



Property: 113 Acres – Jackson County, Iowa

Location: South of Andrew on West Side

113/A +/- all in Sect. 27 T-85-N R-3-E in Jackson Co. IA

David Hueneke

815-291-6550

daveiowafarmland@gmail.com

P.O. Box 700

Maquoketa, IA 52060

Total Acres: 113

Till. Acres: 88

CSR: 47.1 (CSR2) 53.3 (CSR)

Ask - Gross: \$ 1,231,700.

Per Acre Price: \$ 10,900.

Income:

Cash Rent: Available for a Lease back

Gross Rent:

R.E. Taxes (Est.): \$ 2,788. (Est. \$24.67 per Acre ave.)

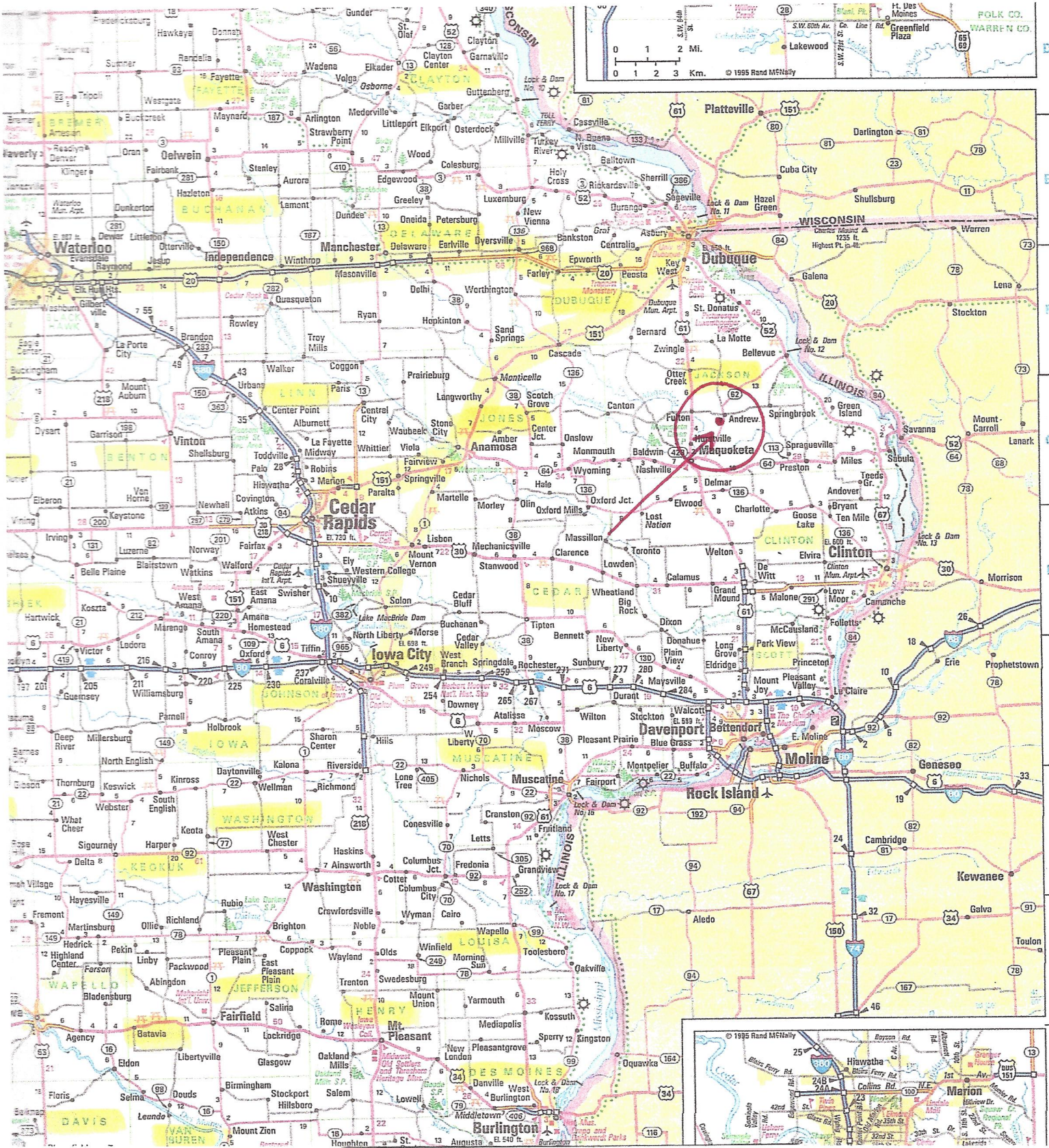
Net Return (After Tax):

Return Hypothetical: (Based on Asking Price/Current Rent/Current Taxes)

Comments:

- No Buildings
- Available for a Lease back
- FSA 88.3 Cropland / Corn Base 65.57
- Hard Surface Road Frontage
- A good add on farm

* 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.

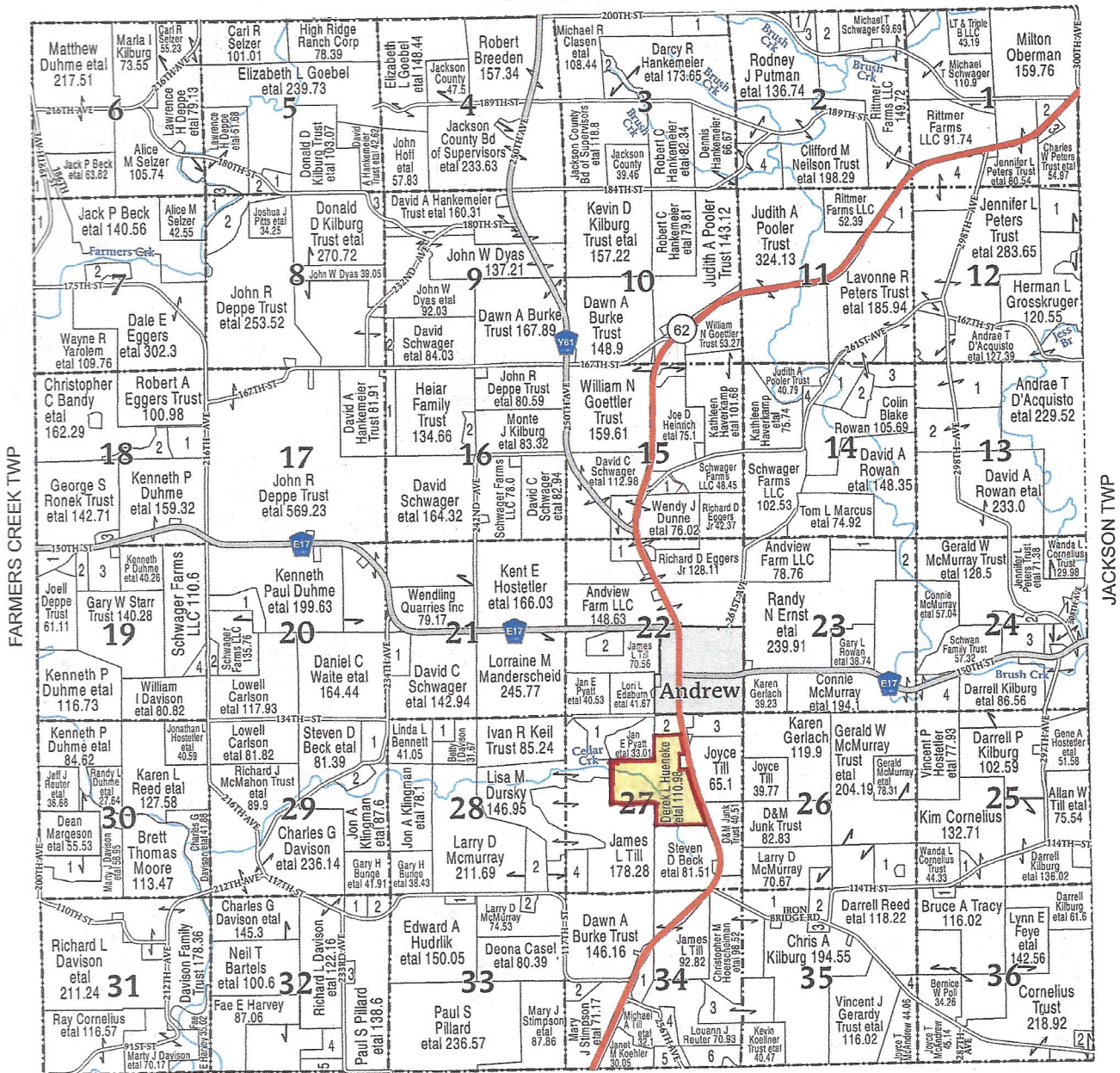


Iowa Farm Land Brokers
 David Hueneke
 Midwest Farmland

Cell: 815-291-6550
 daveiowafarmland@gmail.com

P.O. Box 700
 Maquoketa, IA 52060

(Landowners)
RICHLAND TWP



MAQUOKETA TWP

PERRY TOWNSHIP

SECTION 1

- 1 SCHWAGER, JEBADIAH J 8.78
- 2 JACKSON, DENNIS I ETAL 11.94
- 3 TILL TRUST, DENNIS L ETAL 5.38
- 4 FELDERMAN, DENNIS J ETAL 67.39

SECTION 2

- 1 HASENBANK, CODY L ETAL 6.72
- 2 SCHWAGER TRUST, CYNTHIA M 19.67
- 3 LEHMAN, EDWARD J ETAL 9.77
- 4 HANKEMEIER, DENNIS 42.19

SECTION 3

- 1 PUTMAN, RODNEY J ETAL 25.68
- 2 BAHL, IONATHAN J 9.53

SECTION 5

- 1 DUHME, RYAN L 10.13
- 2 DAWSON, JANICE H 8.72
- 3 SELZER, ALICE M 5.53

SECTION 6

- 1 MAYBERRY, WILLIAM N ETAL 16.14

SECTION 7

- 1 LENZ, DAVID P ETAL 14.44
- 2 FURUSETH, JULIE A ETAL 16.68

SECTION 8

- 1 SELZER, ALICE M 11.63

- 2 SUTHERLAND, JAMES C 31.73
- 3 HOFF, JOHN ETAL 6.53

SECTION 9

- 1 DYAS, JOHN W ETAL 7.64
- 2 KILBURG TRUST, DONALD D ETAL 8.62

SECTION 11

- 1 SARGENT, DANIEL H ETAL 19.58

SECTION 12

- 1 GROSSKRUGER, MARK O ETAL 44.71

SECTION 13

- 1 HOPPMAN, PAUL A 80.5
- 2 IRWIN, RICHARD T 76.92

SECTION 14

- 1 LAND SEEKERS LLC 29.31
- 2 ROWAN, ROBERT ALLEN ETAL 35.77
- 3 IRWIN, RONALD W ETAL 21.23
- 4 HINGTGEN, LLOYD J ETAL 8.52

SECTION 15

- 1 BORMANN, RODNEY R ETAL 12.11

SECTION 16

- 1 HANKEMEIER TRUST, DAVID A 19.72
- 2 OSTERHAUS, MICHAEL A ETAL 10.12

SECTION 18

- 1 DUHME, RANDY L ETAL 24.79

- 2 RIES, CHRISTOPHER R ETAL 19.42
- 3 MCPHERSON, BRIDGET ANN ETAL 6.05

SECTION 19

- 1 SCHNOOR, RICHARD L ETAL 15.34
- 2 MCPHERSON, SCOTT K ETAL 10.76
- 3 RONEK TRUST, GEORGE S ETAL 27.75
- 4 SCOTT, DAVID A ETAL 10.07

SECTION 20

- 1 OESTERN, JENNIFER A 24.21
- 2 SCOTT, STEVEN W ETAL 7.2

SECTION 21

- 1 HOLLOWAY, LEANNA M 20.74

SECTION 22

- 1 DUNNE, WENDY J ETAL 25.62
- 2 TOWN OF ANDREW 16.68

SECTION 23

- 1 MARCUS, TOM L ETAL 17.46
- 2 MCMURRAY TRUST, GERALD W ETAL 18.61

SECTION 24

- 1 SPRINGBROOK AMISH MENNONITE CHURCH 5.51
- 2 KROPP, DARYN 14.46
- 3 SCHWEIGER, JULIA M 26.92
- 4 HOSTETLER, VINCENT P ETAL 33.93

SECTION 25

- 1 STREETER JR, DARRELL L ETAL 6.66

SECTION 26

- 1 CORNELIUS TRUST, WANDA L 37.57

SECTION 27

- 1 EDABURN, LORI L ETAL 30.56
- 2 INNOVATIVE AG SERVICES CO 10.34
- 3 TILL, DEWIS L ETAL 24.49
- 4 MCMURRAY, LARRY D 19.94

SECTION 28

- 1 OLSON, ARIC ETAL 10.62
- 2 HUDRLIK, MARTY W ETAL 26.46

SECTION 29

- 1 ORENDORFF, JOYCE E 24.22
- 2 KROPP, ERIC J ETAL 12.43

SECTION 30

- 1 DAVISON, DARBY K ETAL 42.66

SECTION 32

- 1 REUTER, JEFF J ETAL 10.54
- 2 BEYERS, JOSEPH W 10.72
- 3 STANTON, DENNY ETAL 5.02
- 4 MENDEL, DAVIDSON ETAL 18.38
- 5 BLAKE TRUST, CARMIN L 11.93

SECTION 33

- 1 WEUSTE, KENNETH L ETAL 6.08

- 2 MEYER, MARIAN L 6.01

SECTION 34

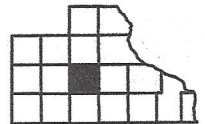
- 1 LUCKE, STEVEN J ETAL 12.85
- 2 CASEL, DEONA ETAL 11.1
- 3 HOERSCHELMAN, CHRISTOPHER M 52.73
- 4 CRAWFORD, DONNA M 10.65
- 5 JAMESON, THOMAS D 10.27
- 6 KOELLNER TRUST, KEVIN ETAL 23.51

SECTION 35

- 1 MCMURRAY, LARRY D 37.81
- 2 MCMURRAY, GERALD ETAL 14.72
- 3 GUNNING, JAMES M 5.18
- 4 POLL, BERNICE W 6.85

SECTION 36

- 1 RIORDAN, KATY M 5.4
- 2 SMITH TRUST, PEARL A ETAL 17.88

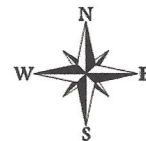
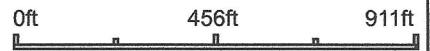


Aerial Map



©2023 AgriData, Inc.

Map Center: 42° 8' 39.26, -90° 35' 50.01



Maps Provided By:



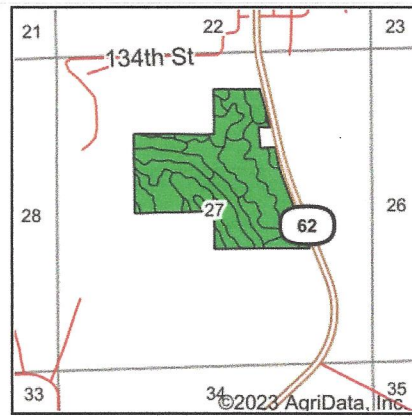
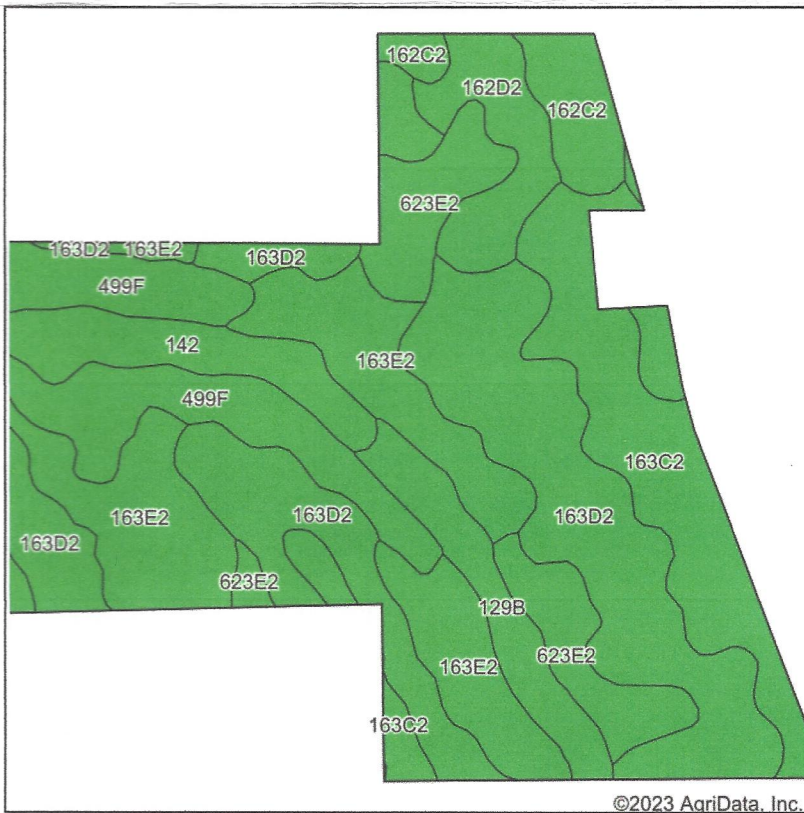
© AgriData, Inc. 2023 www.AgridataInc.com

27-85N-3E
Jackson County
Iowa

8/16/2023

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

Soils Map



State: **Iowa**
 County: **Jackson**
 Location: **27-85N-3E**
 Township: **Perry**
 Acres: **110.31**
 Date: **8/16/2023**



Soils data provided by USDA and NRCS.

©2023 AgriData, Inc.

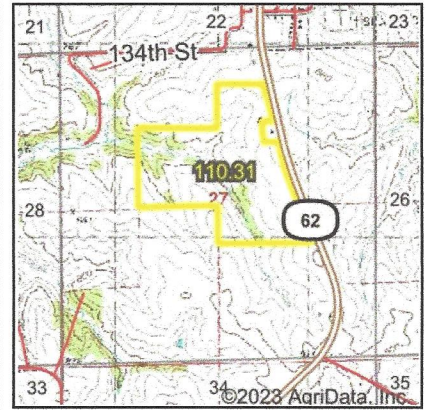
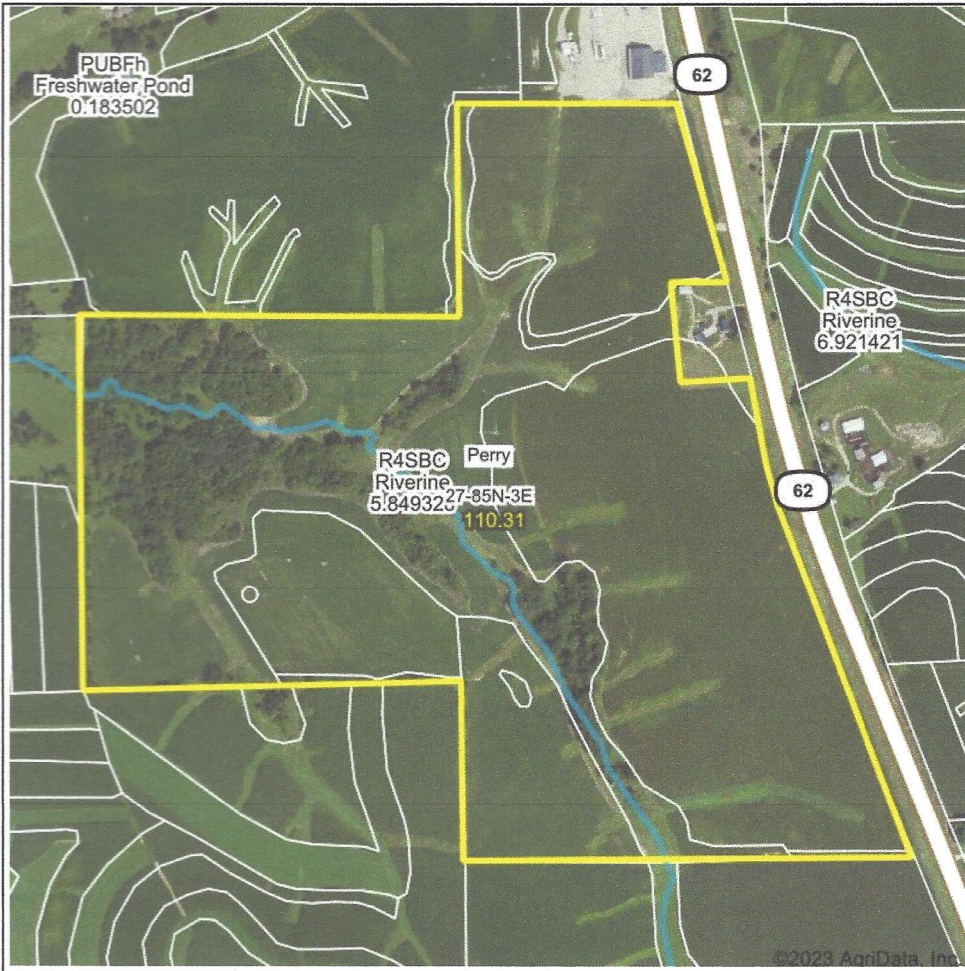
© AgriData, Inc. 2023

www.AgriDataInc.com

Area Symbol: IA097, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR	*n NCCPI Soybeans
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	33.10	30.0%	■	IIle	164.8	4.6	47.8	3.0	4.9	46	58	62
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	20.22	18.3%	■	IVe	140.8	3.9	40.8	2.5	4.2	35	48	58
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	14.98	13.6%	■	IIle	193.6	5.4	56.1	3.5	5.8	72	68	66
499F	Nordness silt loam, 14 to 35 percent slopes	12.05	10.9%	■	VIIIs	88.0	2.5	25.5	1.6	2.6	5	5	8
623E2	Rozetta silt loam, 14 to 18 percent slopes, moderately eroded	9.10	8.2%	■	IVe	140.8	3.9	40.8	2.5	4.2	38	48	63
142	Chaseburg silt loam, 0 to 2 percent slopes	5.89	5.3%	■	IIw	203.2	5.7	58.9	3.7	6.1	79	83	78
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	5.39	4.9%	■	IIw	177.6	5.0	51.5	3.2	5.3	73	63	83
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	5.35	4.8%	■	IIle	177.6	5.0	51.5	3.2	5.3	54	63	67
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	4.23	3.8%	■	IIle	198.4	5.6	57.5	3.6	6.0	80	73	72
Weighted Average						3.60	158.5	4.4	46	2.9	47.1	53.3	*n 58.5

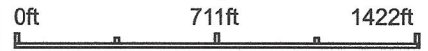
Wetlands Map



State: **Iowa**
 Location: **27-85N-3E**
 County: **Jackson**
 Township: **Perry**
 Date: **8/16/2023**



© AgriData, Inc. 2023 www.AgriDataInc.com



Classification Code	Type	Acres
R4SBC	Riverine	1.41
Total Acres		1.41

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

IOWA
JACKSON



FARM : 5915
Prepared : 4/4/22 11:59 AM
Crop Year : 2022

Form: FSA-156EZ

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : HUENEKE FARMS, LLC
 Farms Associated with Operator : 19-097-3662, 19-097-5040, 19-097-5211, 19-097-5314, 19-097-5393, 19-097-5426, 19-097-5427, 19-097-5566, 19-097-5567, 19-097-5795, 19-097-5915, 19-097-6053, 19-097-6324, 19-097-6325
 CRP Contract Number(s) : None
 Recon ID : 19-097-2018-93
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
110.40	88.30	88.30	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	88.30	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	65.57	0.00	150	
TOTAL	65.57	0.00		

NOTES

Tract Number : 6810

Description :
 FSA Physical Location : IOWA/JACKSON
 ANSI Physical Location : IOWA/JACKSON
 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 : MR DEREK LYNN HUENEKE, MRS TRACEY ANN HUENEKE
 Other Producers : None
 Recon ID : 19-097-2018-92

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
110.40	88.30	88.30	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	88.30	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

IOWA
JACKSON
Form: FSA-156EZ



FARM : 5915
Prepared : 4/4/22 11:59 AM
Crop Year : 2022

Abbreviated 156 Farm Record

Tract 6810 Continued ...

Corn	65.57	0.00	150
TOTAL	65.57	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9892. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.