

James Keitel Property
140th Avenue, Lost Nation, IA 52254
Section 15, Sharon Township,
Clinton County, IA
79.32 Tax Acres



Listed with East Iowa Real Estate

Chuck Schwager, Broker



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

PROPERTY INFORMATION PAGE

Owner: James Keitel

Address: 140th Avenue, Lost Nation, IA 52254

Directions: From Highway 136 at Lost Nation, go north on 140th Avenue 1.5 miles, property on the west side.

TYPE OF PROPERTY: Cropland, hay ground, pasture.

POSSESSION DATE: At legal closing. The tenant has been terminated for the 2023 season.

LOCATION: Section 15, Sharon Township, Clinton County, IA

TAX ACRES: 79.32

NET TAXES: \$2278

DRAINAGE: Tile and natural. No tile maps available.

ROAD TYPE: Gravel

EASEMENTS: None

CROPLAND: Approximately 66 acres currently in row crop production. Remainder in hay.

FSA INFORMATION

FARM # 7655

TRACT # 13130

FARMLAND: 79.35

CROPLAND: 73.68

BASE ACRES: CORN: Base Acres 34 PLC Yield: 171 **OATS:** Base Acres 9.3 PLC Yield: 70

CSR2 (Cropland): 53.3 FSA Acres 73.68

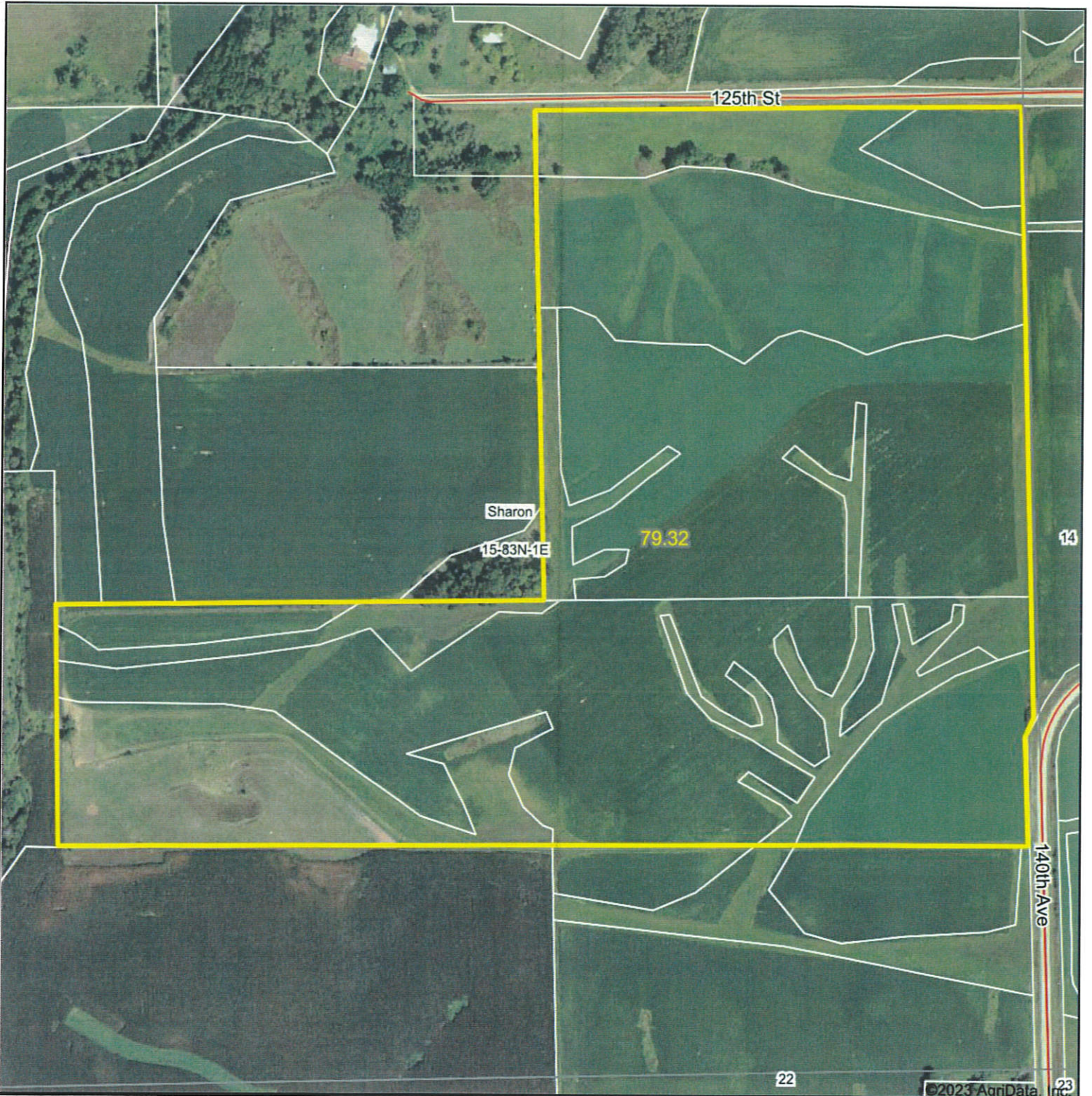
TOPOGRAPHY: Level to Rolling

COMMENTS: Well cared for mostly cropland parcel with good access from 140th Avenue. Productive soils include Downs, Fayette and Colo silt loams, Lindley clay loam, Fayette silty clay loam and Arenzville-Chaseburg complex. 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

Aerial Map



Map Center: 41° 59' 36.28, -90° 49' 32.15



EAST IOWA
REAL ESTATE

Maps Provided By:



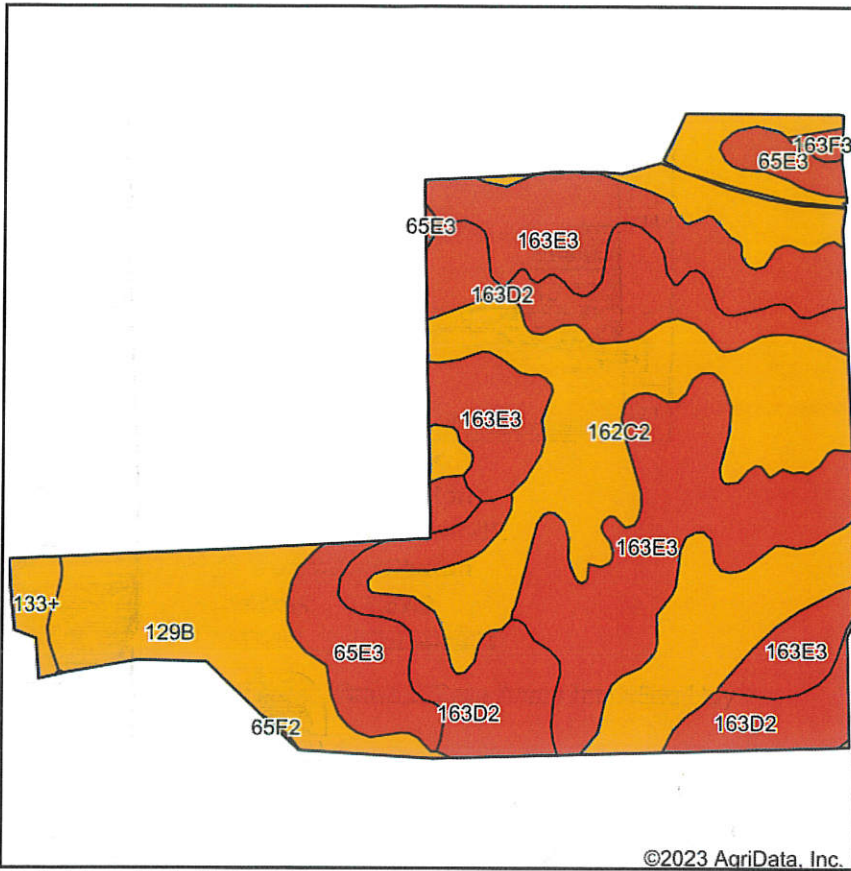
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15-83N-1E
Clinton County
Iowa

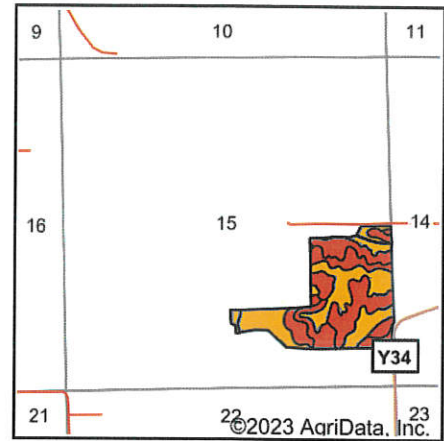


1/17/2023

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **15-83N-1E**
 Township: **Sharon**
 Acres: **69.9**
 Date: **1/24/2023**



Current Crop Acres Including Hay

Maps Provided By:



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Area Symbol: IA045, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	21.16	30.3%		Vle	29	45	50
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	17.64	25.2%		llw	73		83
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	12.69	18.2%		llle	80	73	72
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	12.28	17.6%		llle	46	58	62
65E3	Lindley clay loam, 14 to 18 percent slopes, severely eroded	4.97	7.1%		Vlle	21	25	43
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	0.90	1.3%		llw	78	80	82
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	0.26	0.4%		Vlle	12	25	36
Weighted Average						3.94	52.3	*n 64.3

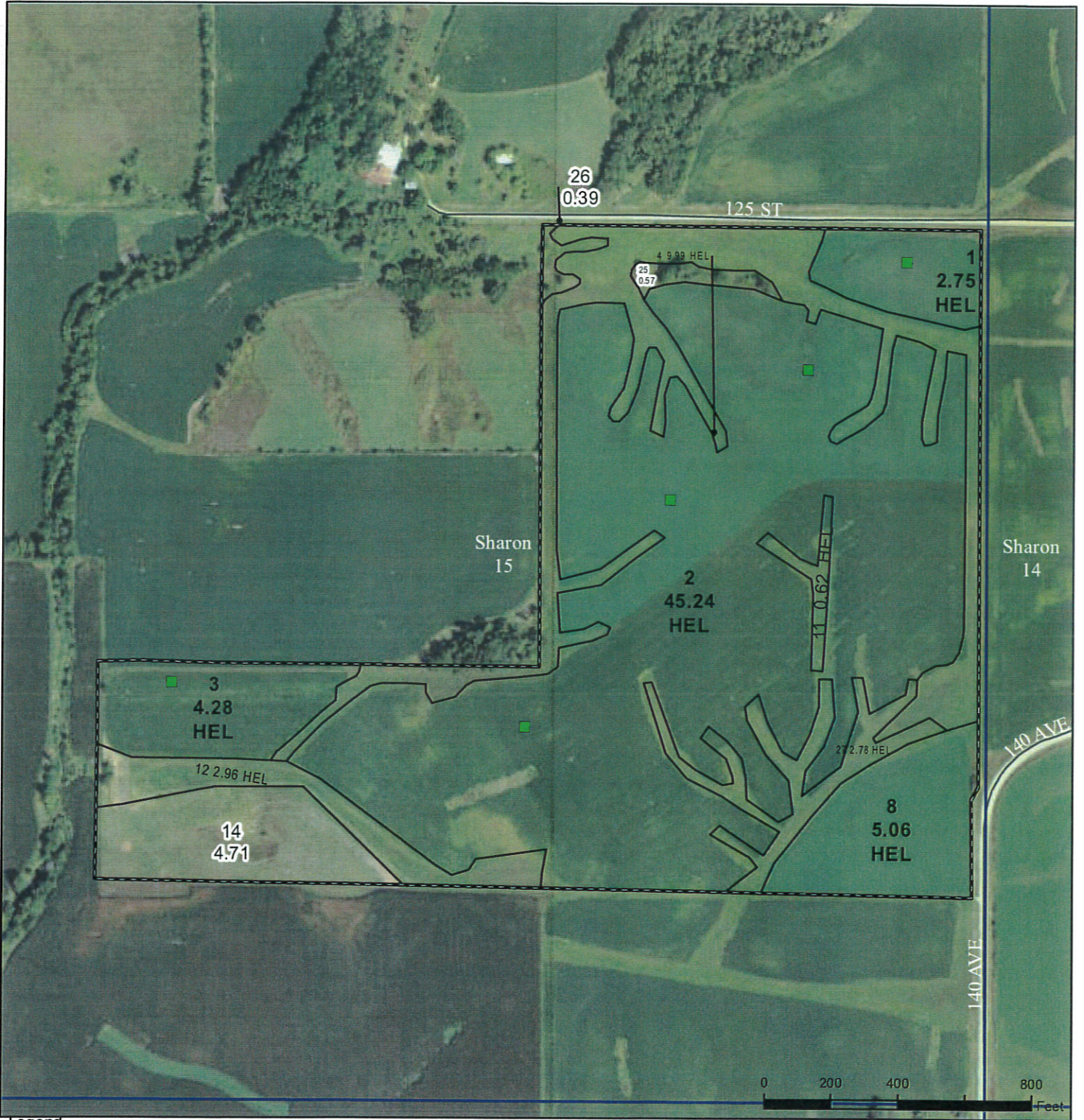
**IA has updated the CSR values for each county to CSR2.

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

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

Wetland Determination Identifiers

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

NAIP/USDA_CONUS_PRIME

- RGB
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Tract Cropland Total: 73.68 acres

2022 Program Year

Map Created April 23, 2022

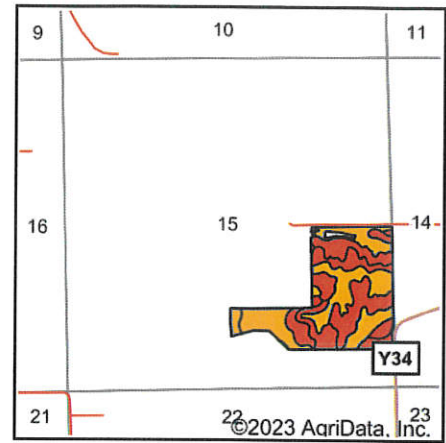
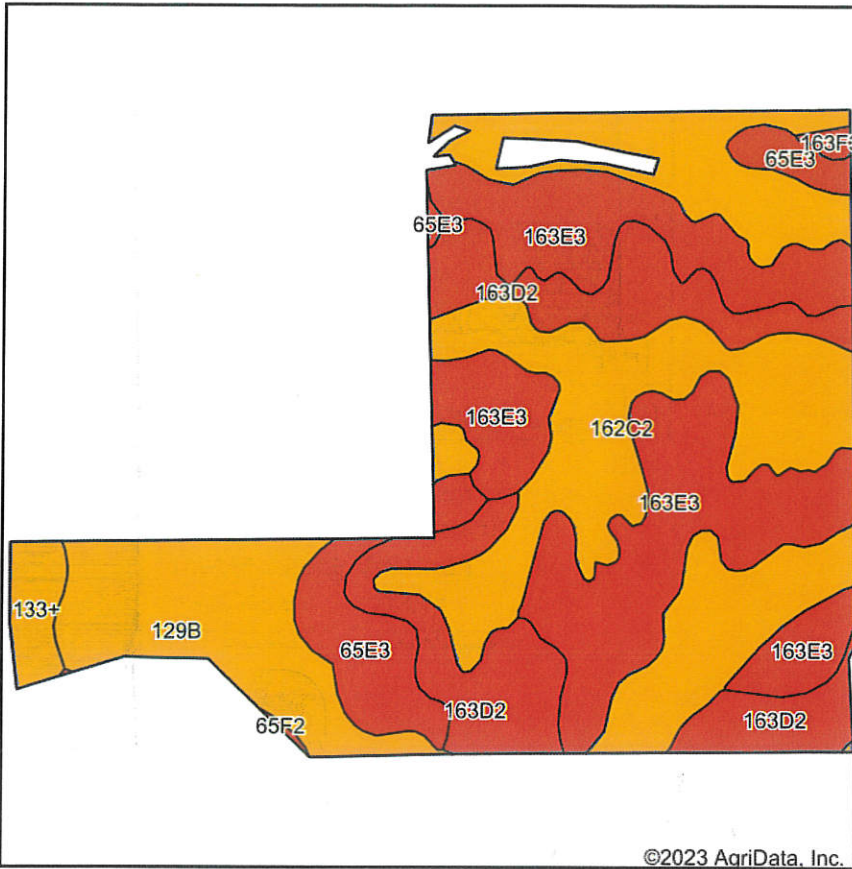
Farm 7655

Tract 13130

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Soils Map



State: **Iowa**
 County: **Clinton**
 Location: **15-83N-1E**
 Township: **Sharon**
 Acres: **73.68**
 Date: **1/24/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IA045, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	21.14	28.7%		Vle	29	45	50	
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	20.58	27.9%		llw	73		83	
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	12.65	17.2%		llle	80	73	72	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	12.34	16.7%		llle	46	58	62	
65E3	Lindley clay loam, 14 to 18 percent slopes, severely eroded	5.08	6.9%		Vlle	21	25	43	
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	1.56	2.1%		llw	78	80	82	
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	0.26	0.4%		Vlle	12	25	36	
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	0.07	0.1%		Vlle	11	8	37	
Weighted Average						3.85	53.3	*-	*n 65.1

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*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.

IOWA
CLINTON



United States Department of Agriculture
Farm Service Agency

FARM : 7655

Prepared : 1/20/23 2:23 PM CST

Form: FSA-156EZ

Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : JIM A KEITEL
 CRP Contract Number(s) : None
 Recon ID : 19-045-2014-70
 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
79.35	73.68	73.68	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	73.68	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	OATS, CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	9.30	0.00	70	
Corn	34.00	0.00	171	
TOTAL	43.30	0.00		

NOTES

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Tract Number : 13130

Description : SE1/4 of 15 T83N, R1E
 FSA Physical Location : IOWA/CLINTON
 ANSI Physical Location : IOWA/CLINTON
 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 : JIM A KEITEL
 Other Producers : MICHAEL EARL MARSHALL
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
79.35	73.68	73.68	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	73.68	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	9.30	0.00	70

IOWA
CLINTON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 7655
Prepared : 1/20/23 2:23 PM CST
Crop Year : 2023

Abbreviated 156 Farm Record

Tract 13130 Continued ...

Corn	34.00	0.00	171
TOTAL	43.30	0.00	

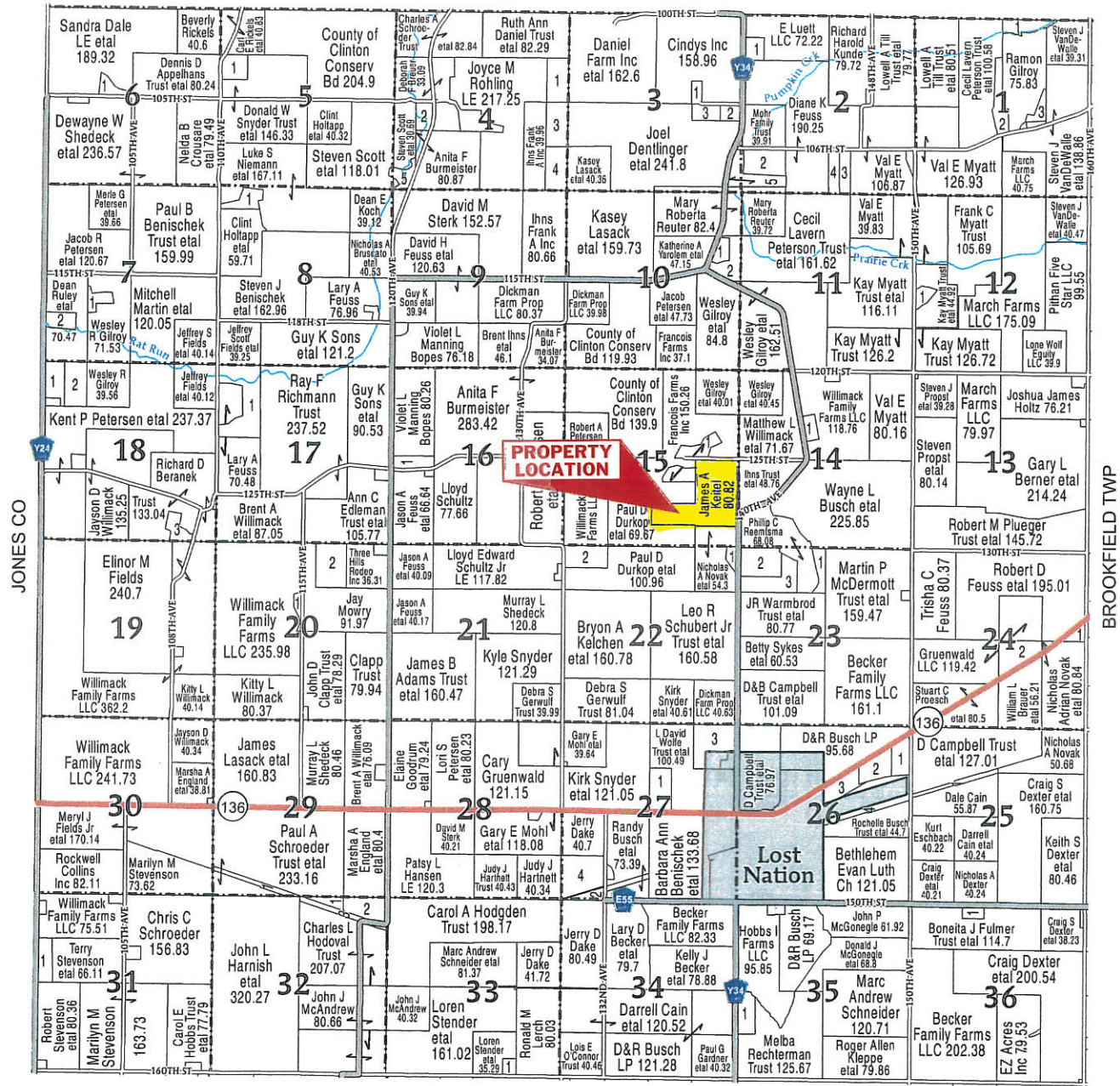
NOTES

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(Landowners)
JACKSON CO



LIBERTY TWP

SHARON TOWNSHIP

SECTION 1	SECTION 2	SECTION 3	SECTION 4	SECTION 5	SECTION 6
1 WILCOX, CONNIE J ETAL 12.59	1 BUSCH, ARNOLD W ETAL 10.36	1 CHRISTIANSEN, JERIMIAH P ETAL 5.01	1 DANIEL FARM INC 19.97	1 MOORE, CLIFFORD A ETAL 13.76	1 THOMAS, DANA 8.39
2 DRISCOLL, MICHAEL C ETAL 15.73	2 DENTLINGER, JOEL ETAL 22.99	2 MOHR FAMILY TRUST 7.5	2 HINZ, JED D 10.83		
3 MEYER, NICOLE R 7.31	3 PETERSON TRUST, CECIL LAVERN ETAL 10.05	3 BROWN, CHIP W ETAL 10	3 DENTLINGER, JOEL ETAL 20.15		
	4 SCHULTZ TRUST, WAYNE L ETAL 10.04		4 LASACK, KASEY ETAL 19.83		
	5 ROLING, VIRGIL G 22.4		5 MARTIN, ADAM 9.6		

SECTION 7	SECTION 8	SECTION 9	SECTION 10	SECTION 11	SECTION 12
1 BLOCK, SUSANNAH M 7.85	1 HOLTAPP, KATHRYN A 11.68	1 WILLIAMSON, RUSSELL J 8.12	1 DANIEL FARM INC 19.97	1 WILLIAMSON, RUSSELL J 8.12	1 MYATT, VAL 6.79
2 BERANEK, DARRELL L ETAL 10.5	2 PETERSON TRUST, CECIL LAVERN ETAL 18.09	2 PETERSON TRUST, CECIL LAVERN ETAL 18.09	2 HINZ, JED D 10.83	2 PETERSON TRUST, CECIL LAVERN ETAL 18.09	
			3 DENTLINGER, JOEL ETAL 20.15		
			4 LASACK, KASEY ETAL 19.83		
			5 MARTIN, ADAM 9.6		

SECTION 13	SECTION 14	SECTION 15	SECTION 16	SECTION 17	SECTION 18
1 SCHROEDER FARM LLC 7.94	1 SHANNON, RICK L ETAL 8	1 DEVORE, JAMES ETAL 21.83	1 WILLIAMSON, RUSSELL J 8.12	1 WILLIAMSON, RUSSELL J 8.12	1 WILLIAMSON, RUSSELL J 8.12
			2 PETERSON TRUST, CECIL LAVERN ETAL 18.09	2 PETERSON TRUST, CECIL LAVERN ETAL 18.09	2 PETERSON TRUST, CECIL LAVERN ETAL 18.09

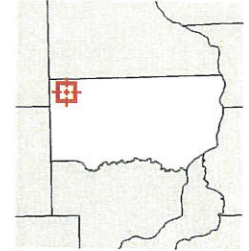
SECTION 19	SECTION 20	SECTION 21	SECTION 22	SECTION 23	SECTION 24
1 SCHROEDER FARM LLC 7.94	1 STOLL, JASON M ETAL 5	1 SCHROEDER TRUST, PAUL A ETAL 5.84	1 SCHROEDER TRUST, PAUL A ETAL 5.84	1 SCHROEDER TRUST, PAUL A ETAL 5.84	1 SCHROEDER TRUST, PAUL A ETAL 5.84
	2 EDLEMAN TRUST, ANN C ETAL 28.02	2 EDLEMAN TRUST, ANN C ETAL 28.02	2 EDLEMAN TRUST, ANN C ETAL 28.02	2 EDLEMAN TRUST, ANN C ETAL 28.02	2 EDLEMAN TRUST, ANN C ETAL 28.02

SECTION 25	SECTION 26	SECTION 27	SECTION 28	SECTION 29	SECTION 30
1 SCHROEDER FARM LLC 7.94	1 SCHROEDER TRUST, PAUL A ETAL 5.84	1 SCHROEDER TRUST, PAUL A ETAL 5.84	1 SCHROEDER TRUST, PAUL A ETAL 5.84	1 SCHROEDER TRUST, PAUL A ETAL 5.84	1 SCHROEDER TRUST, PAUL A ETAL 5.84

SECTION 31	SECTION 32	SECTION 33	SECTION 34	SECTION 35	SECTION 36
1 SCHROEDER FARM LLC 7.94	1 SCHROEDER TRUST, PAUL A ETAL 5.84	1 SCHROEDER TRUST, PAUL A ETAL 5.84	1 SCHROEDER TRUST, PAUL A ETAL 5.84	1 SCHROEDER TRUST, PAUL A ETAL 5.84	1 SCHROEDER TRUST, PAUL A ETAL 5.84



Overview



Legend

- Parcels
-  Subdivisions
-  Buildings on Land Lease and Ag Dwellings
-  Condo and Townhome Units Condo Parcels
-  Lots
-  Railroad Centerlines
-  Road Centerlines
-  Road Right of Way
-  Railroad Right of Way
-  Corporate Bounda
-  Political Township
-  Sections
-  Quarter-Sections
-  Quarter-Quarter-Sections
-  Creeks
-  Rivers and Lakes
-  Original River Bed

Parcel ID	4802770000	Alternate ID	0115400005	Owner Address	KEITEL JAMES A
Sec/Twp/Rng	15-83-1	Class	A		1304 140 AVE
Property Address	140 AVE	Acreage	20.32		LOST NATION, IA 52254
	LOST NATION				
Tax District	0540-SHARON TWP\MIDLAND SCH				
Brief Tax Description	15-83-1 SE SE EXC PRT OF PARCEL "A" & EXC PC IN SE COR OF SE SE				
	(Note: Not to be used on legal documents)				

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