

**Andview Farm, LLC Property
300th Avenue, Bellevue, IA 52031
Section 36, Richland Township,
Jackson County, IA
134.17 Net Tax Acres**



Chuck Schwager, Broker



EAST IOWA REAL ESTATE
125 S. 2nd St. Maquoketa, IA 52060

PROPERTY INFORMATION PAGE

Owner: Andview Farm, LLC

Address: 300th Avenue, Bellevue, IA 52031

Directions: From Highway 62 between Bellevue and Andrew take 300th Avenue north 1 mile, property is on the west side of the road.

TYPE OF PROPERTY: Cropland, pasture, timber.

POSSESSION DATE: Closing on or about 7/22/2022. Cropland Leased for the 2022 season. Pasture will be available to the Buyer.

LOCATION: Section 36, Richland Township, Jackson County, IA

NET TAX ACRES: 134.17

NET TAXES: \$2868 ASSESSED VALUE: \$137,700

DRAINAGE: Natural

ROAD TYPE: Gravel

EASEMENTS: Right of Way from the end of 210th Street running generally westerly on the neighbor's driveway to two lateral driveways running a short distance southerly to two existing gates in the boundary line fence along the south side of Parcels D and E.

FSA INFORMATION FARM # 4504 TRACT # 1733

FARMLAND: 136.56 CROPLAND: 83.01 (30.29 Currently in Pasture)

BASE: CORN: 48.10 PLC Yield: 129 **SOYBEANS:** 6.30 PLC Yield: 44

TOPOGRAPHY: Level to Sloping

CSR2 (Cropland): 53.6 CSR2 (52.72 Current Cropland Acres)

48.4 CSR2 (83.01 FSA Cropland Acres)

COMMENTS: To be offered by live auction June 8, 2022 at 10:00 AM, AmericInn, 1910 Nairn Dr., Maquoketa, IA 52060. For more information go to www.eastiowaland.com, or please call Chuck Schwager at East Iowa Real Estate, 563-599-4277.

VERIFICATION OF DATA PROVIDED SHALL BE RESPONSIBILITY OF BUYER

ALL INFORMATION PROVIDED ALTHOUGH BELIEVED TO BE ACCURATE, IS NOT GUARANTEED BY THE LISTING OFFICE

Current Cropland 52 +/- Acres





Current Pasture



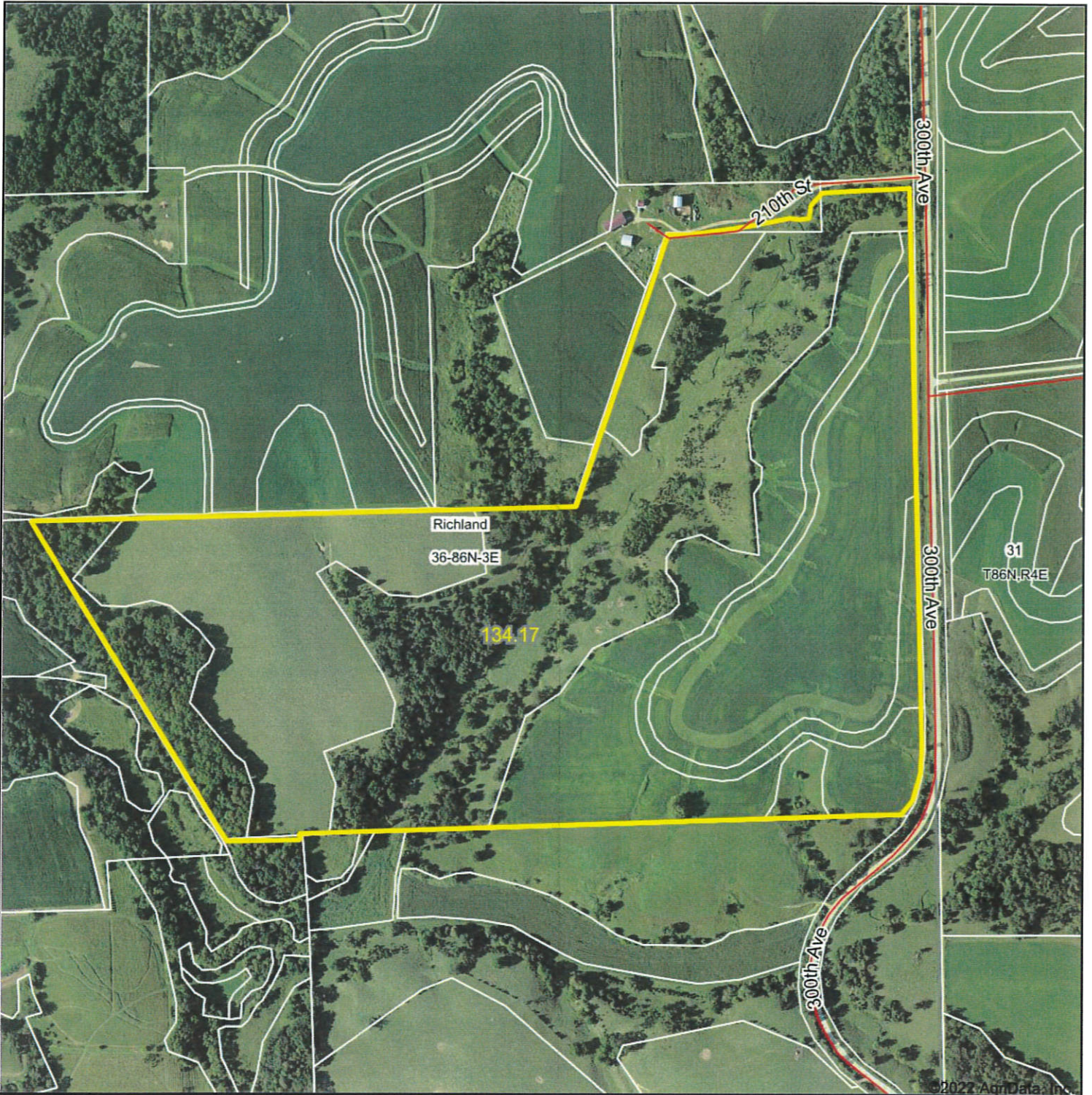


Timber with Mature Trees





Aerial Map



Map Center: 42° 12' 51.82, -90° 33' 18.81



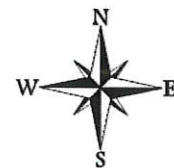
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Maps Provided By



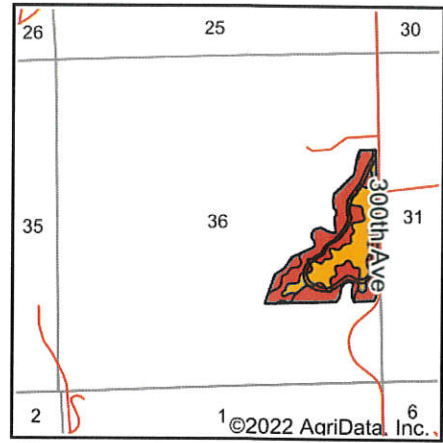
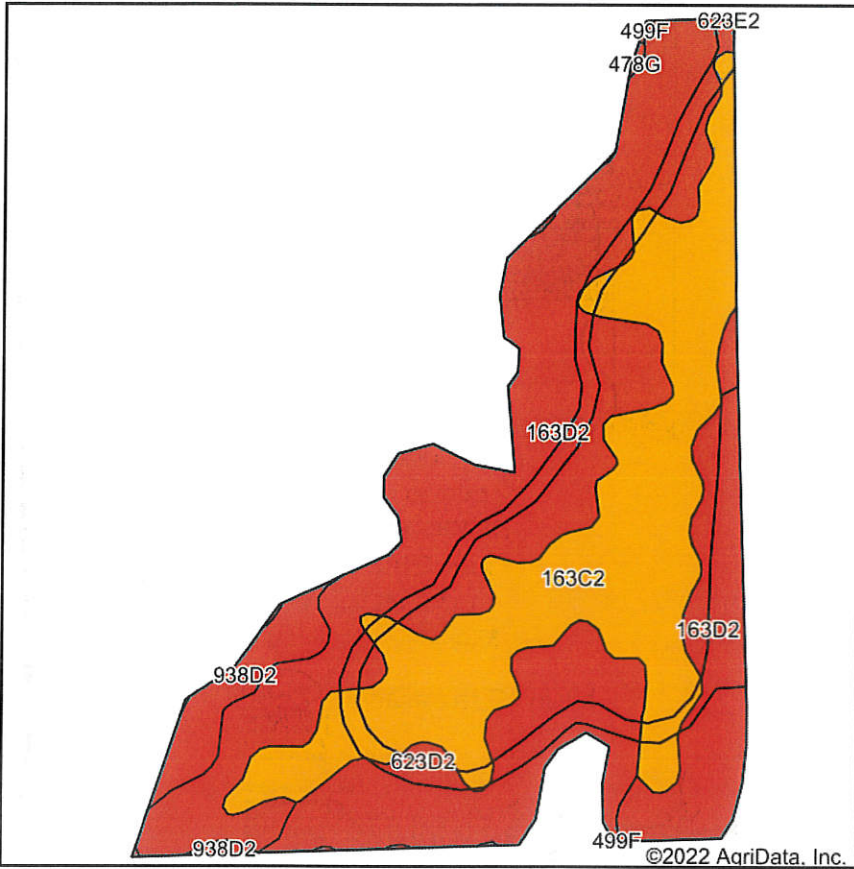
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36-86N-3E
Jackson County
Iowa



4/20/2022

Soils Map



State: **Iowa**
 County: **Jackson**
 Location: **36-86N-3E**
 Township: **Richland**
 Acres: **52.72**
 Date: **3/18/2022**



Maps Provided By:



Current Cropland



Soils data provided by USDA and NRCS.

Area Symbol: IA097, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	25.09	47.6%		IIIe	46	58	64	
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	17.73	33.6%		IIIe	72	68	68	
623D2	Rozetta silt loam, 9 to 14 percent slopes, moderately eroded	7.58	14.4%		IIIe	50	58	70	
938D2	NewGlarus silt loam, 9 to 14 percent slopes, moderately eroded	2.21	4.2%		IIIe	8	21	31	
478G	Nordness-Rock outcrop complex, 18 to 60 percent slopes	0.11	0.2%		VIIs	5	5	8	
Weighted Average						3.01	53.6	59.7	*n 64.7

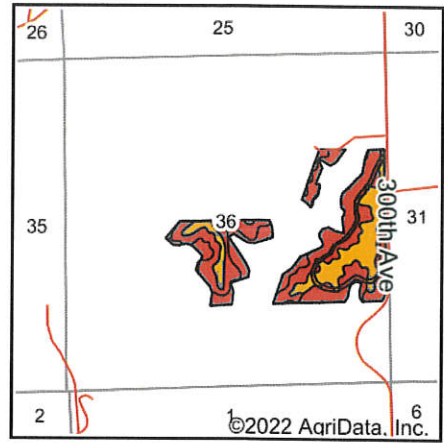
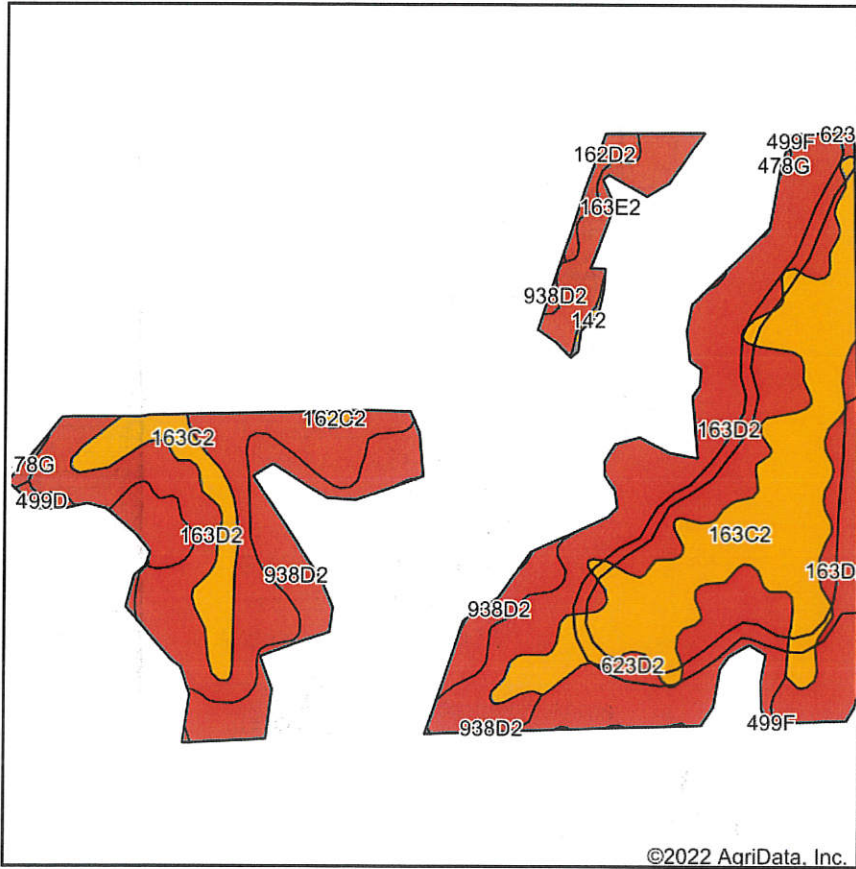
**IA has updated the CSR values for each county to CSR2.

*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.

Soils Map



State: **Iowa**
 County: **Jackson**
 Location: **36-86N-3E**
 Township: **Richland**
 Acres: **83.01**
 Date: **4/20/2022**



FSA Cropland Acres

Maps Provided By



Soils data provided by USDA and NRCS.

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Area Symbol: IA097, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	38.37	46.2%		IIIe	46	58	64	
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	21.65	26.1%		IIIe	72	68	68	
938D2	NewGlarus silt loam, 9 to 14 percent slopes, moderately eroded	8.51	10.3%		IIIe	8	21	31	
623D2	Rozetta silt loam, 9 to 14 percent slopes, moderately eroded	7.58	9.1%		IIIe	50	58	70	
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	4.94	6.0%		IVe	35	48	59	
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	0.85	1.0%		IIIe	54	63	69	
478G	Nordness-Rock outcrop complex, 18 to 60 percent slopes	0.46	0.6%		VIIIs	5	5	8	
499D	Nordness silt loam, 5 to 14 percent slopes	0.30	0.4%		VIIs	6	5	36	
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	0.20	0.2%		IIIe	80	73	74	
142	Chaseburg silt loam, 0 to 2 percent slopes	0.15	0.2%		IIw	79	83	80	
Weighted Average						3.09	48.4	55.9	*n 61.6

**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.



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 83.01 acres

2022 Program Year

Map Created November 17, 2021

Farm 4504

Tract 1733

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IOWA
JACKSON
Form: FSA-156EZ



FARM : 4504
Prepared : 4/4/22 7:37 AM
Crop Year : 2022

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : RICHARD D EGGERS JR
Farms Associated with Operator : ██████████
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Tract Number : 1733
Description : L7, N1/2 SE1/4 S36 T86N R3E RICHLAND
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 : RICHARD D EGGERS, SR TRUST, ANDVIEW FARM, L.L.C.
Other Producers : MR CHARLES WILLIAM PETERS, JOSHUA DALE EGGERS
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
136.56	83.01	83.01	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	83.01	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	48.10	0.00	129
Soybeans	6.30	0.00	44
TOTAL	54.40	0.00	

NOTES

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2/2/2022
Andview Farms
15157 Hwy. 62
Bellevue, Iowa 52031

Dear Richard;

Farm 2 (Section 36 Richland Twp.)

This farm has scattered timber along a creek corridor and is pastured. The timber is dominated with poor to medium quality; bur oak, hickory, cedar, walnut, elm, white oak, cherry, maple and basswood. A total of 59 walnut trees were inventoried with 9,610 bdft of lumber. These trees have an estimated value of \$20,000-\$23,000. A timber harvest could be completed at anytime to harvest the mature trees. The walnut are located mostly on the west side of the farm.

If you need help to market and sell the trees we can help market the trees.

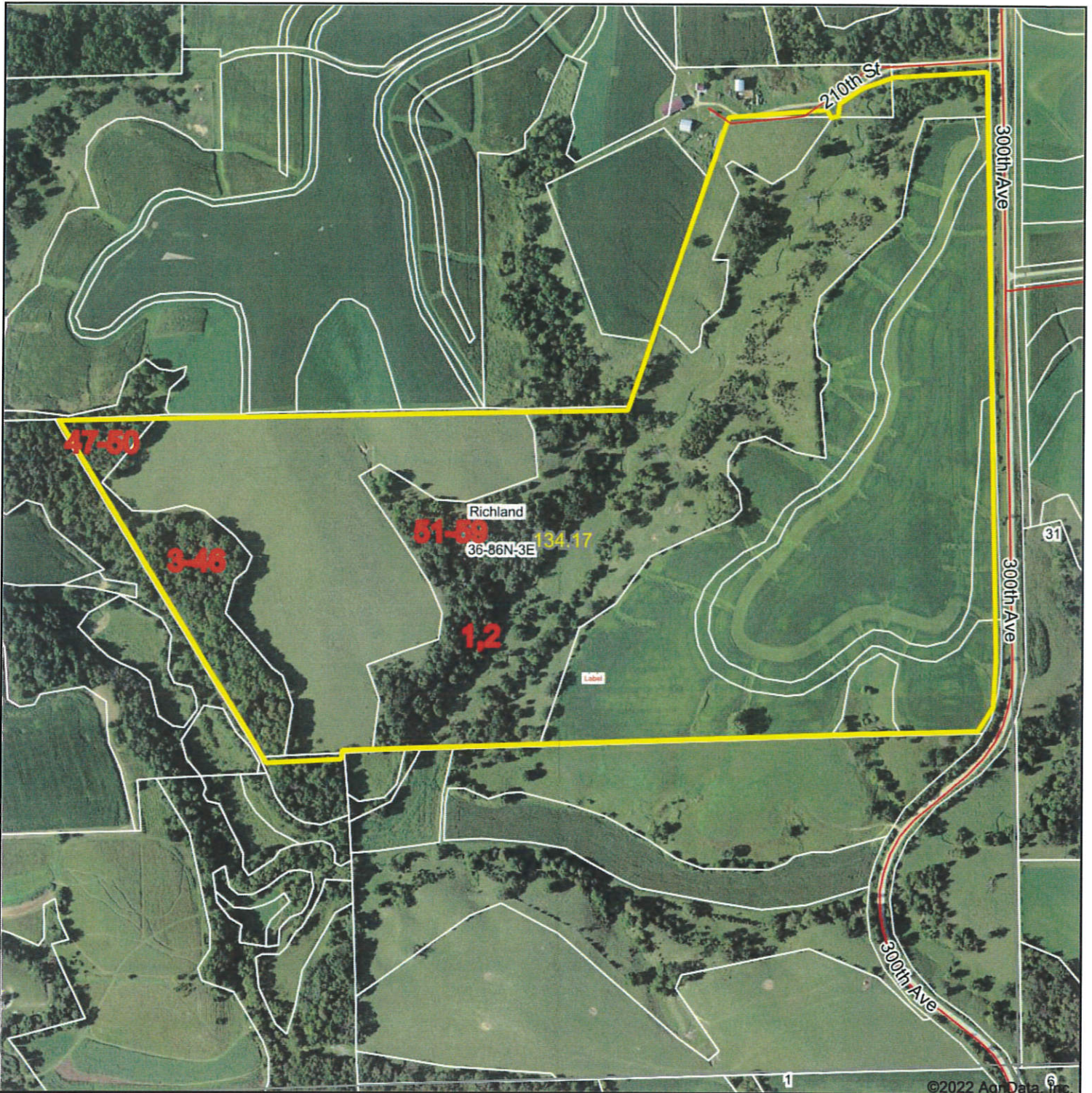
If you have any questions feel free to contact me.

Sincerely; *Kevin Oetken*

Kevin Oetken

Woodland Forestry LLC
10571 18th Ave.
Monmouth, Iowa 52309
563-673-2146

Aerial Map



Map Center: 42° 12' 48.07, -90° 33' 21.86



EAST IOWA
REAL ESTATE

Maps Provided By



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36-86N-3E
Jackson County
Iowa



4/20/2022



EAST IOWA REALTY

"Your Farmland Realtor"

125 South 2nd Street, Maquoketa, IA 52060

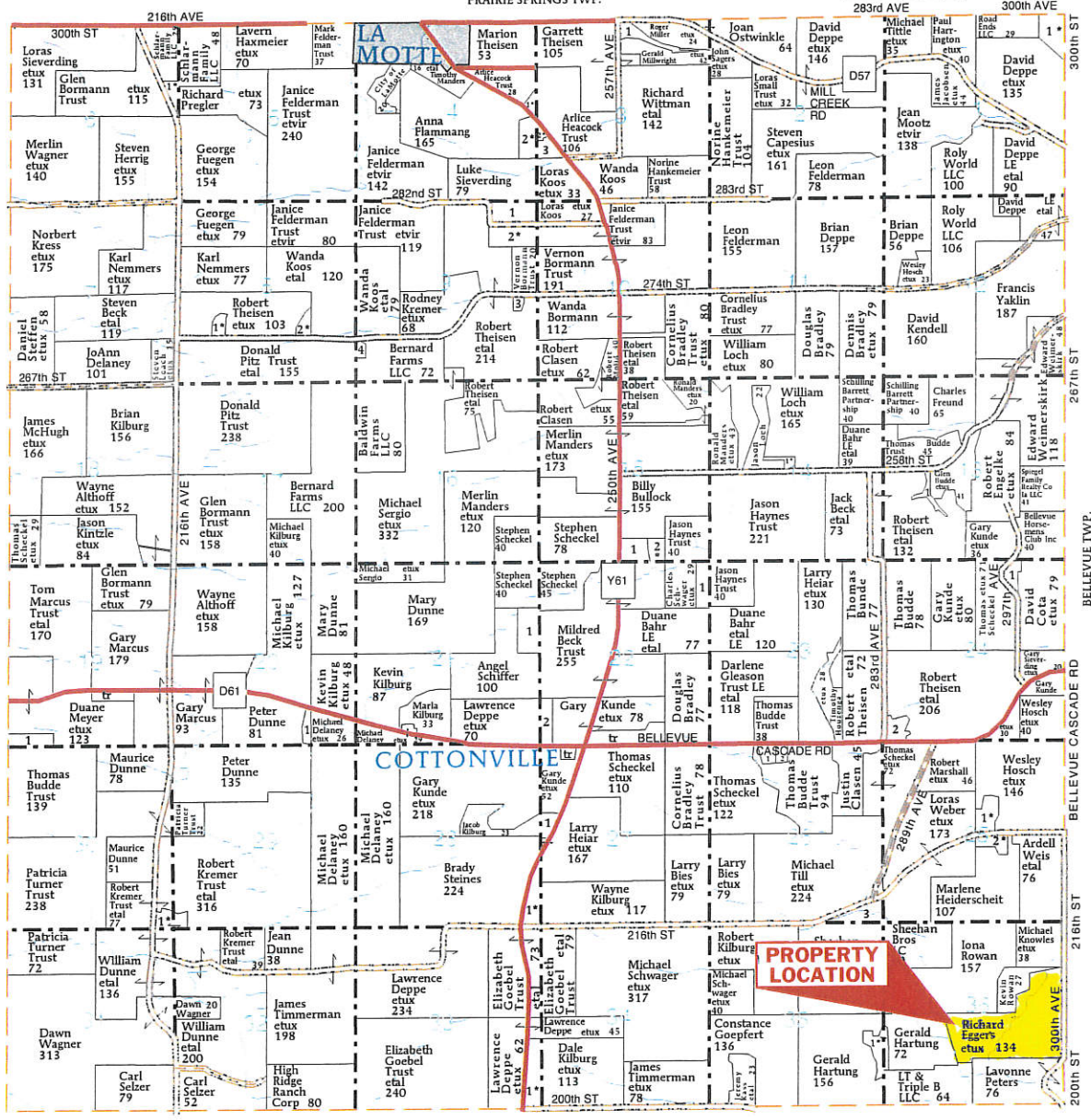
Ph: (563) 652-0000 www.eastiowaland.com

AUCTIONS - FARMS - ACREAGES - RESIDENTIAL - COMMERCIAL - E-mail: eastiowarealty@gmail.com



T-86-N RICHLAND PLAT R-3-E

(Landowners)
PRAIRIE SPRINGS TWP.



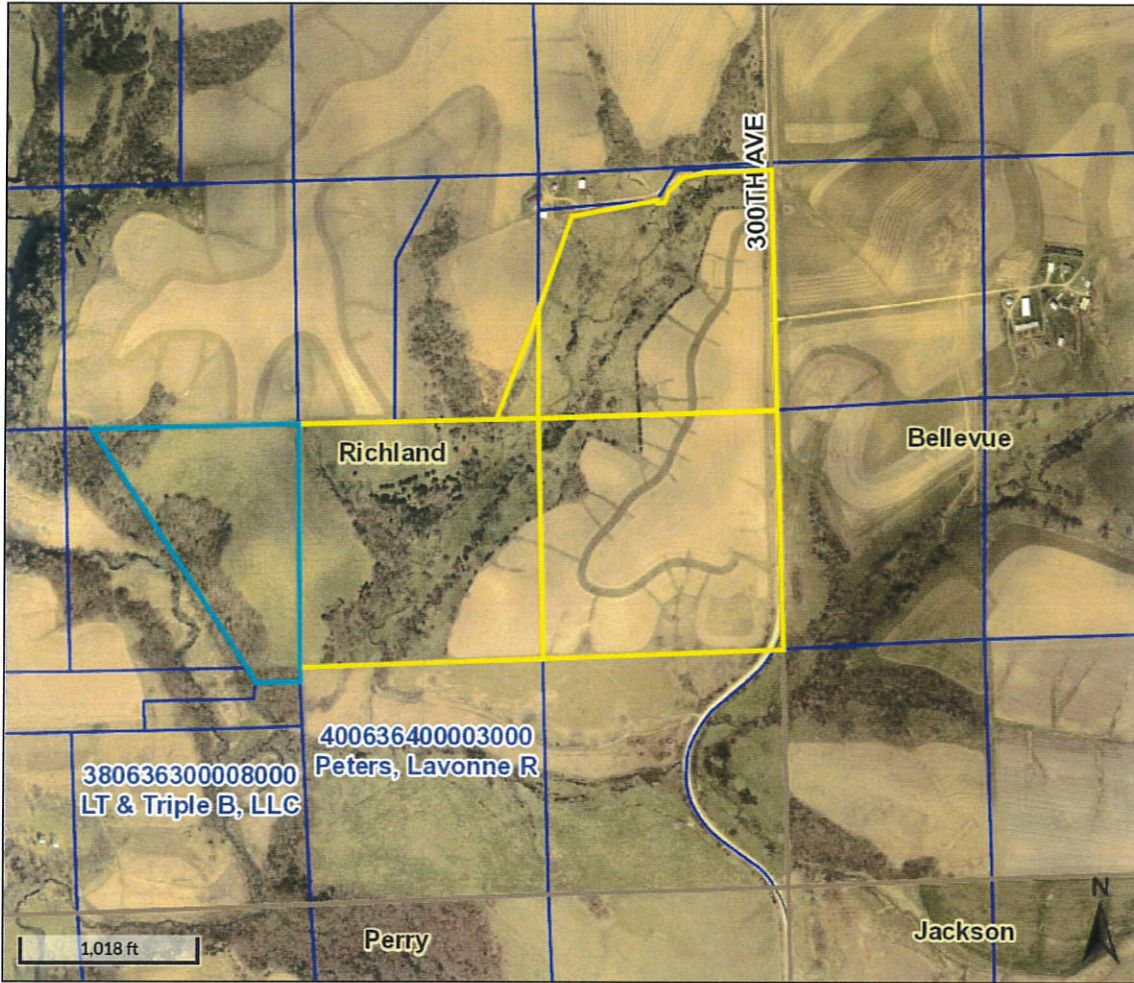
- RICHLAND TOWNSHIP**
- SECTION 1**
1. Amling, Warren etux 14
- SECTION 3**
1. Veach, Joshua 9
2. Koons, Larry etux 6
3. Sieverding, Luke 13
- SECTION 4**
1. Konrardy, Eugene etux 6
2. Koons LE, Larry etal 13
- SECTION 6**
1. Pregler, Richard etux 6
- SECTION 8**
1. Duesing, Lance etux 6

2. Schiffer, Gary etux 5
- SECTION 9**
1. Sieverding, Luke 18
2. Feldermann Trust, Janice etvir 19
3. Thole, Sally 5
4. Wagner, Mark 5
- SECTION 13**
1. Clasen, Thomas 11
- SECTION 14**
1. Loch, Anthony etux 5
- SECTION 15**
1. Beck Trust, Mildred 11
2. Till, John etux 8

- SECTION 19**
1. Budde Trust, Thomas 14
- SECTION 20**
1. Coakley, John 6
- SECTION 21**
1. Beck Trust, Mildred 20
- SECTION 22**
1. Haynes Trust, Jason 10
2. Schiffer, Angel 6
- SECTION 24**
1. Till, Jeffrey 6
2. Clasen, Justin 12

- SECTION 25**
1. Weis, Kurtis etux 14
2. Weis, Ardell etal 11
- SECTION 26**
1. Petersen, Karl 7
2. Kaune Jr, Merlin 5
3. Sheedhan Bros LC 19
- SECTION 27**
1. Kilburg, Jacob 7
- SECTION 28**
1. Kilburg, Wayne etux 6
- SECTION 30**
1. Duschon, Steven etux 10

- SECTION 33**
1. Kilburg, Dale etux 13
- SECTION 35**
1. Maro, Jason etal 6



Overview



Legend

-  Political Township
-  Corporate Limits
-  Parcels
-  Centerlines
-  Tree Inventory 20:

Parcel ID	380636300003000	Alternate ID	n/a	Owner Address	Andview Farm, LLC
Sec/Twp/Rng	36-86-3	Class	A		15088 Hwy 62
Property Address		Acreage	22		Bellevue, IA 52031-9258
District	RICHLAND TWP ANDREW SCHOOL AFD				
Brief Tax Description	COM NE COR SW THEN S TO SE COR NE SW, W297', NW TO N LINE, E1155' TO BEG				
	<i>(Note: Not to be used on legal documents)</i>				

NOTICE: This map is compiled for assessment and tax information purposes from official county records. All information shown is for the forgoing purpose and does not represent a survey of land. THIS MAP IS FOR VIEWING PURPOSES NOT A LEGAL DOCUMENT.

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