

**Larry M. Reuter Family Trust Farm
9220 287th Avenue, Maquoketa, IA 52060
Sections 1 & 2, Maquoketa Township
Jackson County, IA
169.6 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: Larry M Reuter Family Trust

Address: 9220 287th Avenue, Maquoketa, IA 52060

\$1,500,000 or \$8844/Acre

Directions: Highway 62 northeast of Maquoketa 4 miles, then go east on Iron Bridge Road to 287th south.

TYPE OF PROPERTY: Farm with 1996 mobile home, buildings, cropland and a small timber.

POSSESSION DATE: At legal closing. Open for the 2025 season.

LOCATION: Sections 1 & 2, Maquoketa Township, Jackson County, IA

TAX ACRES: 169.6 Tax Acres

NET TAXES:\$4322.

DRAINAGE: Natural

ROAD TYPE: Gravel

EASEMENTS: None

CROPLAND: 163.05 FSA Cropland Acres.

CSR2: 33.7 CSR: 42.4 (Cropland)

TOPOGRAPHY: Rolling to sloping.

FSA INFORMATION: FARM # 6668 TRACT # 5641

FARMLAND: 176.21 CROPLAND: 163.05

BASE ACRES: CORN 160.26 PLC Yield: 108

COMMENTS: Well managed mostly cropland farm in good condition with sufficient waterways. The current owner has kept much of the sloping acres of the farm in hay ground. There is a full set of farm buildings with a 1996 mobile home. The septic system is 7 years old. There is a second well and electrical service that hasn't been utilized recently. For more information 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

Jackson County, IA

Summary

Parcel ID 221801100003000
 Alternate ID
 Property Address 9220 287th Ave
 Maquoketa
 Sec/Twp/Rng 1-84-3
 Brief Legal Description S1/2 SW NW
 (Note: Not to be used on legal documents)
 Document(s) QCD: 22-395- (2022-01-27)
 QCD: 21-783- (2021-02-22)
 QCD: 2015-705 (2015-03-09)
 DED: 2005-860 (2005-03-03)
 Exempt Acres N/A
 Net Acres 18.85
 Class A - Agriculture
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District MAQUOKETA TWP ANDREW SCHOOL AFD
 School District ANDREW SCHOOL



Owners

Primary Owner Reuter, Larry M Family Trust 9220 287th Ave Maquoketa, IA 52060-8804	Secondary Owner	Mailing Address
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Land

Lot Area 18.85 Acres ;821,106 SF

Residential Dwellings

Residential Dwelling
 Occupancy Single-Family / Owner Occupied
 Style Mfd Home (Single)
 Architectural Style N/A
 Year Built 1996
 Exterior Material None
 Total Gross Living Area 1,232 SF
 Attic Type None;
 Number of Rooms 7 above; 0 below
 Number of Bedrooms 3 above; 0 below
 Basement Area Type Full
 Basement Area 1,232
 Basement Finished Area
 Plumbing 2 Standard Bath - 3 Fixt;
 Central Air Yes
 Heat FHA - Gas
 Fireplaces
 Porches
 Decks: Concrete Patio (161 SF); Asph/Wd Roof OH (238 SF); Wood Deck (80 SF);
 Additions
 Garages

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built
	Machine or Utility Building	1S FR 9'E, CONC FLR, NO ELECT, EST AGE	18	40	1950
	Confinement - Hog	1S M/FR, 6'E, ELECT, CONC FOUND, NO CONC FLR	18	26	1991
	Confinement - Hog	1S M/FR, 6' E, ELECT, CONC FLR	16	22	1991
	Shed	1S FR, 6'E, EST NO CONC FLR AND NO ELECT, EST AGE	16	32	1950
	Machine or Utility Building	1 M/P UTIL BLDG, 11'E, CONC FLR, ELECT, EST AGE	40	56	1950
	Lean-To	M/P, 6'E, CONC FLR, ELECT, OPEN ONE END, ATT TO 40 X 56 UTIL BLDG, EST AGE	16	56	1950
	Addition to Bldg	M/P, 10'E, OPEN FR, CONC FLR, ELECT, ATT TO 40 X 56 UIL BLDG, EST AGE	20	56	1950
	Addition to Bldg	FR, CONC FND, 14'E, OPEN END, MIN CONC FLR, ELECT, ATT TO 40 X 56 UTIL, EST AGE	20	30	1950
	Steel Utility Building	1S M/P 14"E	36	60	1981
	Silo - Concrete	CONC STAVE	20	60	1981
	Barn - Bank	1S FR + B, 14'E, CONC 7 WD FLRS, ELECT, EST AGE	24	36	1950
	Barn - Bank	1S FR, 10'E, CONC & WD FLR, ELECT, ATT TO 24 X 36 BANK BARN, EST AGE	24	36	1950
	Lean-To	M/P, 12'E, GRVL FLR, NO ELCT, ATT TO 24X36 BANK BRN, EST AGE	24	18	1950
	Bin - Steel Grain Storage	DRYER BIN-ROUND METAL, EST FAN & DRYER HP	18	18	2002
	Shed - Hay	1S FR, NO FLR	32	20	1950

Sales

Home, Barn, Buildings



Buildings



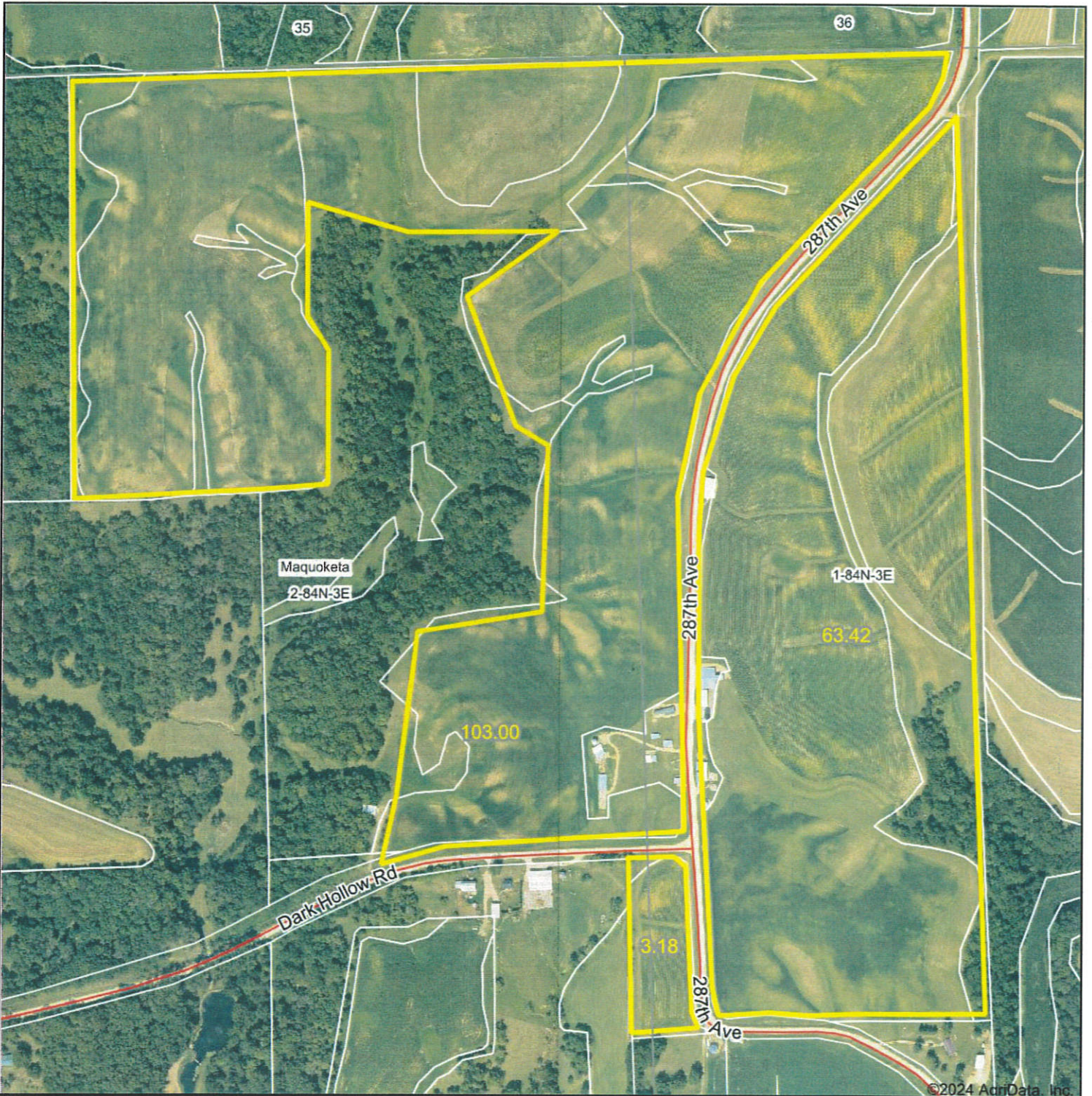
Cropland West



Cropland East



Aerial Map



Boundary Center: 42° 6' 56.27, -90° 34' 12.53



EAST IOWA
REAL ESTATE

Maps Provided By:



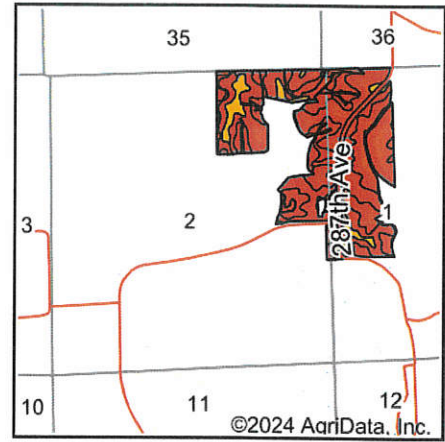
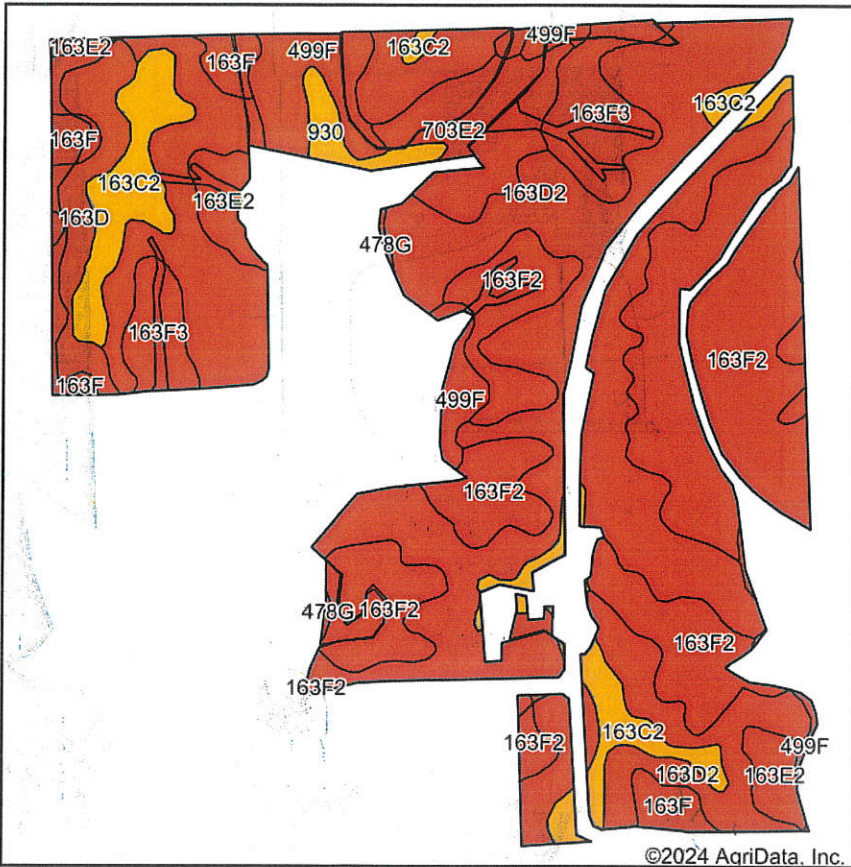
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2-84N-3E
Jackson County
Iowa



11/18/2024

Soils Map



State: **Iowa**
 County: **Jackson**
 Location: **2-84N-3E**
 Township: **Maquoketa**
 Acres: **163**
 Date: **11/18/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IA097, Soil Area Version: 30

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	67.17	41.4%		IIIe	46	58	62	
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	43.25	26.5%		VIe	18	28	42	
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	11.39	7.0%		IIIe	72	68	66	
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	9.02	5.5%		VIIe	12	25	36	
499F	Nordness silt loam, 14 to 35 percent slopes	7.53	4.6%		VIIIs	5	5	8	
703E2	Dubuque silt loam, 14 to 18 percent slopes, moderately eroded	7.41	4.5%		IVe	8	6	41	
163D	Fayette silt loam, 9 to 14 percent slopes	6.43	3.9%		IIIe	49	60	70	
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	4.55	2.8%		IVe	35	48	58	
163F	Fayette silt loam, 18 to 25 percent slopes	4.12	2.5%		VIe	21	30	48	
930	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	1.91	1.2%		IIw	81	75	89	
478G	Nordness-Rock outcrop complex, 18 to 60 percent slopes	0.22	0.1%		VIIIs	5	5	8	
Weighted Average						4.35	34.4	43.3	*n 52.2

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

*n: The aggregation method is "Weighted Average using all components"

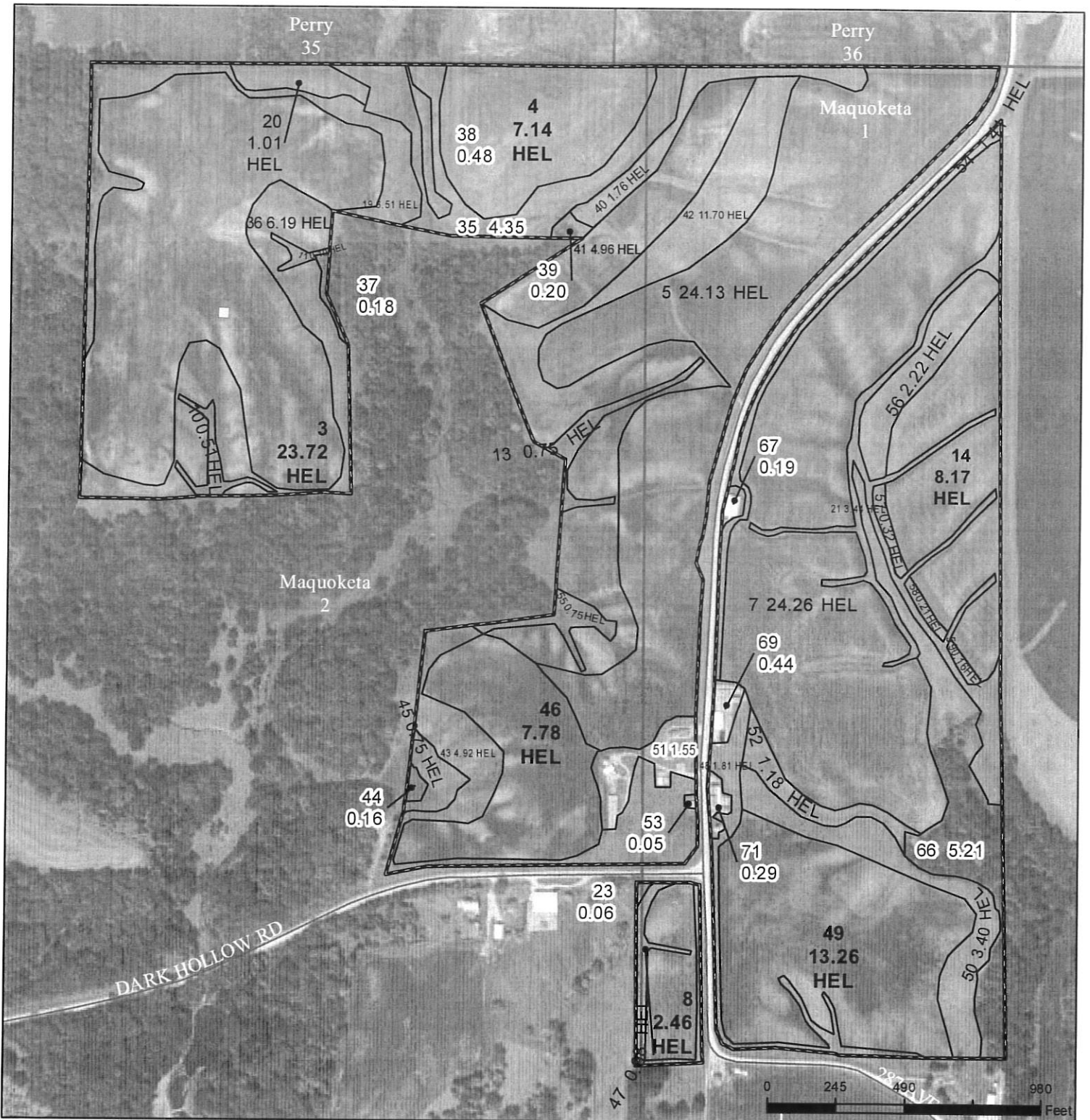
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Jackson County, Iowa



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 163.05 acres

2024 Program Year

Map Created March 22, 2024

Farm 6668

Tract 5641

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See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : LARRY REUTER
 CRP Contract Number(s) : None
 Recon ID : 19-097-2024-59
 Transferred From : None
 ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
176.21	163.05	163.05	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	163.05	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
Corn	160.26	0.00	108	
TOTAL	160.26	0.00		

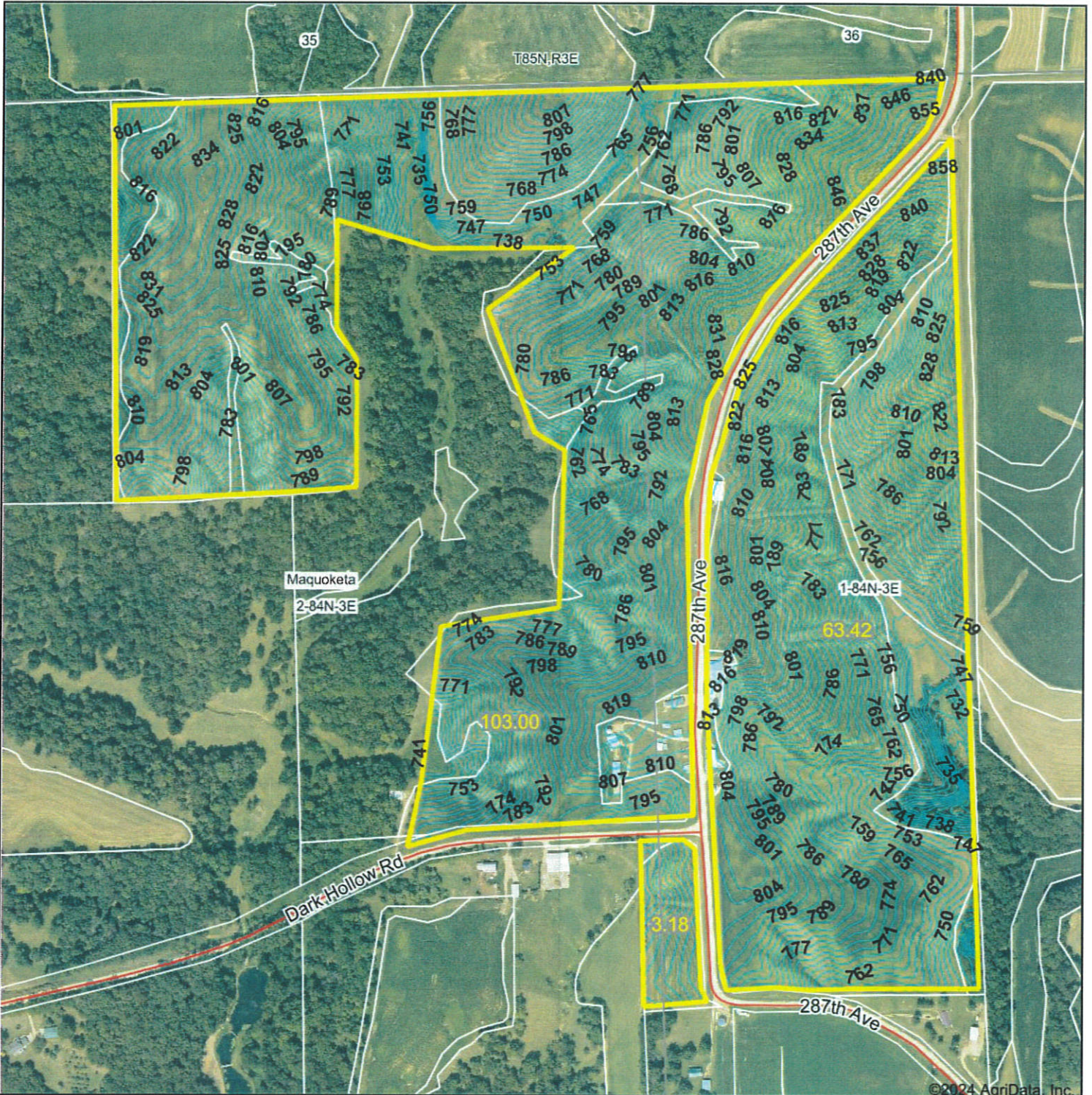
NOTES

Tract Number : **5641**
 Description : NE1/4S2T84NR3REMaq.Twp
 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 : LARRY M REUTER FAMILY TRUST AGREEMENT
 Other Producers : None
 Recon ID : 19-097-2009-7

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
176.21	163.05	163.05	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	163.05	0.00	0.00	0.00	0.00	0.00

Topography Contours



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EAST IOWA
REAL ESTATE

Maps Provided By:



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

Source: USGS 3 meter dem

Interval(ft): 3.0
 Min: 708.8
 Max: 867.2
 Range: 158.4
 Average: 790.8
 Standard Deviation: 26.38 ft

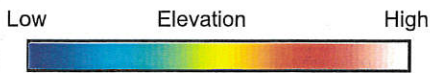
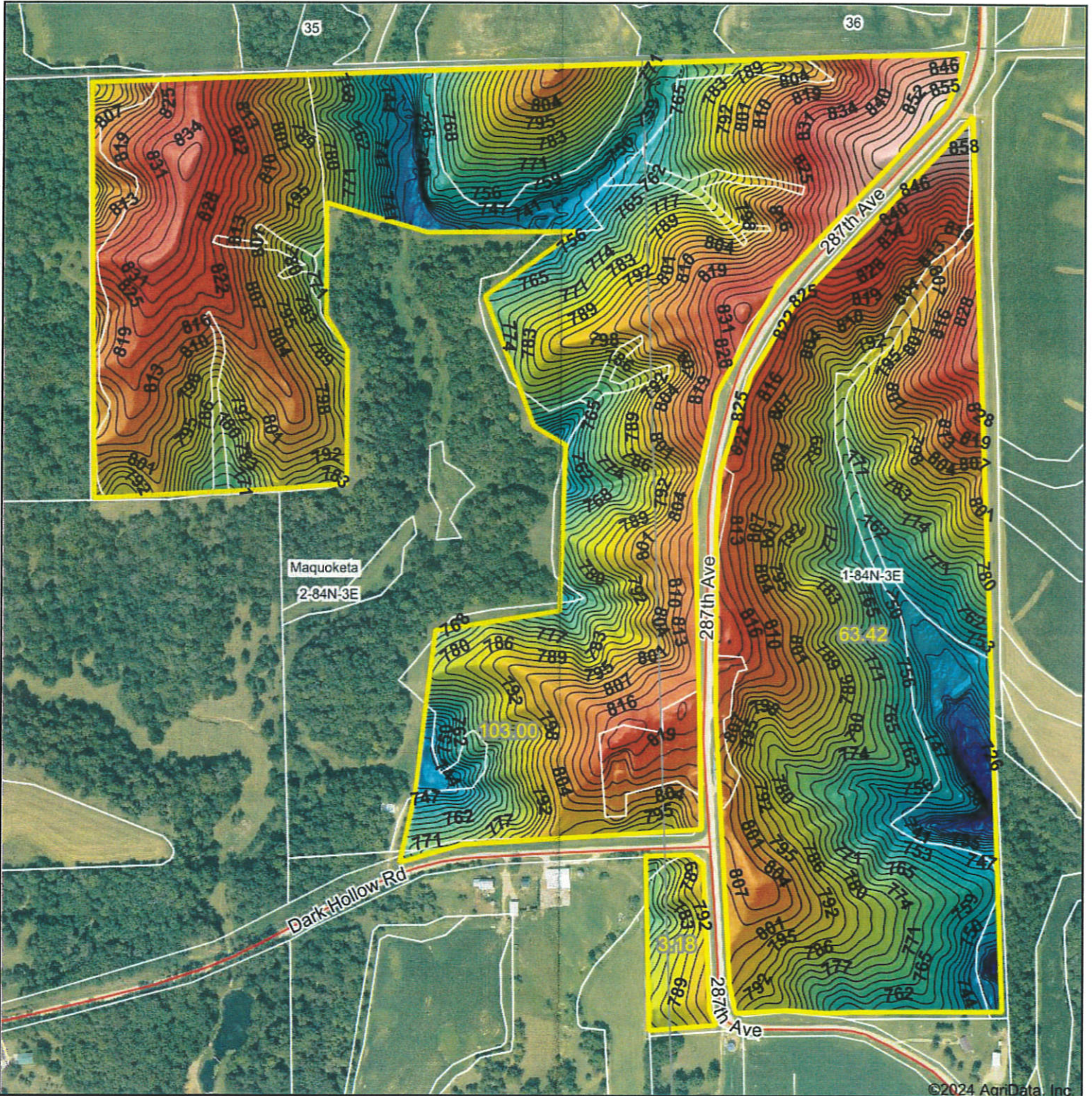


11/18/2024

2-84N-3E
Jackson County
Iowa

Boundary Center: 42° 6' 56.27, -90° 34' 12.53

Topography Hillshade



Source: USGS 3 meter dem

0ft 573ft 1146ft

Interval(ft): 3

Min: 708.8

Max: 867.2

Range: 158.4

Average: 790.8

Standard Deviation: 26.38 ft



11/18/2024

2-84N-3E
Jackson County
Iowa

Boundary Center: 42° 6' 56.27, -90° 34' 12.53



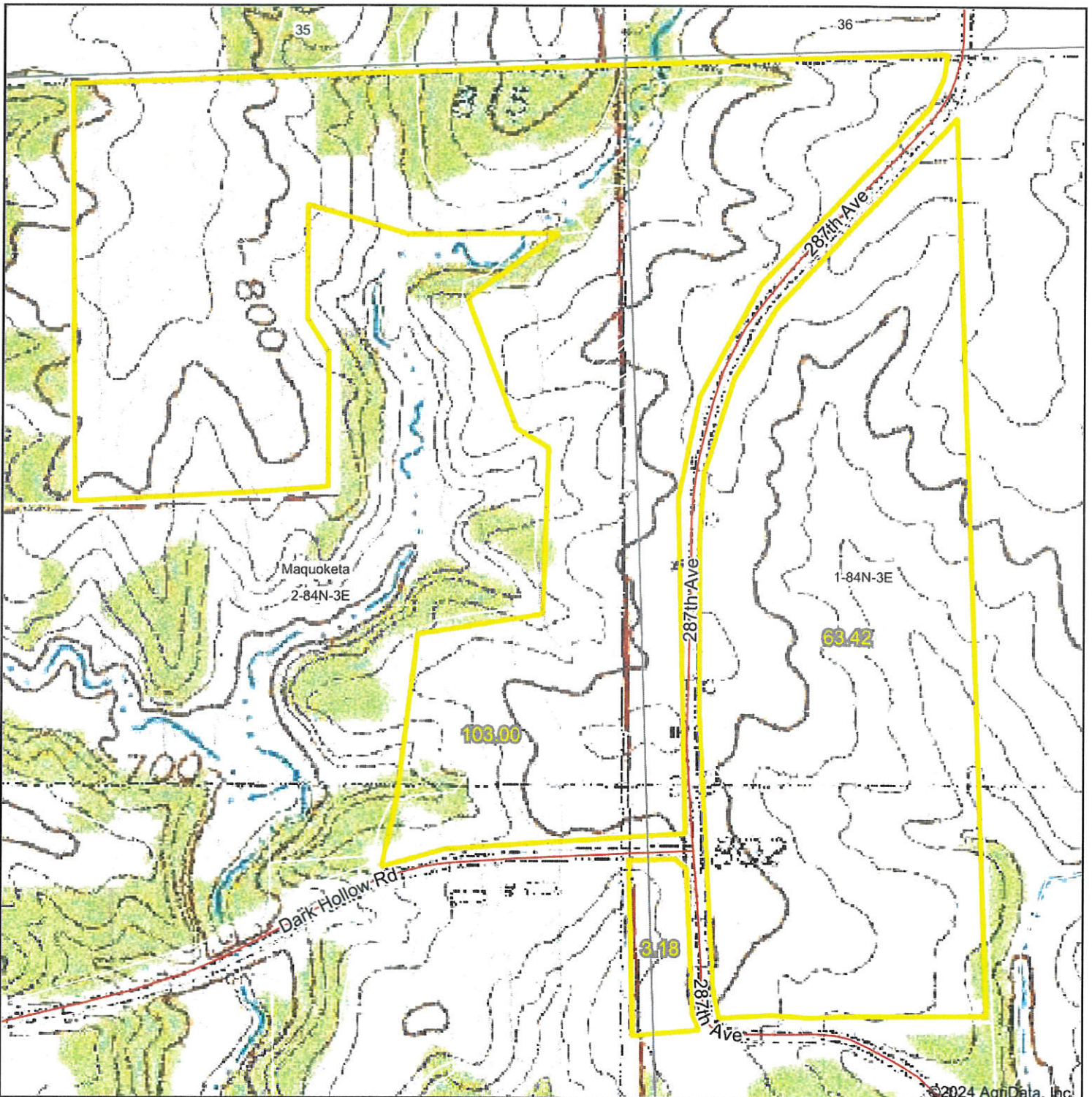
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Field borders provided by Farm Service Agency as of 5/21/2008

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Topography Map



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Map Center: 42° 6' 56.27, -90° 34' 11.68



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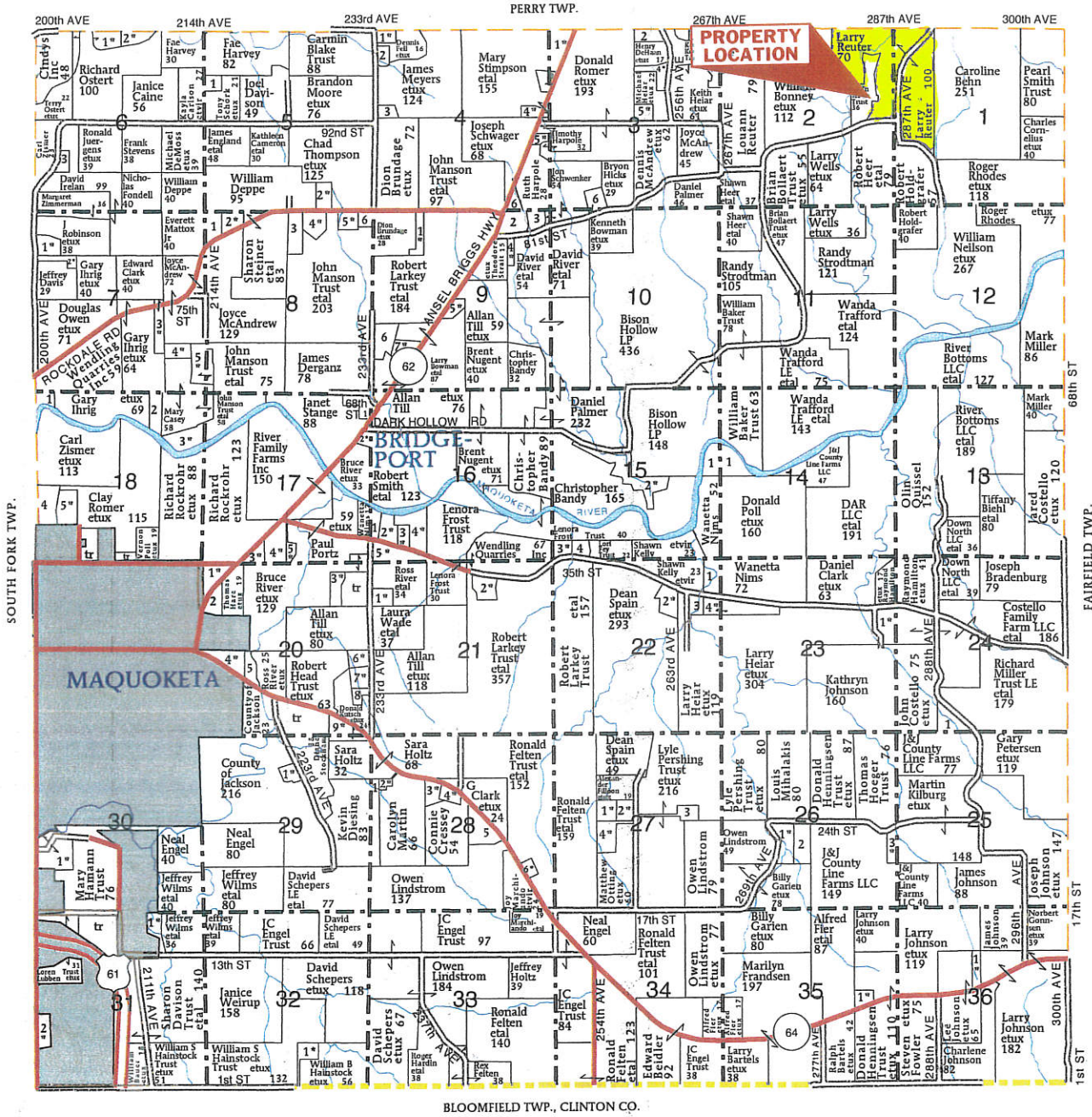


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2-84N-3E
Jackson County
Iowa



11/18/2024



BLOOMFIELD TWP., CLINTON CO.

MAQUOKETA TOWNSHIP

SECTION 3

- 1. Stimpson, Mary etal 9
- 2. Jameson, Thomas 6
- 3. Schiffer, Angel 9
- 4. Anderson, Christopher etal 12
- 5. Kropf, Lawrence etal 9
- 6. Trentz, Michael 8

SECTION 4

- 1. Eversol, Russell etal 5
- 2. Smith, Daniel 5
- 3. Miller, Roy 6
- 4. Gerardy, Scott etal 10
- 5. Schwager, Jason etal 7
- 6. Dague, Shirley 10

SECTION 5

- 1. Schork, Melissa 10
- 2. Sutton, Chester etal 12

SECTION 6

- 1. Cornelius, Wayne etal 15
- 2. Davison, Marty etal 11
- 3. Pearson, Linda 8

SECTION 7

- 1. Batey, Richard etal 12
- 2. Kloos, Alen etal 5
- 3. Ihrig, Brian etal 11

- 4. Robinson, William etal 10

SECTION 8

- 5. Kopp, Joseph etal 13
- 1. Mattox Jr, Everett 11
- 2. Crist, Robert etal 9
- 3. Till, Travis 10
- 4. Winegar, Matthew etal 8
- 5. Sikkema, Tristan etal 7
- 6. Collins, Joyce 5

SECTION 9

- 1. Notz, Erik etal 10
- 2. Dunne, David 12
- 3. Garien, Randy 7
- 4. Manning, Randall etal 5
- 5. Carlson, Bryon etal 7
- 6. Rowan, Steve 6
- 7. Barnes, Bradley etal 5

SECTION 14

- 1. Nims, Michael 14

SECTION 15

- 1. Nims, Michael 9
- 2. Schmitt, Bruce etal 31
- 3. Soriano, Jorge etal 7
- 4. Kirk, Robert 5

SECTION 16

- 1. Nims, Wanetta 8

- 2. Mead, James etal 13
- 3. Franzen, Brian etal 5
- 4. Winegar, Craig etal 18
- 5. River, Ross etal 11

SECTION 17

- 1. Voy, Dennis 6
- 2. Edwards, Mark etal 5
- 3. Parmer, Jack etal 6
- 4. Nowachek, Alan etal 14
- 5. Lippens, Mark etal 5

SECTION 18

- 1. Wending Quarries Inc 8
- 2. Caraway, Dan 16
- 3. Manson Trust, John etal 25
- 4. Williams, Matthew 17
- 5. Simpson, Thomas etal 13

SECTION 20

- 1. River, David etal 9
- 2. State of Iowa 9
- 3. Ostwinkle, Christopher etal 8
- 4. Wiggins, Mark etal 8
- 5. River Family Farms Inc 8
- 6. McGlynn, Eric etal 7

- 7. Ostwinkle, Christopher etal 9
- 8. Burns, Jacob 5
- 9. Root, Dale etal 14

SECTION 21

- 1. River, Bruce etal 11
- 2. Klein, Stephen etal 11

SECTION 22

- 1. Nims, Wanetta 14
- 2. Helmle, Leroy etal 11
- 3. Boyd, Daniel 6
- 4. Hafner, Bryan etal 6

SECTION 23

- 1. Costello Family Farm LLC 8

SECTION 24

- 1. J&J County Line Farms LLC 16

SECTION 26

- 1. Hopper, Michael etal 15
- 2. Karsten, Melissa 9
- 3. Kilburg, Martin etal 5

- 4. Beseler, David etal 10

SECTION 28

- 1. Diesing, Kevin 12
- 2. Moore trust, Carla etal 5
- 3. Reuter, James etal 6
- 4. Thole, Aloysius etal 6
- 5. Swanson Trust 8
- 6. Johnson, Chad etal 5

SECTION 29

- 1. VanAmburg, Craig etal 8

SECTION 30

- 1. C&J Service Co 15

SECTION 31

- 1. Urwin, Gerald etal 8
- 2. Grasko Trust, Gayle etal 13

SECTION 32

- 1. Mayfield, Trevis etal 8

SECTION 35

- 1. Trenkamp, Tyler etal 6

SECTION 36

- 1. Jacob Trust 8

