LAND FOR SALE

66 ACRES M/L
MOHR, SCOTT COUNTY, IOWA

DOUGLAS R. YEGGE
C: 563-320-9900
O: 563-659-8185
Doug@PeoplesCompany.com

ALAN MCNEIL
C: 563-321-1125
O: 563-659-8185
Alan@PeoplesCompany.com

YEGGEMCNEILLAND.COM

PeoplesCompany.com
563.659.8185
700 6th Ave
DeWitt, Iowa 52742
LEGAL DESCRIPTION:
32 acres located in the West 1/2 of Section 14 and 34 acres located in the East 1/2 of Section 15, Township 80 North, Range 2 East of the 5th P.M. Exact legal description to come from the abstract.

COMMENTS & BUILDING INFORMATION:
Peoples Company is proud to represent Mohr Brothers Corporation in the sale of 66 acres m/l in Scott County. This tract consists of 51.9 FSA cropland acres which carry of CSR2 of 53.7. All 51.9 acres are enrolled in Conservation Reserve Program (CRP). The CRP is broken into two contracts, CP23 and CP9 both expiring in 2024. The contracts together pay an average of $287.55 an acre or a annual payment of $14,924. The remainder of the farm consists of timber. This is a great opportunity to add on to an existing farming operation or for an investor who is looking to diversify their portfolio with hunting potential. The farm is located just Northwest of Donahue in Section 14 of Allens Grove Township, Scott Co., IA.

LEASE/FSA INFORMATION:
51.9 acres in CRP at $287.55 per acre, expiring in 9-31-2024.

TO CONTACT LISTING AGENT:
Call: Douglas R. Yegge
Cell: 563.320.9900
Office: 563.659.8185
Doug@PeoplesCompany.com

Call: Alan McNeil
Cell: 563.321-1125
Office: 563.659.8185
Alan@PeoplesCompany.com
Yeggemcneilland.com

TOTAL ACRES: 66
PRICE: $340,000
Price Per Acre: $5,151.50
Owner: Mohr
Operator: County & State: Scott Co., IA
Location: 2 1/2 miles North on Donahue, IA
Possession Date: As agreed
Drainage Info: Natural
Average Productivity:
Taxable Acres: 66.35
Net RE Taxes: $1,020
Taxes Payable In: 2019-2020
Topography: Level

F.S.A. INFORMATION:
Farmland: 67.93
Crop Acres: 51.9
Effective DCP Cropland
CRP Acres: 51.9
Corn Base:
Corn Yield:
Soybean Base:
Soybean Yield:

APPROXIMATE BREAKDOWN OF ACRES:
Total Acres: 66
Tillable Acres:
CRP Acres: 51.9
Farmstead:
Roads: 2
Waste:
Timber: 12.1
Pasture:

PeoplesCompany.com 563.659.8185 700 6th Ave DeWitt, Iowa 52742
Maps Provided By:

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

14-80N-2E
Scott County
Iowa
State: Iowa  
County: Scott  
Location: 14-80N-2E  
Township: Allens Grove  
Acres: 66  
Date: 12/27/2019  

Soils data provided by USDA and NRCS.

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>CSR2 Legend</th>
<th>*i Corn</th>
<th>*i Alfalfa</th>
<th>*i Soybeans</th>
<th>*i Bluegrass</th>
<th>*i Tall Grasses</th>
<th>CSR2**</th>
<th>CSR</th>
<th>*n NCCPI Overall</th>
<th>*n NCCPI Corn</th>
<th>*n NCCPI Small Grains</th>
<th>*n NCCPI Soybeans</th>
</tr>
</thead>
<tbody>
<tr>
<td>960</td>
<td>Shaffton loam, 0 to 2 percent slopes</td>
<td>38.48</td>
<td>58.3%</td>
<td>Ilw</td>
<td>80</td>
<td>2.1</td>
<td>23.2</td>
<td>1.4</td>
<td>2.4</td>
<td>58</td>
<td>78</td>
<td>86</td>
<td>86</td>
<td>27</td>
<td>79</td>
</tr>
<tr>
<td>961</td>
<td>Ambraw clay loam, 0 to 2 percent slopes</td>
<td>11.02</td>
<td>16.7%</td>
<td>Ilw</td>
<td>196.8</td>
<td>4.1</td>
<td>57.1</td>
<td>3.5</td>
<td>5.9</td>
<td>73</td>
<td>47</td>
<td>91</td>
<td>91</td>
<td>13</td>
<td>76</td>
</tr>
<tr>
<td>1539</td>
<td>Ambraw-Perks-Lawson complex, frequently flooded, 0 to 2 percent slopes</td>
<td>8.31</td>
<td>12.6%</td>
<td>Vw</td>
<td>120</td>
<td>2.5</td>
<td>34.8</td>
<td>2.2</td>
<td>3.6</td>
<td>5</td>
<td>25</td>
<td>32</td>
<td>32</td>
<td>10</td>
<td>21</td>
</tr>
<tr>
<td>539</td>
<td>Perks sandy loam, 0 to 3 percent slopes</td>
<td>8.19</td>
<td>12.4%</td>
<td>Ills</td>
<td>88</td>
<td>2.5</td>
<td>25.5</td>
<td>1.6</td>
<td>2.6</td>
<td>8</td>
<td>20</td>
<td>42</td>
<td>42</td>
<td>32</td>
<td>22</td>
</tr>
</tbody>
</table>

**Weighted Average:** 105.5  
2.5  
30.6  
1.9  
3.2  
47.8  
59  
*n 74.6  
*n 74.6  
*n 23.1  
*n 64.1

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

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n The aggregation method is "Weighted Average using major components"  
*c Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.
### Soils Map - CRP Acres

**State:** Iowa  
**County:** Scott  
**Location:** 14-80N-2E  
**Township:** Allens Grove  
**Acres:** 51.9  
**Date:** 12/27/2019

Soils data provided by USDA and NRCS.

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**Area Symbol:** IA163  
**Soil Area Version:** 28

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>CSR2 Legend</th>
<th>Non-Irr Class *c</th>
<th>*i Corn</th>
<th>*i Alfalfa</th>
<th>*i Soybeans</th>
<th>*i Bluegrass</th>
<th>*i Tall Grasses</th>
<th>CSR2**</th>
<th>CSR</th>
<th>*n NCCPI Overall</th>
<th>*n NCCPI Corn</th>
<th>*n NCCPI Small Grains</th>
<th>*n NCCPI Soybeans</th>
</tr>
</thead>
<tbody>
<tr>
<td>960</td>
<td>Shaffton loam, 0 to 2 percent slopes</td>
<td>35.78</td>
<td>68.9%</td>
<td>IIw</td>
<td>80</td>
<td>2.1</td>
<td>23.2</td>
<td>1.4</td>
<td>2.4</td>
<td>58</td>
<td>78</td>
<td>86</td>
<td>86</td>
<td>27</td>
<td>79</td>
<td></td>
</tr>
<tr>
<td>961</td>
<td>Ambrav clay loam, 0 to 2 percent slopes</td>
<td>8.95</td>
<td>17.2%</td>
<td>IIw</td>
<td>196.8</td>
<td>4.1</td>
<td>57.1</td>
<td>3.5</td>
<td>5.9</td>
<td>73</td>
<td>47</td>
<td>91</td>
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<td>5</td>
<td>25</td>
<td>32</td>
<td>32</td>
<td>10</td>
<td>21</td>
<td></td>
</tr>
</tbody>
</table>

**Weighted Average:**
- 101.3  
- 2.5  
- 29.4  
- 1.8  
- 3  
- 53.7  
- 64.7  
- *n 80.8*  
- *n 80.8*  
- *n 25.2*  
- *n 70.6*

**Notes:**
- *IA has updated the CSR values for each county to CSR2.
- *i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.
- *n: The aggregation method is "Weighted Average using major components"
- *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.
**Tract Data**

<table>
<thead>
<tr>
<th>Description</th>
<th>E1/2 OF 15, W1/2 OF 14 ALLENS GROVE T80N R2E</th>
</tr>
</thead>
<tbody>
<tr>
<td>FSA Physical Location</td>
<td>IOWA/SCOTT</td>
</tr>
<tr>
<td>ANSI Physical Location</td>
<td>IOWA/SCOTT</td>
</tr>
<tr>
<td>BIA Unit Range Number</td>
<td></td>
</tr>
<tr>
<td>HEL Status</td>
<td>HEL determinations not completed for all fields on the tract</td>
</tr>
<tr>
<td>Wetland Status</td>
<td>Tract does not contain a wetland</td>
</tr>
<tr>
<td>WL Violations</td>
<td>None</td>
</tr>
<tr>
<td>Owners</td>
<td>MOHR BROS CORP</td>
</tr>
<tr>
<td>Other Producers</td>
<td>None</td>
</tr>
<tr>
<td>Recon ID</td>
<td>None</td>
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</tbody>
</table>

### Tract Land Data

<table>
<thead>
<tr>
<th>Farm Land</th>
<th>Cropland</th>
<th>DCP Cropland</th>
<th>WBP</th>
<th>WRP</th>
<th>CRP</th>
<th>GRP</th>
<th>Sugarcane</th>
</tr>
</thead>
<tbody>
<tr>
<td>67.93</td>
<td>51.90</td>
<td>51.90</td>
<td>0.00</td>
<td>0.00</td>
<td>51.90</td>
<td>0.00</td>
<td>0.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>State Conservation</th>
<th>Other Conservation</th>
<th>Effective DCP Cropland</th>
<th>Double Cropped</th>
<th>MPL</th>
<th>EWP</th>
<th>DCP Ag. Rel Activity</th>
<th>Broken From Native Sod</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
</tbody>
</table>

### DCP Crop Data

<table>
<thead>
<tr>
<th>Crop Name</th>
<th>Base Acres</th>
<th>CCC-505 CRP Reduction Acres</th>
<th>PLC Yield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Soybeans</td>
<td>0.00</td>
<td>30.71</td>
<td>0</td>
</tr>
</tbody>
</table>

**TOTAL**

| 0.00         | 30.71      |

**NOTES**

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**CONSERVATION RESERVE PROGRAM CONTRACT**

1. ST. & CO. CODE & ADMIN. LOCATION  
   19 163

2. SIGN-UP NUMBER  
   46

3. CONTRACT NUMBER  
   11022

4. ACRES FOR ENROLLMENT  
   51.90

5. TRACT NUMBER  
   656

6. TRACT NUMBER

7. CONTRACT PERIOD  
   FROM: (MM-DD-YYYY)  
   10-01-2014

   TO: (MM-DD-YYYY)  
   09-30-2024

8. SIGNUP TYPE:  
   Continuous

---

**5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code)**

SCOTT COUNTY FARM SERVICE AGENCY  
8370 HILLANDALE RD  
DAVENPORT, IAS 52806-6449

---

**5B. COUNTY FSA OFFICE PHONE NUMBER**

(Including Area Code): (563) 391-3335

---

**THIS CONTRACT** is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant agrees to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.

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**9A. Rental Rate Per Acre**  
$287.55

**10. Identification of CRP Land** (See Page 2 for additional space)

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>656</td>
<td>1</td>
<td>CP23</td>
<td>46.43</td>
<td>$6,454.00</td>
</tr>
</tbody>
</table>

(Item 9C is applicable only when the first year payment is prorated.)

| 656          | 2            | CP9             | 5.47    | $760.00                     |

---

**11. PARTICIPANTS** (If more than three individuals are signing, see Page 3.)

**A(1) PARTICIPANT’S NAME AND ADDRESS (Include Zip Code)**  
MOHR BROS CORP  
23785 130TH AVE  
ELDRIDGE, IA 52748-9748

<table>
<thead>
<tr>
<th>(2) SHARE</th>
<th>(3) SIGNATURE (By)</th>
<th>(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</th>
<th>(5) DATE (MM-DD-YYYY)</th>
</tr>
</thead>
<tbody>
<tr>
<td>100.00%</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**B(1) PARTICIPANT’S NAME AND ADDRESS (Include Zip Code)**

<table>
<thead>
<tr>
<th>(2) SHARE</th>
<th>(3) SIGNATURE (By)</th>
<th>(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</th>
<th>(5) DATE (MM-DD-YYYY)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**C(1) PARTICIPANT’S NAME AND ADDRESS (Include Zip Code)**

<table>
<thead>
<tr>
<th>(2) SHARE</th>
<th>(3) SIGNATURE (By)</th>
<th>(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</th>
<th>(5) DATE (MM-DD-YYYY)</th>
</tr>
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<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

**12. CCC USE ONLY**

A. SIGNATURE OF CCC REPRESENTATIVE

B. DATE (MM-DD-YYYY)

---

**NOTE:**

The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2. Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

**Paperwork Reduction Act (PRA) Statement:** The information collection is exempted from PRA as specified in 16 U.S.C. 3946(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

---

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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](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) 632-9992. 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) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.