

**Merlin P. Wagner Property
20494 283rd Street, Zwingle, IA 52079
Section 6, Richland Township,
Jackson County, IA
143.81 Net Surveyed Acres**



Chuck Schwager, Broker



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

PROPERTY INFORMATION PAGE

Owner: Merlin P. Wagner Estate

Address: 20494 283rd Street, Zwingle, IA 52079

Directions: From Highway 61 South of Dubuque at Zwingle, IA take 283rd Street east 1 mile, property on the north side of the road.

TYPE OF PROPERTY: Cropland, farmhouse, barn, utility shed, well.

POSSESSION DATE: Closing on or about 7/22/2022. Cropland Leased for the 2022 season at \$50,000.

LOCATION: Section 6, Richland Township, Jackson County, IA

NET TAX ACRES: 143.81 Net Surveyed Acres (146.26 Total Acres)

NET TAXES: \$6090 **ASSESSED VALUE:** \$305,300

DRAINAGE: Some Tile (No Maps Available), Natural

ROAD TYPE: Gravel

EASEMENTS: Natural Gas Pipeline Easements

LEGAL DESCRIPTION: The E 1/2 of the SW 1/4 and the W 1/2 of the Fractional SW 1/4 of Section 6, Township 86 North, Range 3 East of the 5th Principal Meridian, Jackson County, Iowa. Subject to easements and restrictions of record.

FSA INFORMATION **FARM #** 1263 **TRACT #** 786

FARMLAND: 144.70 **CROPLAND:** 138.02

BASE: **CORN:** 106.90 PLC Yield: 174 **SOYBEANS:** 11.80 PLC Yield: 58

TOPOGRAPHY: Level to Rolling

CSR (Cropland): 67.9 CSR2 (138.02 FSA Cropland Acres)

68.2 CSR2 (140.23 Acres Entire Farm Excluding Buildings Site)

COMMENTS: To be offered by live auction May 25, 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

House & Buildings

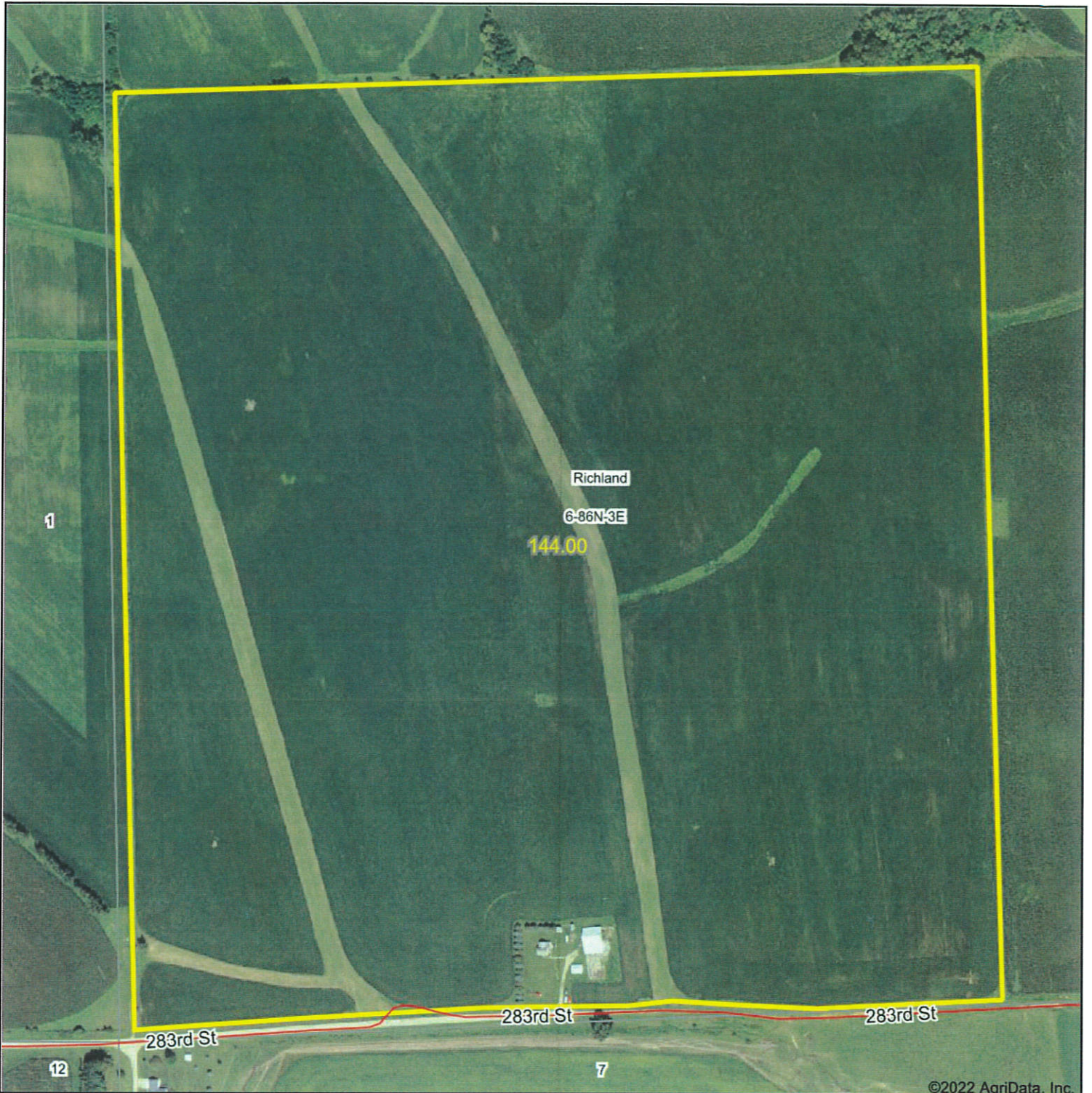








Aerial Map



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EAST IOWA
REAL ESTATE

Maps Provided By



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Map Center: 42° 17' 2.26, -90° 39' 39.76

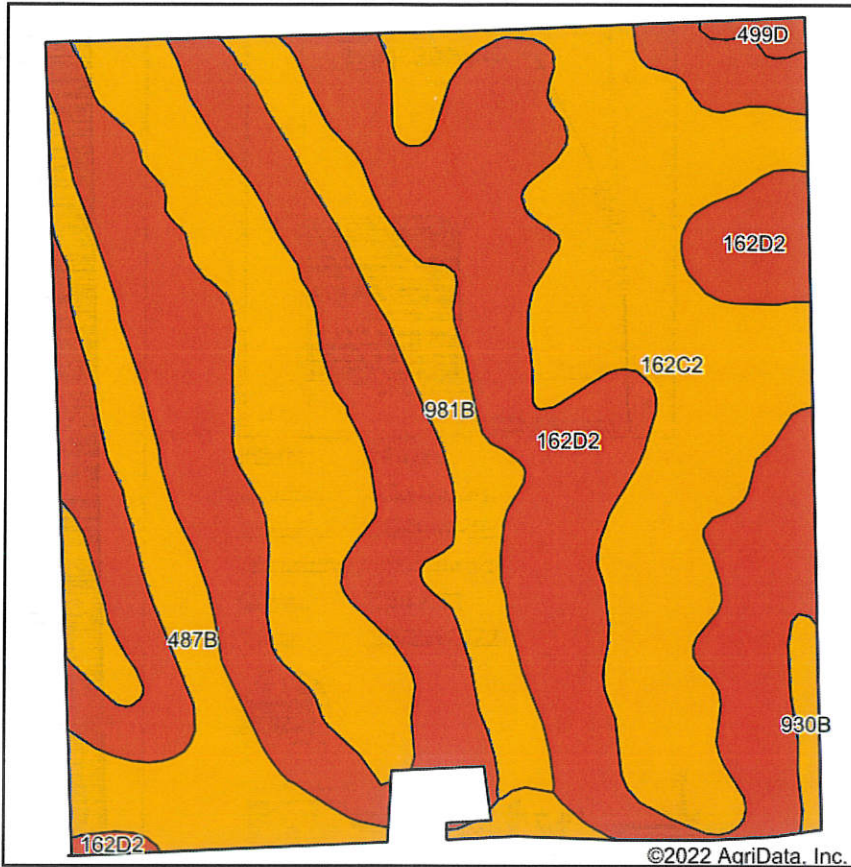
0ft 432ft 865ft

6-86N-3E
Jackson County
Iowa

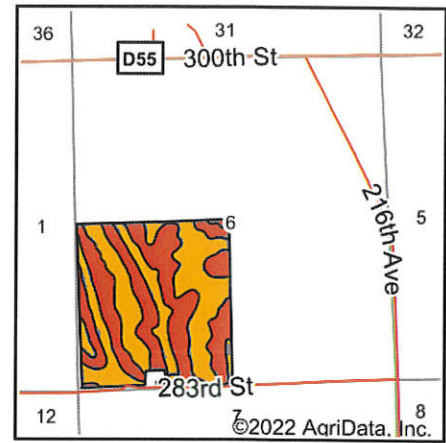


3/10/2022

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Jackson**
 Location: **6-86N-3E**
 Township: **Richland**
 Acres: **142.72**
 Date: **2/11/2022**



Maps Provided By:



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
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	68.19	47.8%		Ille	54	63	69
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	48.61	34.1%		Ille	80	73	74
487B	Worthen-Otter silt loams, 0 to 5 percent slopes	13.29	9.3%		Ille	79	68	87
981B	Worthen silt loam, 2 to 5 percent slopes	10.77	7.5%		Ile	94	90	83
930B	Orion silt loam, 2 to 5 percent slopes, occasionally flooded	1.21	0.8%		Ilw	76	60	89
499D	Nordness silt loam, 5 to 14 percent slopes	0.65	0.5%		Vis	6	5	36
Weighted Average					2.93	68.2	68.6	*n 73.5

**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.



United States
Department of
Agriculture

Jackson County, Iowa



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 138.02 acres

2022 Program Year

Map Created November 17, 2021

Farm 1263

Tract 786

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IOWA
JACKSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 1263
Prepared : 3/3/22 12:43 PM
Crop Year : 2022

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : DANIEL F STEFFEN

Farms Associated with Operator :

CRP Contract Number(s) : None

Recon ID : None

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
144.70	138.02	138.02	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	138.02	0.00		0.00		0.00	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	PLC Yield	HIP
Corn	106.90	0.00	174	
Soybeans	11.80	0.00	58	

TOTAL 118.70 0.00

NOTES

Tract Number : 786

Description : I5, SW1/4 S6 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 : MERLIN WAGNER

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
144.70	138.02	138.02	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	138.02	0.00	0.00	0.00	0.00	0.00

IOWA
JACKSON
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 1263
Prepared : 3/3/22 12:43 PM
Crop Year : 2022

DCP Crop Data

Tract 786 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	106.90	0.00	174
Soybeans	11.80	0.00	58
TOTAL	118.70	0.00	

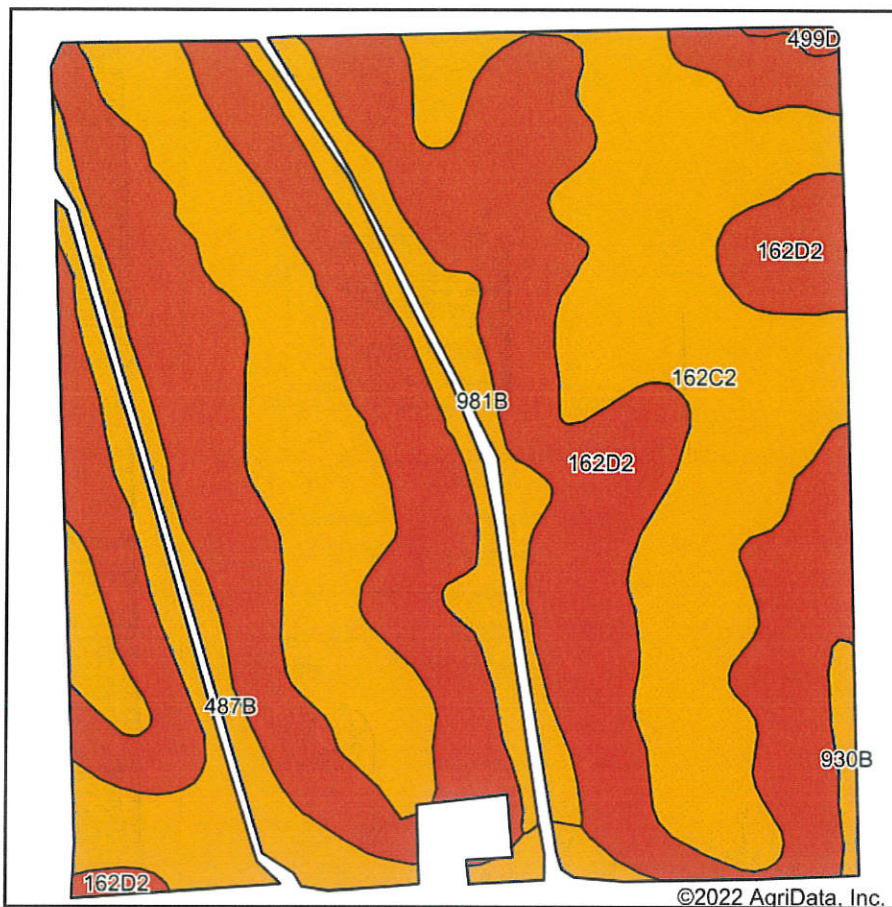
NOTES

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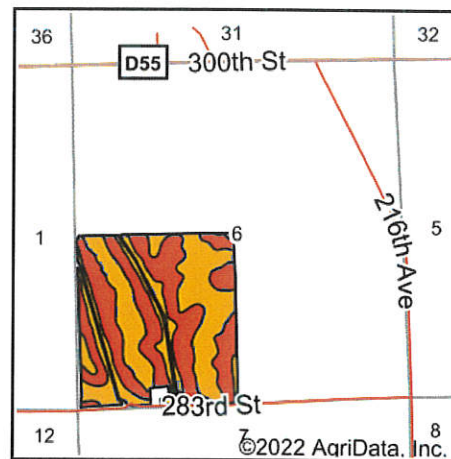
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Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Jackson**
 Location: **6-86N-3E**
 Township: **Richland**
 Acres: **138.02**
 Date: **3/10/2022**



Maps Provided By:



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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
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162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	47.94	34.7%		IIIe	80	73	74
487B	Worthen-Otter silt loams, 0 to 5 percent slopes	12.18	8.8%		IIIe	79	68	87
981B	Worthen silt loam, 2 to 5 percent slopes	8.96	6.5%		Ile	94	90	83
930B	Orion silt loam, 2 to 5 percent slopes, occasionally flooded	1.04	0.8%		IIw	76	60	89
499D	Nordness silt loam, 5 to 14 percent slopes	0.31	0.2%		VI s	6	5	36
Weighted Average						2.93	67.9	68.5
								*n 73.3

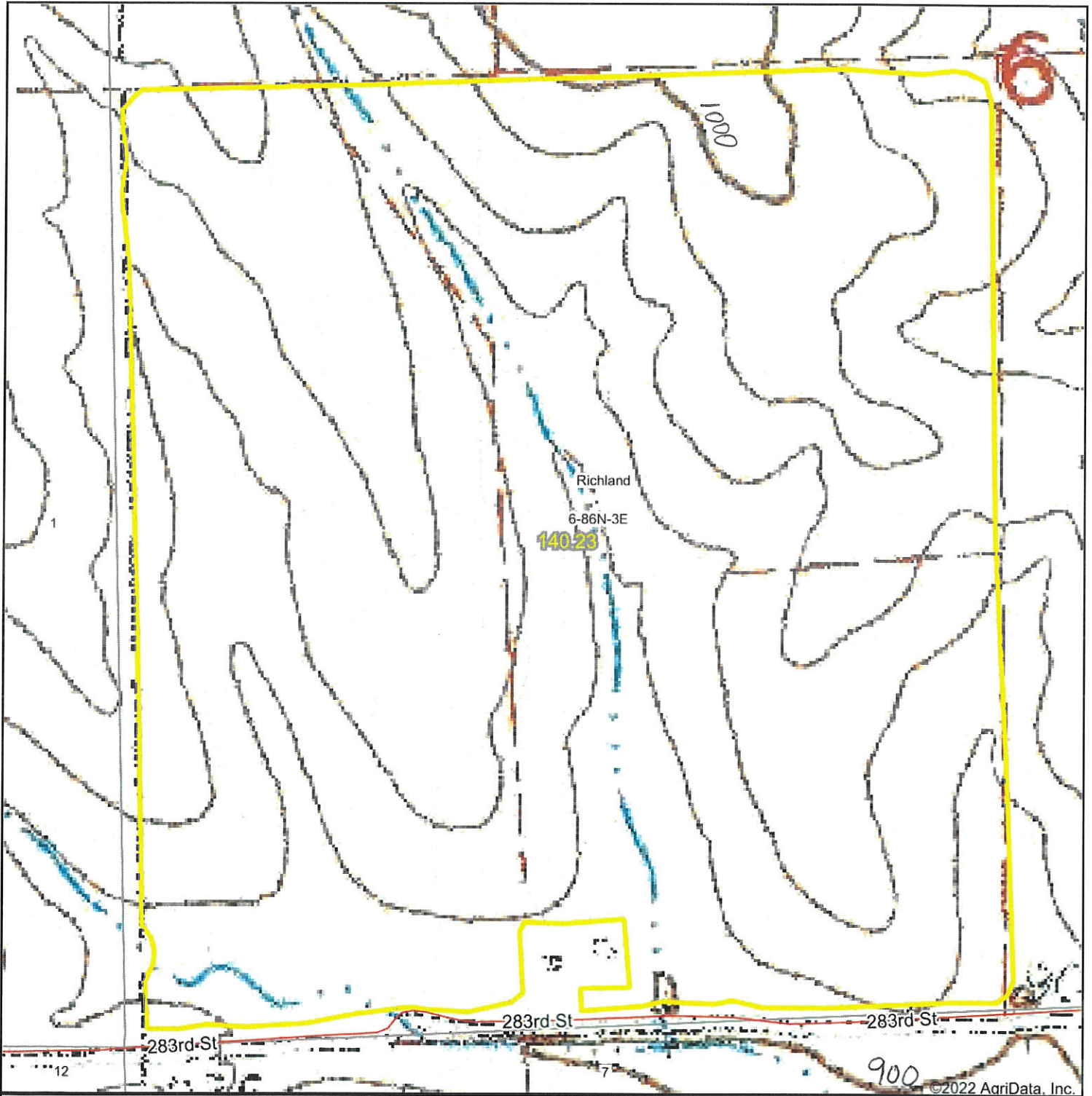
**IA has updated the CSR values for each county to CSR2.

*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.

Topography Map



map center: 42° 17' 2.3, -90° 39' 40.05

0ft 429ft 858ft

6-86N-3E
Jackson County
Iowa



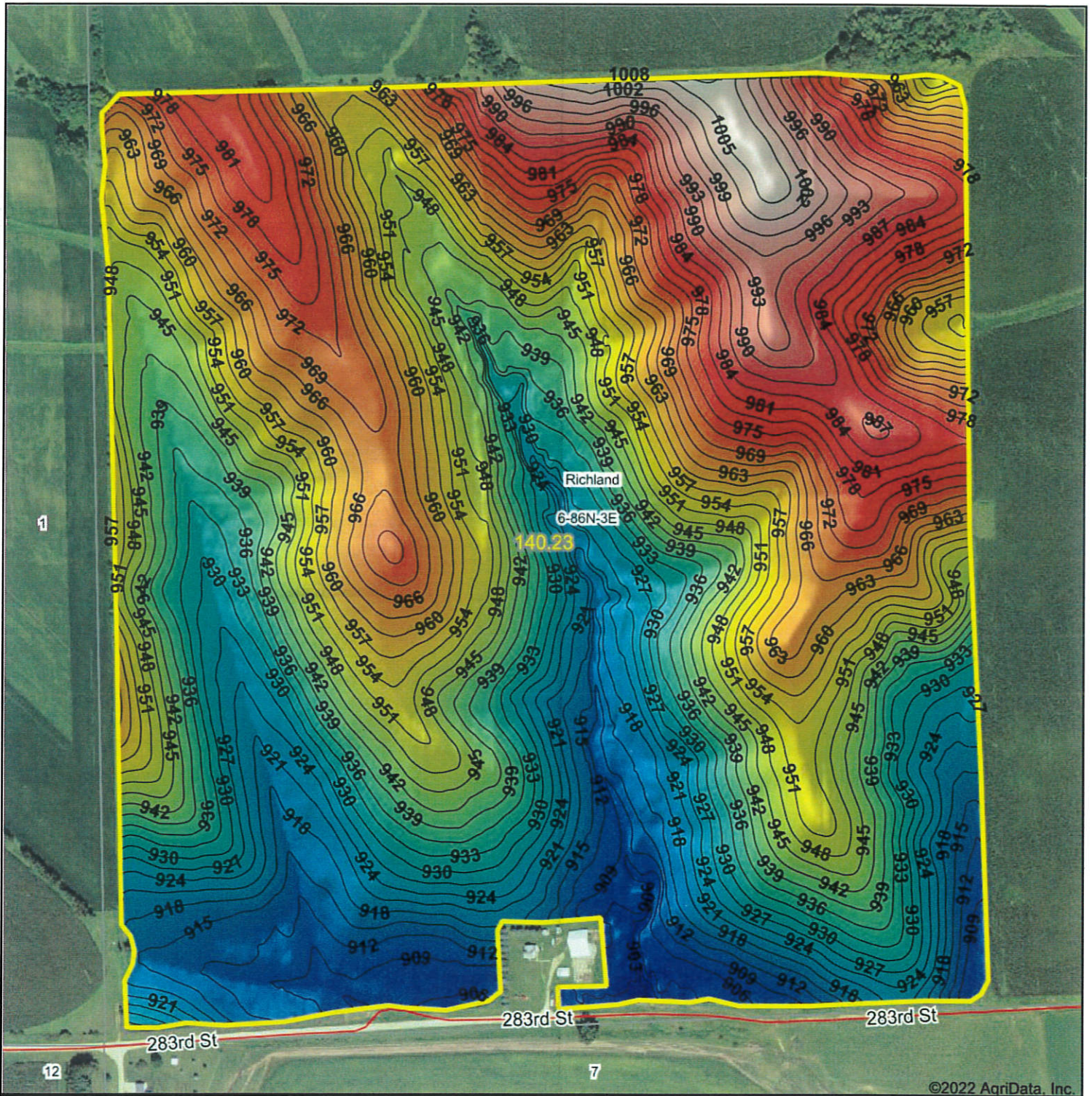
2/17/2022



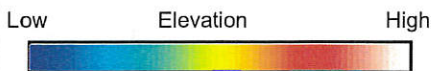
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Topography Hillshade



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Source: USGS 3 meter dem
Interval(ft): 3
Min: 897.4
Max: 1,008.8
Range: 111.4
Average: 949.6
Standard Deviation: 24.38 ft



Maps Provided By:



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2/17/2022

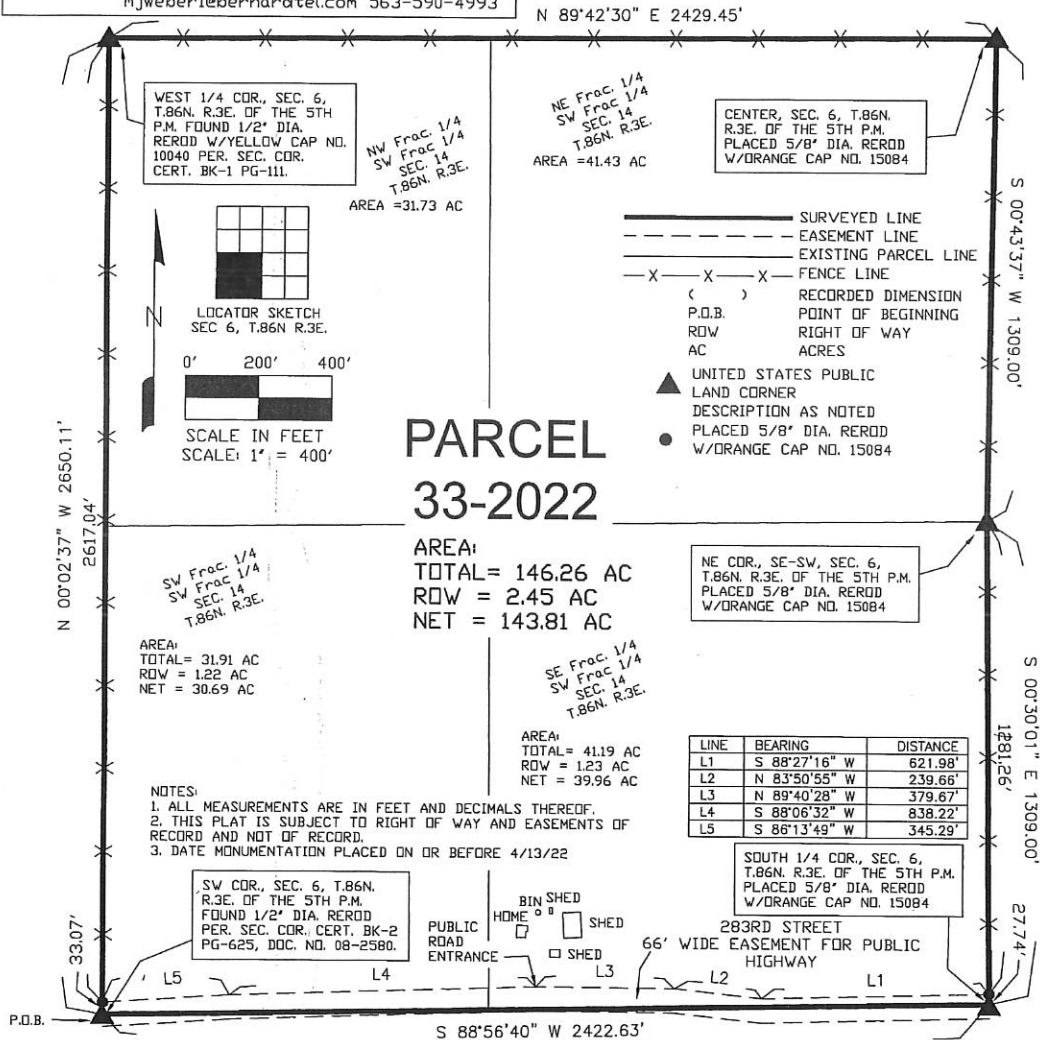
6-86N-3E
Jackson County
Iowa

map center: 42° 17' 2.3, -90° 39' 40.05

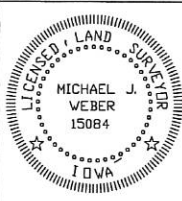
PREPARED BY: MICHAEL J. WEBER, WEBER SURVEYING, LLC, 26789 46TH AVE, BERNARD, IA 52032 (563) 879-4173

Index Legend
 Location: Parcel 30-2022, Sec. 6, T.86N. R.3E.
 Requestor: Merlin Wagner
 Proprietor: Merlin & Mary Wagner
 Surveyor: Michael J. Weber
 Surveyor Company: Weber Surveying, LLC
 & Return To: 26789 46th AVE, Bernard, IA 52032
 njweber1@bernardtel.com 563-590-4993

PLAT of SURVEY of
 PARCEL 30-2022 in Section 6, T.86N. R.3E.
 of the 5th P.M., Jackson County, Iowa.



DESCRIPTION: Parcel 30-2022, being all of the SW fractional 1/4 of Section 6, T.86N. R.3E. of the 5th P.M., Jackson County, Iowa, more particularly described as follows: Commencing at the SW corner of said Section 6 being the point of beginning; thence N 00°02'37" W (assumed bearing), 2650.11' along the West line of the said SW fractional 1/4 to the West 1/4 corner of said Section 6; thence N 89°42'30" E, 2429.45' along the North line of the said SW fractional 1/4 to the Center of said Section 6; thence S 00°43'37" W, 1309.00' along the East line of the said SW fractional 1/4 to the NE corner of the SE fractional 1/4 of the SW fractional 1/4 of said Section 6; thence S 00°30'01" E, 1309.00' along the East line of the said SW fractional 1/4 to the SE corner of said Section 6; thence S 88°56'40" W, 2422.63' along the South line of the said SW fractional 1/4 to the point of beginning, containing 146.26 acres and subject to easements of record and not of record.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL J. WEBER (DATE)
 LICENSE NUMBER 15084
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
 SHEETS COVERED BY THIS SEAL: SHEET 1

WEBER SURVEYING, LLC
 26789 46TH AVE
 BERNARD, IA 52032
 PH: (563) 590-4993
 mjweber1@bernardtel.com

DRAWN BY: MJW
 SURVEY DATE: 4/13/22
 DWG. 22035

SHEET 1 OF 1

