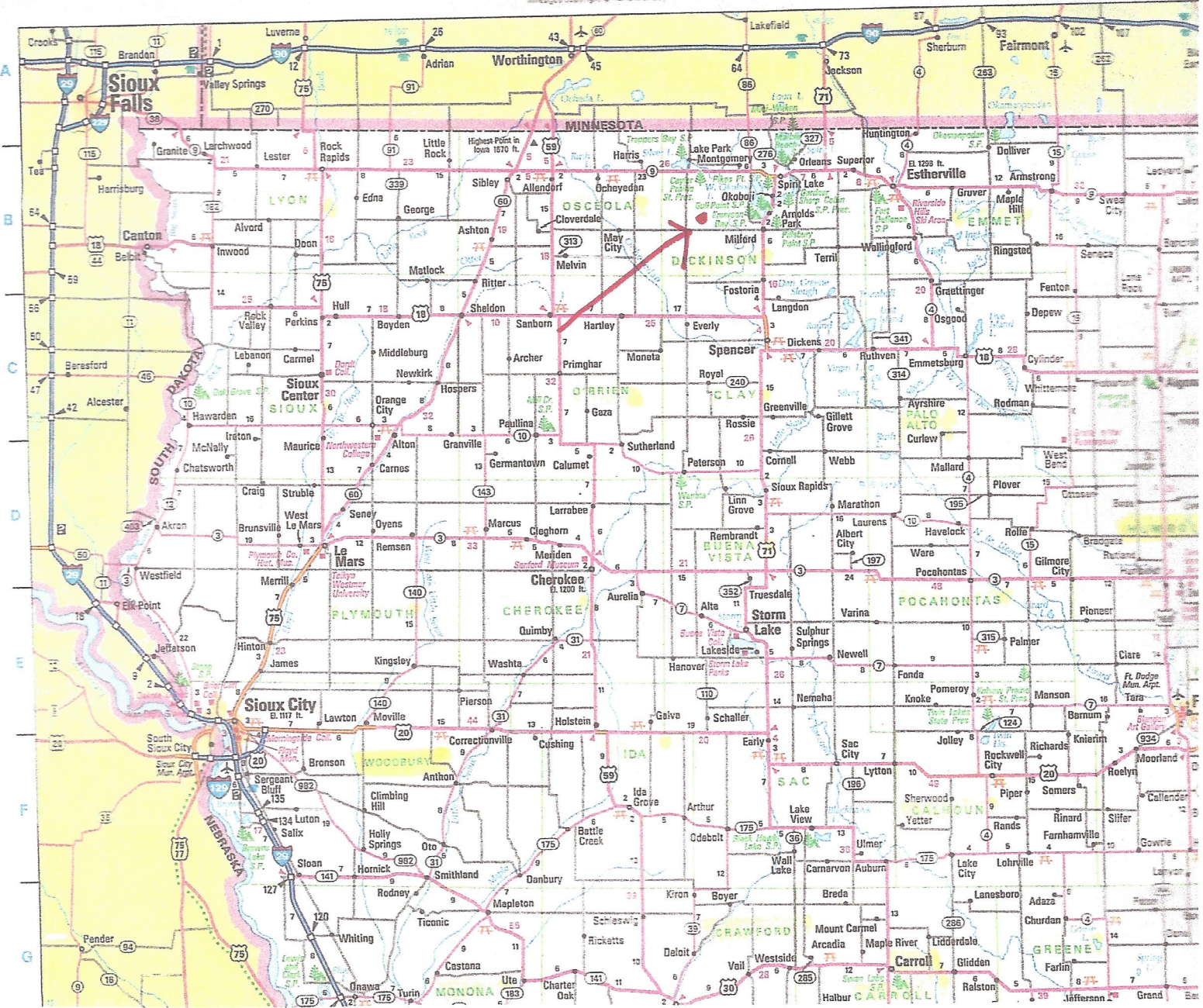
Total Acres	306
Tillable Acres	276.9
CRP Acres	0
Farmstead	0
Roads	
Waterways	2.59
Timber	19.29
Pasture	0

LEASE/FSA INFORMATION

Leased for 2021 crop year

\* All information for this farm is gained from Surety; County FSA; County Tax records and any other source that is deemed to be reliable but not guaranteed to be 100% accurate.





# Iowa Farm Land Brokers

David Hueneke

Midwest Farmland

Cell: 815-291-6550

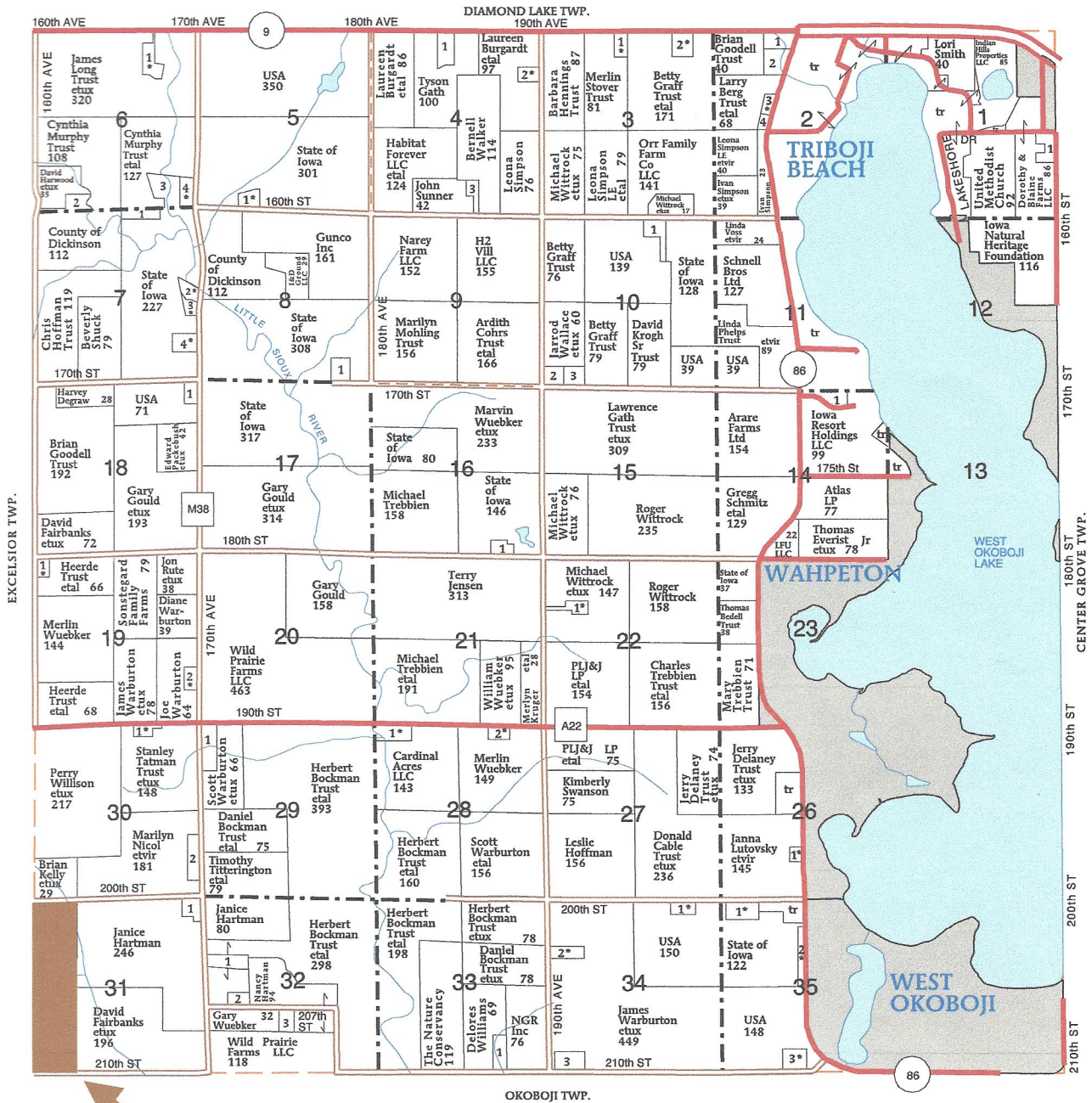
daveiowafarmland@gmail.com

P.O. Box 700

Maquoketa, IA 52060



(Landowners)



# Farm Location

### LAKEVILLE TOWNSHIP

#### SECTION 1

- 1. Hoen, Michael 18

#### SECTION 2

- 1. Yates, Fred 8
- 2. Peace Harbor LC 11
- 3. Berg, Larry etux 5
- 4. Berg, David 5

#### SECTION 3

- 1. Elbert, Gregory etux 8
- 2. Peschon, Roland etux 10

#### SECTION 4

- 1. Gath, Daniel 10
- 2. Wittrock, Randall etux 6
- 3. Gonnerman, Denise 6

#### SECTION 5

- 1. Whitehair, Christopher etux 10

#### SECTION 6

- 1. Gunderson, Timothy etux 12
- 2. Baker, Scott 7
- 3. Iowa Natural Heritage Foundation 19

#### SECTION 7

- 4. Welle, Marcia 12
- 1. Murphy Trust, Cynthia 10

#### SECTION 8

- 2. Seymour, Bronson etux 5
- 3. Hooge, Duane etux 6
- 4. Berg, Eric etux 12

#### SECTION 8

- 1. ITC Midwest LLC 6

#### SECTION 10

- 1. Wolterstorff, Douglas 12
- 2. Sorenson, Malia 7
- 3. Wallace, Jarrod 9

#### SECTION 14

- 1. Village Residential Leasing LLC 10

#### SECTION 16

- 1. Quirling, Chris 9

#### SECTION 18

- 1. Lindsey, Lon 6

#### SECTION 19

- 1. Barnhart, Matthew etux 5

- 2. Frodermann, Kevin etux 13

#### SECTION 22

- 1. Plathe, Andrew etux 8

#### SECTION 26

- 1. Koopp, David etux 10

#### SECTION 28

- 1. Ewoldt Trust, Virgil etux 13

#### SECTION 29

- 2. Sporrer, James etux 6
- 1. Karl, David 10

#### SECTION 30

- 1. Baumann, Keith etux 7
- 2. Nicol Trust, Mark 6

#### SECTION 31

- 1. Shorey, Mark 7

#### SECTION 32

- 1. Packbush, Joel 12

- 2. Hassebroek, Nancy 7

- 3. ITC Midwest LLC 5

#### SECTION 33

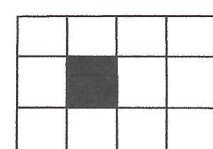
- 1. Kuehl, Lavonne 10

#### SECTION 34

- 1. Kramme, Daniel etux 8
- 2. Berg, Eric etux 10
- 3. Wallace, Mark 10

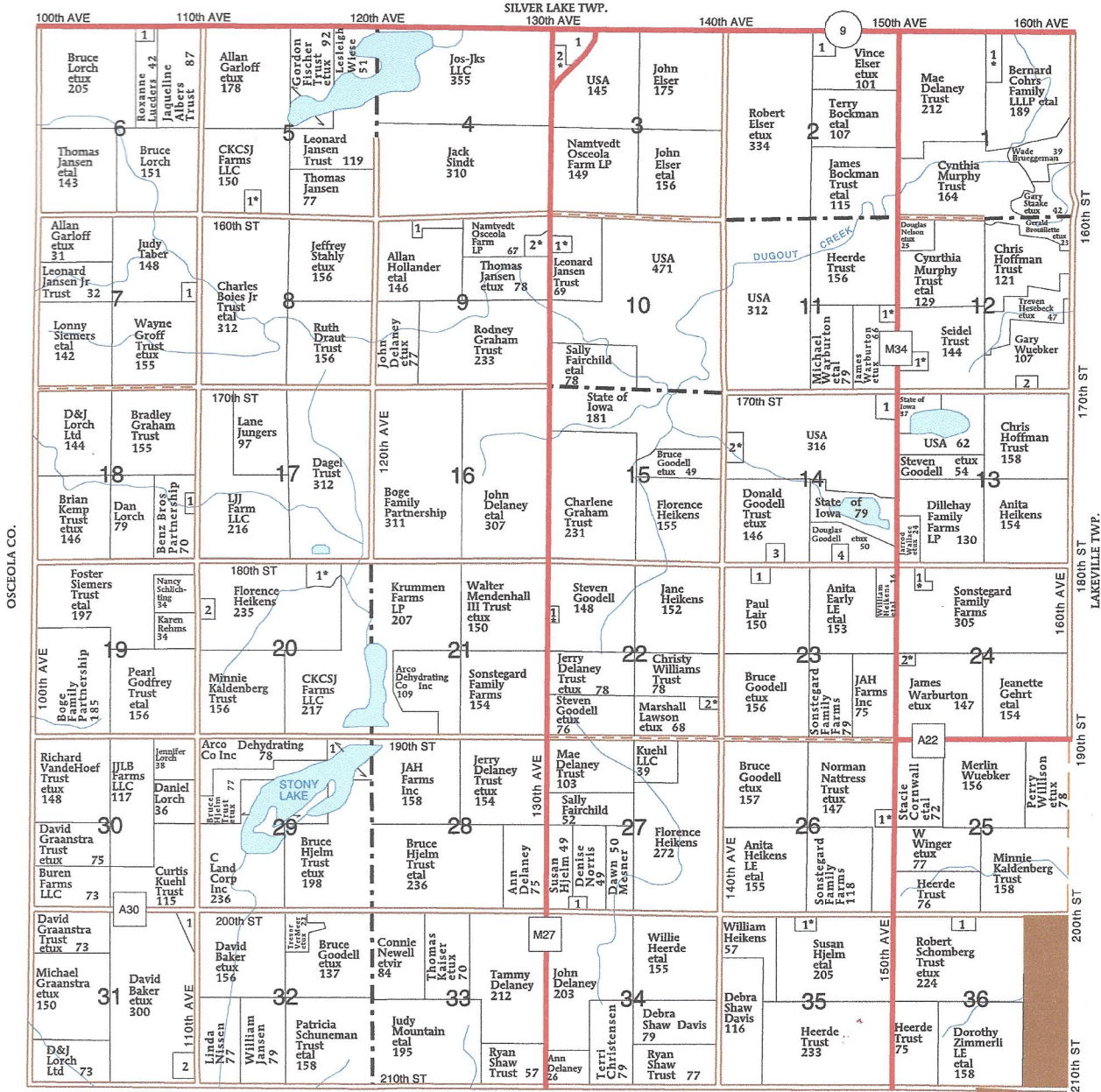
#### SECTION 35

- 1. Conover, Joseph etux 9
- 2. Neisess Trust, Garth etux 10
- 3. Vugteveen, Kevin etux 6





(Landowners)



WEST PORT TWP.

# Farm Location

**EXCELSIOR TOWNSHIP**

**SECTION 1**

- 1. Reimers, Richard et ux 13

**SECTION 2**

- 1. 1713 McNaughton Way LLC 6

**SECTION 3**

- 1. Gunco Inc 14
- 2. Frank, Robert et ux 7

**SECTION 5**

- 1. Paskert, Allen et ux 6

**SECTION 6**

- 1. Meyerdirk, Gregory 5

**SECTION 7**

- 1. Brosh, Bruce 9

**SECTION 9**

- 1. Hollander, Allan 10

**SECTION 10**

- 2. Rossman, Wayne et ux 9

**SECTION 11**

- 1. Lemker, Phillip et ux 6

**SECTION 12**

- 1. Johnson Trust, Freddie et ux 9
- 2. Flying Cloud Power Partnership LLC 5

**SECTION 14**

- 1. Solma, Virgil 7
- 2. Flindt, Peggy et ux 9
- 3. Goodell Trust, Brian 9
- 4. Olson, Harvey 5

**SECTION 18**

- 1. Kelsey, Kurt et ux 7

**SECTION 20**

- 1. Hemphill, Thomas et ux 14

**SECTION 22**

- 2. Eckman Sr, Larry 7
- 1. Gilmore, Jamie et ux 5
- 2. Goodell, Bruce et ux 10

**SECTION 23**

- 1. Thiessen, Whitney 5

**SECTION 24**

- 1. Sether, Lane et ux 5
- 2. Cushman, James et ux 5

**SECTION 26**

- 1. Nattress, Norman et ux 7

**SECTION 27**

- 1. Kuehl, David 6

**SECTION 29**

- 1. C Land Corp Inc 39

**SECTION 31**

- 1. Iowa Natural Heritage Foundation 6

**SECTION 35**

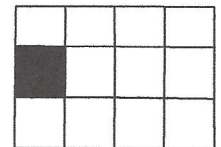
- 2. Hellinga, Zachary 6

**SECTION 36**

- 1. Schumacher, Harlan et ux 6

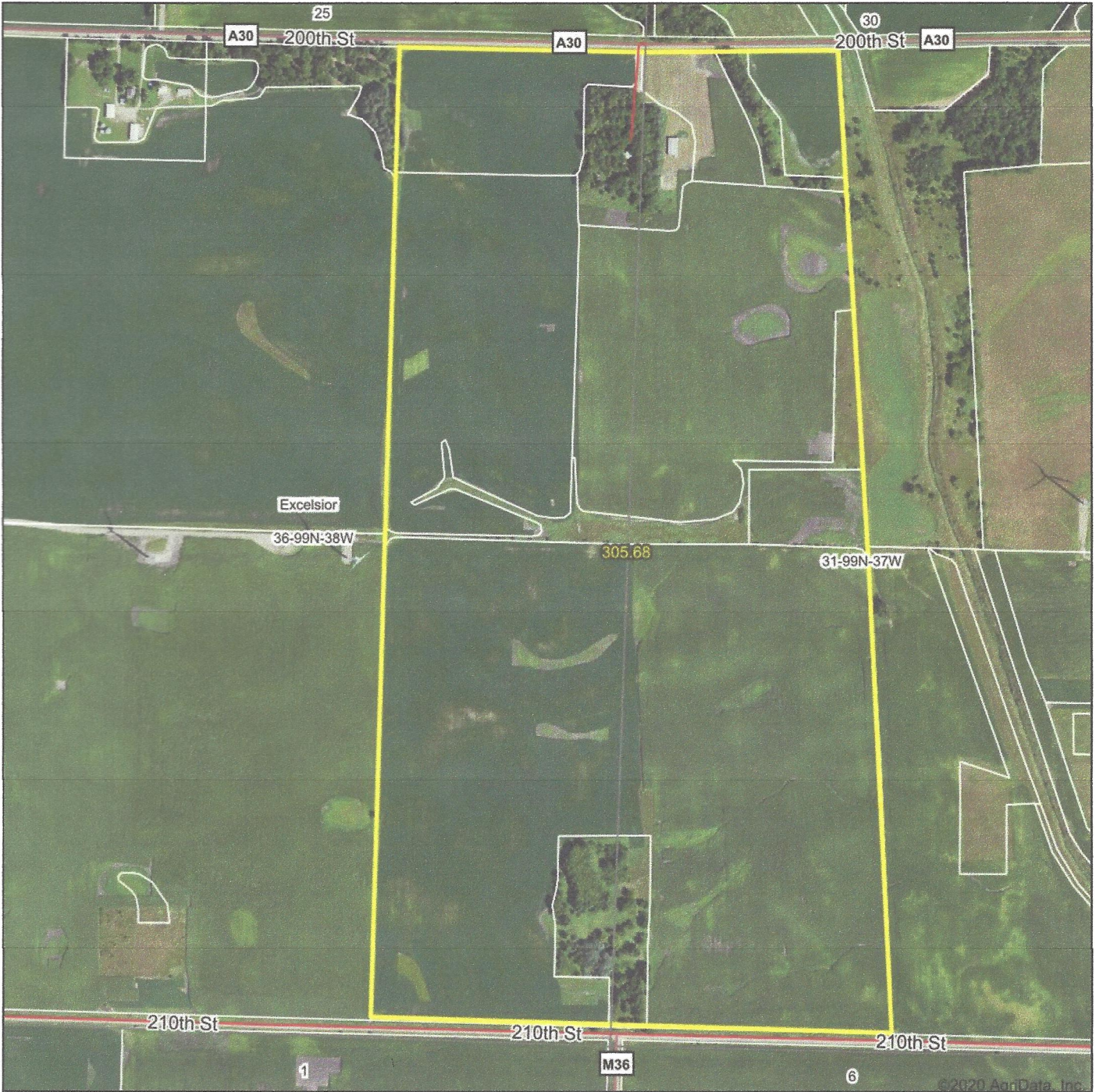
**SECTION 38**

- 1. Nattress, Gregory 10

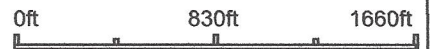




# Aerial Map



Map Center: 43° 20' 58.25, -95° 16' 15.4

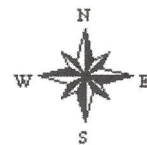


Maps Provided By:



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**36-99N-38W**  
**Dickinson County**  
**Iowa**

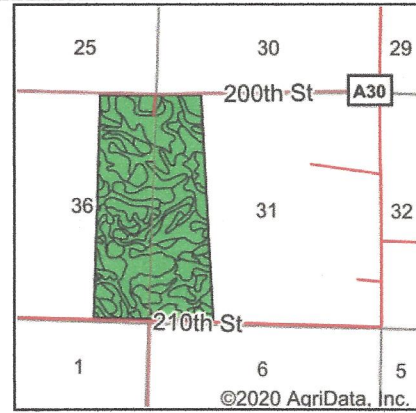


8/12/2020

Field borders provided by Farm Service Agency as of 5/21/2008.



# Soils Map



State: **Iowa**  
 County: **Dickinson**  
 Location: **36-99N-38W**  
 Township: **Excelsior**  
 Acres: **306.39**  
 Date: **8/11/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IA059, Soil Area Version: 30

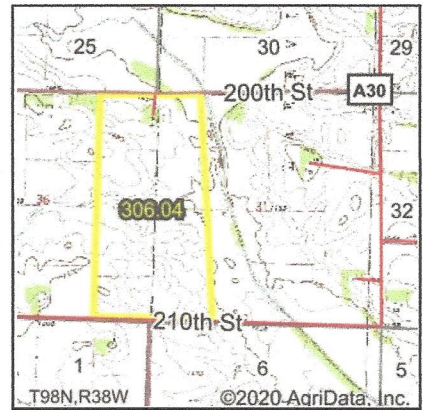
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
55	Nicollet clay loam, 1 to 3 percent slopes	73.18	23.9%	■	lw	89	73	82
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	68.10	22.2%	■	llle	75	52	73
138B	Clarion loam, 2 to 6 percent slopes	58.44	19.1%	■	lle	89	73	84
107	Webster clay loam, 0 to 2 percent slopes	53.08	17.3%	■	llw	86	70	82
1707B	Delft-Terril complex, 1 to 5 percent slopes	15.27	5.0%	■	llw	78	59	83
138C	Clarion loam, 6 to 10 percent slopes	8.47	2.8%	■	llle	84	67	81
507	Canisteo clay loam, 0 to 2 percent slopes	7.34	2.4%	■	llw	84	71	81
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	6.22	2.0%	■	lve	53	35	69
390	Waldorf silty clay loam, 0 to 2 percent slopes	5.07	1.7%	■	llw	69	59	68
511	Blue Earth mucky silt loam, 0 to 1 percent slopes	4.01	1.3%	■	lllw	66	49	74
374B	Okabena silty clay loam, 1 to 5 percent slopes	3.36	1.1%	■	lw	91	73	81
27B	Terril loam, 2 to 6 percent slopes	2.70	0.9%	■	lle	87	71	84
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.15	0.4%	■	lllw	59	43	74
<b>Weighted Average</b>						<b>83.1</b>	<b>65.5</b>	<b>*n 79.8</b>

\*\*IA has updated the CSR values for each county to CSR2.  
 \*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method

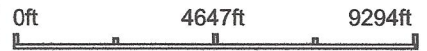
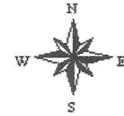
Soils data provided by USDA and NRCS.



# Wetlands Map



State: **Iowa**  
 Location: **36-99N-38W**  
 County: **Dickinson**  
 Township: **Excelsior**  
 Date: **8/17/2020**



Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	1.39
R4SBC	Riverine	1.20
Total Acres		2.59

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Field borders provided by Farm Service Agency as of 5/21/2008.