

John L. & Donelle Kilburg Farm
407th Ave. & 112th St., Bellevue, IA 52031
Sections 29, 30 & 31, Washington Township
Jackson County, IA
245.98 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: John L. & Donelle Kilburg

Address: 407th Ave. & 112th Street, Bellevue IA 52031 Price: \$1,700,000 or \$6911/Acre

Directions: From Springbrook go East 2.5 miles on 150th Street, south on 407th Ave, go 1.5 miles, property on West side.

TYPE OF PROPERTY: Cropland, Pasture, Timber

POSSESSION DATE: At Legal Closing. Tenant has been terminated for the 2025 season.

LOCATION: Sections 29, 30 & 31, Washington Township, Jackson County, IA

LEGAL DESCRIPTION: A part of Sections 29, 30 & 31, Township 85 North, Range 5 East of the Fifth Principal Meridian, in Jackson County, Iowa (being a part of the property conveyed to Lyman E. Meyer and described in Book 88, page 200 and Book 102, page 127).....cont.

NET TAX ACRES: 245.98 Acres

NET TAXES: \$3828 ASSESSED VALUE: \$213,500

DRAINAGE: Natural

ROAD TYPE: Gravel

FSA INFORMATION

FARM # 2671 TRACT # 4302

FARMLAND: 241.98 CROPLAND: 64.41

CORN BASE: 43.20 PLC Yield: 116

OATS BASE: 5.90 PLC Yield: 52

TOPOGRAPHY: Rolling to Sloping

CSR (Cropland): 37.1 CSR2

COMMENTS: It's not often that a farm with a large pasture is available on the market. This farm offers a very nice pasture for the livestock producer, and 64.41 acres of productive cropland. There is a creek that runs through the pasture that is split into 4 paddocks for rotational grazing. Some hardwood timber and good access around the farm. If looking to invest or add on to a current farming operation take a look. Currently listed with East Iowa Real Estate so for more information please call Chuck Schwager at 563-599-4277.

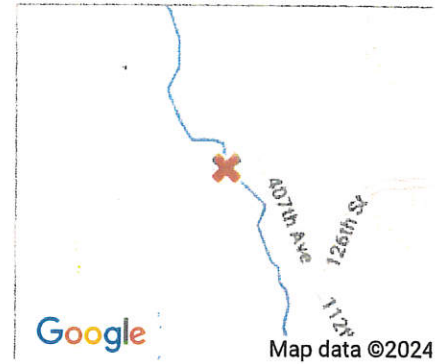
VERIFICATION OF DATA PROVIDED SHALL BE RESPONSIBILITY OF BUYER

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

LISTING DETAIL



MLS # 150037
Status ACTIVE
Type VACANT LAND
Address 000 407th Avenue
City Bellevue
State IA
Zip 52031
Area SOUTH
Class LAND
Asking Price \$1,700,000
COUNTY Jackson



GENERAL

Lot Size 10,714,888
Number of Acres 245.98
Price Per Acre \$6,911
Parcel ID # 521330400009000
Zoning Agricultural
Gross Taxes \$4167.93

Subdivision/Legal

Direction 150th Street east of Springbrook go
s 2.5 miles to 407th Ave go south 1.5
miles. property on west side

FEATURES

TOPOGRAPHY Other
UTILITIES Other
UTILITIES LOC. Other

GRADE SCHOOL Easton Valley
JR. HIGH/MIDDLE SCHOOL Easton Valley
SR HIGH SCHOOL Easton Valley

FENCING Barbed Wire
EXTRAS Barn, Fencing, Livestock Ok
TERMS Cash, Financed, Exchange

REMARKS

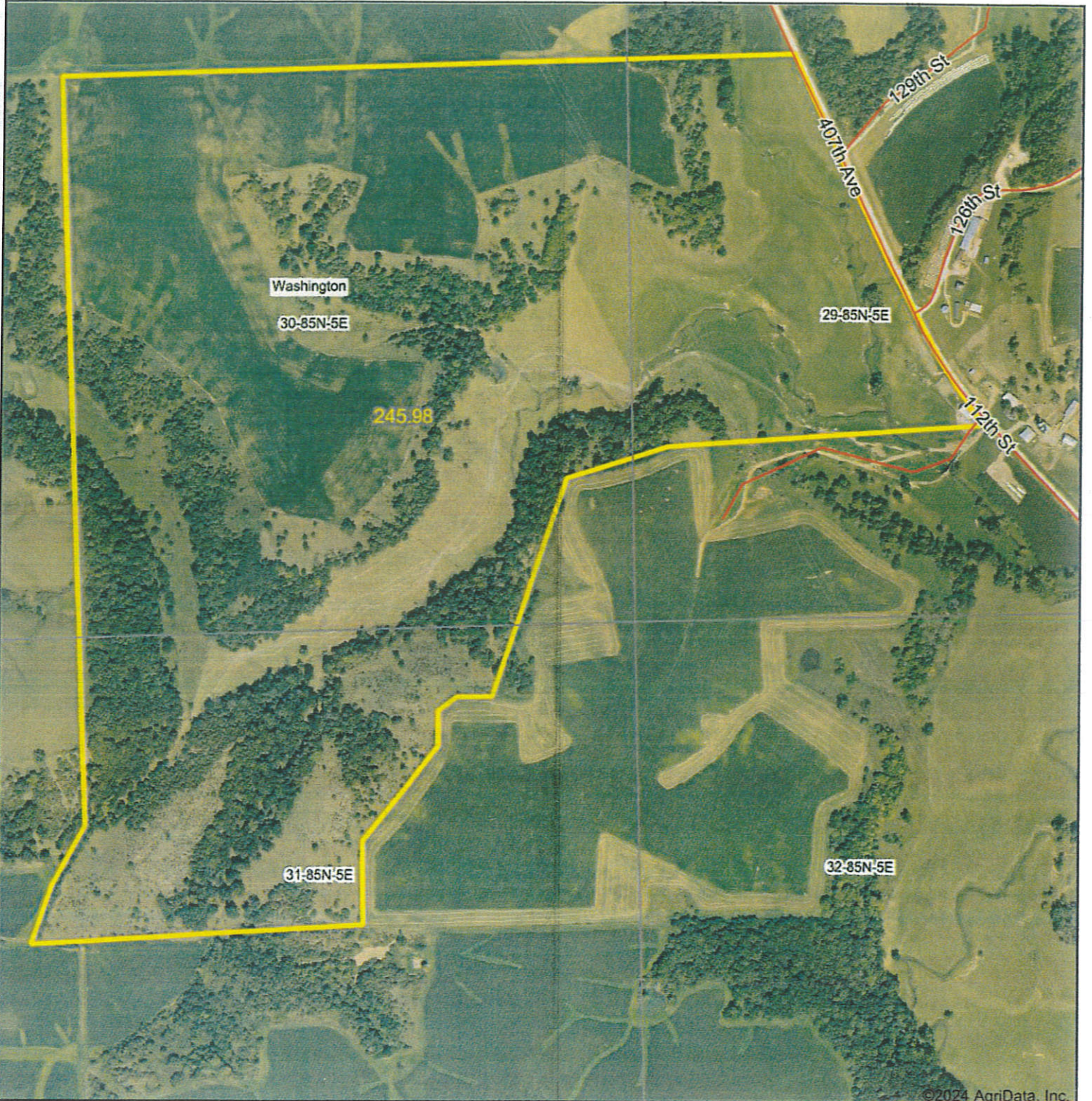
It's not often that a large pasture farm is available on the market. This farm offers a very nice pasture for the livestock producer, and 64.41 cropland acres. There is a creek that runs through the pasture that is split for rotational grazing. Some timber and good access around the farm.



Charles J Schwager
East Iowa Real Estate
office: 563-652-0000
cell: 563-599-4277
125 South 2nd St.
Maquoketa IA 52060
chuckjschwager@gmail.com

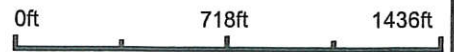


Aerial Map



©2024 AgriData, Inc.

Boundary Center: 42° 8' 12.99, -90° 24' 56.6



30-85N-5E
Jackson County
Iowa



Maps Provided By:

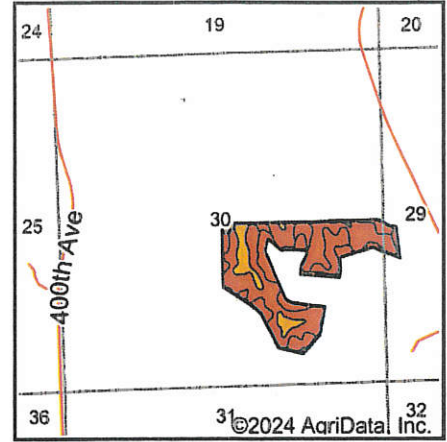
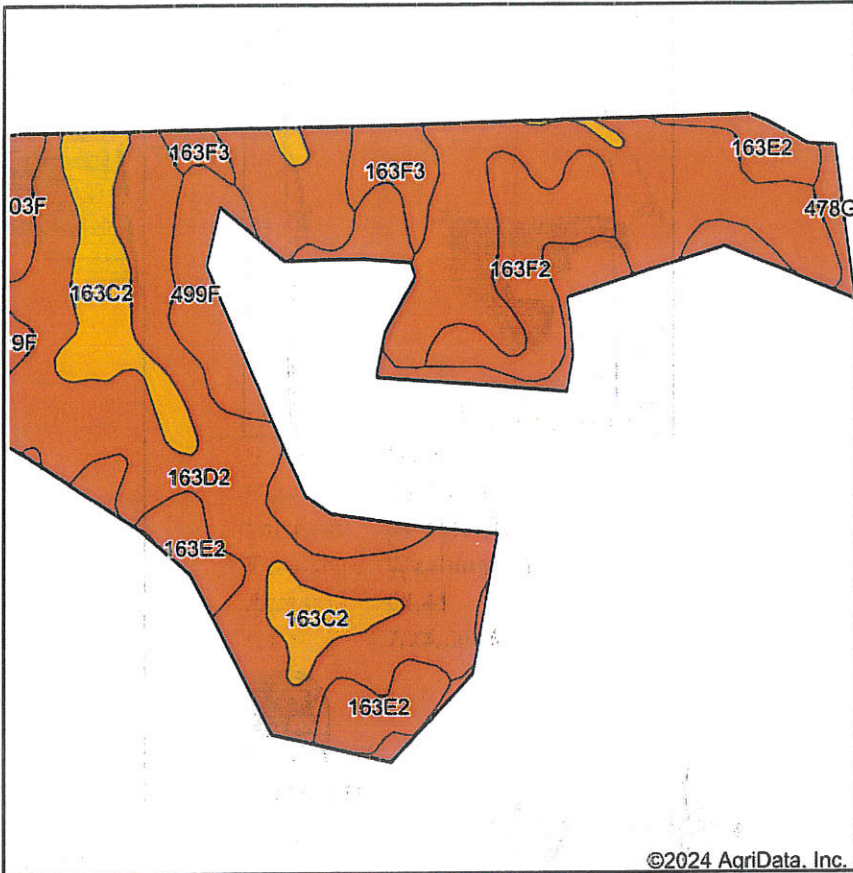


© AgriData, Inc. 2023

www.AgriDataInc.com

8/9/2024

Soils Map



State: **Iowa**
 County: **Jackson**
 Location: **30-85N-5E**
 Township: **Washington**
 Acres: **64.41**
 Date: **7/24/2024**



Maps Provided By:



©2024 AgriData, Inc.

Soils data provided by USDA and NRCS.

Area Symbol: IA097, Soil Area Version: 29

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	34.64	53.7%		IIIe	46	58	62	
499F	Nordness silt loam, 14 to 35 percent slopes	8.16	12.7%		VIIIs	5	5	8	
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	6.37	9.9%		IIIe	72	68	66	
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	4.82	7.5%		IVe	35	48	58	
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	4.68	7.3%		VIe	18	28	42	
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	2.34	3.6%		VIIe	12	25	36	
478G	Nordness-Rock outcrop complex, 18 to 60 percent slopes	2.25	3.5%		VIIIs	5	5	8	
703F	Dubuque silt loam, 18 to 25 percent slopes	1.15	1.8%		VIe	6	5	30	
Weighted Average						4.14	37.1	45.3	*n 50.4

**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



- 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: 64.41 acres

2024 Program Year
Map Created March 22, 2024

Farm 2671
Tract 4302

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.

IOWA
 JACKSON
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 2671
 Prepared : 8/26/24 10:25 AM CST
 Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
241.98	64.41	64.41	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	64.41	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	5.90	0.00	52	
Corn	43.20	0.00	116	
TOTAL	49.10	0.00		

NOTES

--

Tract Number : 4302
 Description : P5 Q4 SE1/4 S30 T85N R6E WASHINGTON
 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 : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : KILBURG LIVING TRUST
 Other Producers :
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
241.98	64.41	64.41	0.00	0.00	0.00	0.00	0.0

IOWA
 JACKSON
 Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 2671
 Prepared : 8/26/24 10:25 AM CST
 Crop Year : 2024

Tract 4302 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	64.41	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	5.90	0.00	52
Corn	43.20	0.00	116
TOTAL	49.10	0.00	

NOTES

--

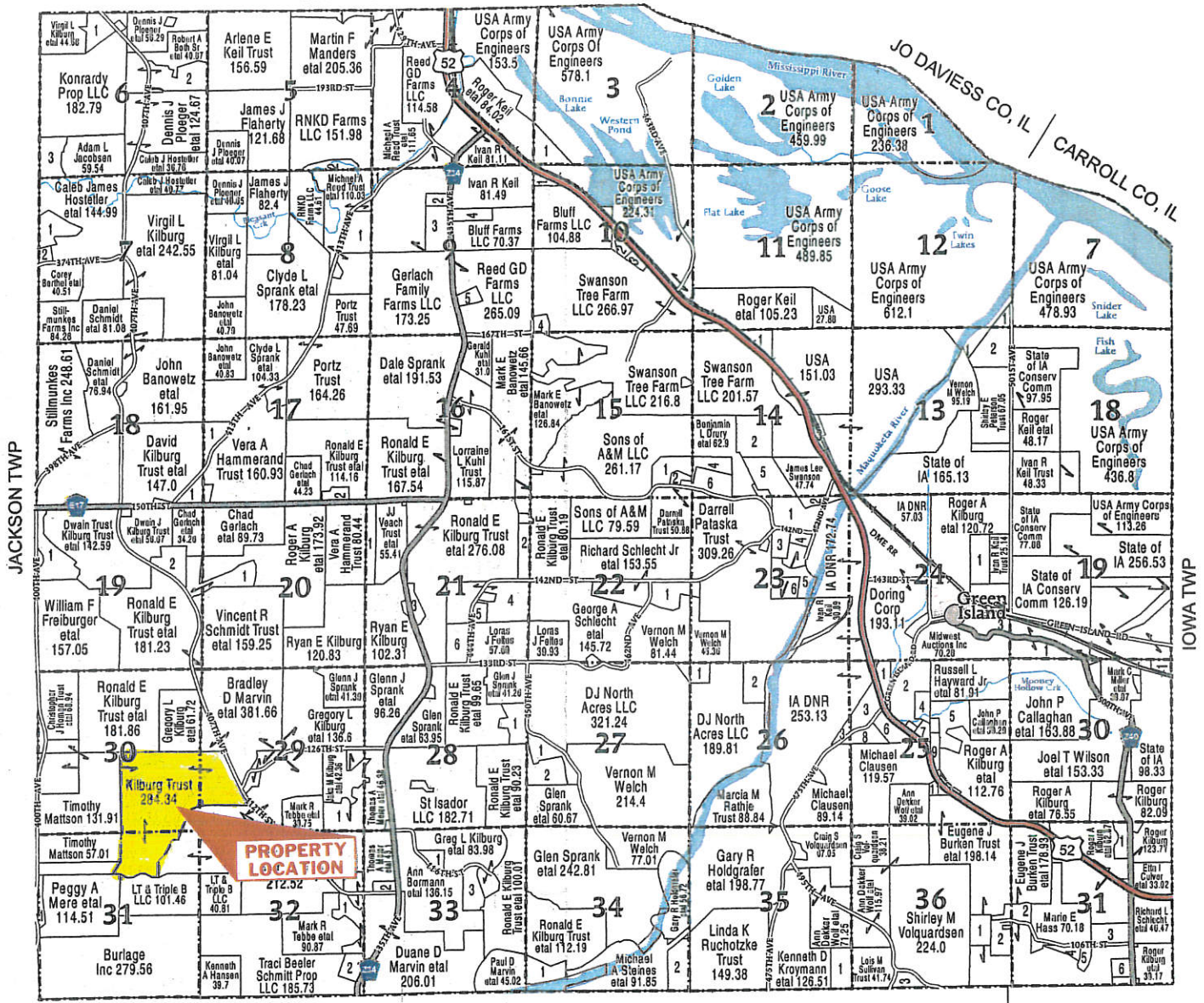
In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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 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) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

(Landowners)

BELLEVUE TWP



VAN BUREN TWP R5E IOWA TWP R6E

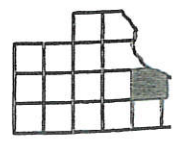
WASHINGTON TOWNSHIP	
SECTION 3	
1 KEIL, ROGER ETAL	21.1
SECTION 5	
1 PAULSEN, CHRISTIAN R ETAL	18.02
2 REED TRUST, MICHAEL A ETAL	11.49
SECTION 6	
1 KILBURG, VIRGIL L ETAL	25.01
2 WAACK, BARRY J	56.11
3 SIEVERDING, JOHN F	23.75
SECTION 7W	
1 LT & TRIPLE B LLC	22.22
2 GRITZINGER, JOEL ETAL	5.23
SECTION 8	
1 REED GD FARMS LLC	27.38
SECTION 9	
1 REED TRUST, MICHAEL A ETAL	7.99
2 REED, BRIAN L ETAL	7.4
3 T&K REED VALLEY FARM LLC	28.78
4 HARGRAVE, SHEILA M	12.03
5 SELLER JR, HARVEY E ETAL	7.97
SECTION 10	
1 KEIL, IVAN R	8.52
2 WOLF SR, JACK C	5.47
3 BURKE, JORDAN L ETAL	5.08
4 ERNST, MARTY J ETAL	6.94

SECTION 11	
1 SWANSON TREE FARM LLC	12.98
SECTION 12	
1 USA	6.51
SECTION 13	
1 USA ARMY CORPS OF ENGINEERS	18.12
2 STATE OF IA CONSERV COMM	40.02
SECTION 14	
1 KEIL, ROGER ETAL	11.52
2 KUHLMANN TRUST, BERNARD F	35.69
3 ELLIOTT, SCOTT T	12.51
4 MOHR, NATHAN	13.8
5 SCHLECHT JR, RICHARD L ETAL	30.31
6 PATASKA TRUST, DARRELL	22.93
SECTION 15	
1 MOHR, NATHAN	21.05
2 BOWMAN, ROYCE A	5.15
SECTION 17	
1 KILBURG TRUST, DAVID ETAL	16.78
2 HOOVER, TERRY L ETAL	8.94
SECTION 18W	
1 GERLACH, CHAD ETAL	13.18
SECTION 19E	
1 CALLAGHAN, JOHN P ETAL	53.51
SECTION 19W	
1 SCHMIDT TRUST, VINCENT R ETAL	40.12

2 TRENKAMP, DANIEL J	21.69
SECTION 20	
1 KNIEF, KEN ETAL	34.87
SECTION 21	
1 HAMMERAND TRUST, VERA A	19.87
2 KILBURG TRUST, RONALD E ETAL	21.15
3 JONES, RONALD L ETAL	10.8
4 KILBURG TRUST, RONALD E ETAL	72.09
5 KILBURG, RYAN ETAL	7.15
6 HEADINGS, DARIN L ETAL	23.54
SECTION 22	
1 PATASKA, DANNY L ETAL	23.16
SECTION 23	
1 SCHLECHT JR, RICHARD L ETAL	34.19
2 SWANSON, JAMES LEE	8.19
3 OWEN, LENA M	12.66
4 ROTH LE, LONNIE ETAL	7.76
5 ROTH, LYNN E	20.03
6 ROTH, LONNIE L	25.27
SECTION 24	
1 KEIL, ROGER ETAL	23.49
2 OETKEN TRUST, KEVIN J ETAL	21.86
3 CALLAGHAN, JOHN P ETAL	16.32
SECTION 25	
1 DORING CORP	13.68
2 LAWSON, SETH W ETAL	46.92
3 CLAUSEN, KEITH A	24.96
4 H&H CONSTRUCTION & DEV LLC	10.84

5 TARR JR, ROBERT F	32.95
6 PATASKA, DANNY ETAL	19.73
7 DOTSON, JERROD J ETAL	5.92
8 CLAUSEN, BENJAMIN R	14.37
9 PETESCH, KEVIN R ETAL	8.29
10 JONES, NATHAN K	5.31
11 FRANK, BRIAN J	5.52
SECTION 26	
1 WELCH, VERNON M	9.8
2 PATASKA TRUST, DARRELL	23.51
3 CLAUSEN, KEITH A	5.09
SECTION 27	
1 KUETER, TERRENCE L ETAL	23.97
2 KILBURG TRUST, RONALD E ETAL	25.28
SECTION 28	
1 BOESENBERG, KEITH A ETAL	22.43
SECTION 29	
1 MEIER, THOMAS A ETAL	41.12
SECTION 30E	
1 KEIL, ROGER ETAL	5.81
SECTION 31E	
1 WILLIAMS, HENRY J	13.56
2 BURKEN, ADAM H ETAL	13.02
3 JACKSON, ARNIE ETAL	20.15
4 GRAVERT, MITCHELL ETAL	6.91
5 VOSS, RONALD A ETAL	6.48
6 WILSON, JOEL T ETAL	9.49

SECTION 37W	
1 KING, MARTIN E ETAL	7.74
SECTION 32	
1 PATASKA, CHRISTY A ETAL	20.05
2 SPAINHOWER, THEODORE L ETAL	12.83
SECTION 33	
1 KILBURG, GREGORY L ETAL	9.21
2 ERNST JR, RAYMOND J ETAL	6.43
3 KASS, JOSEPH M	19.83
SECTION 34	
1 MARVIN, PAUL D ETAL	19.52
2 RUCHOTZKE TRUST, LINDA K	26.39
SECTION 35	
1 SULLIVAN TRUST, LOIS M	20.68
SECTION 36	
1 DANIELS, KEVIN R ETAL	15.64
2 HORST, GEORGE W ETAL	17.17
3 SCHNEIDER, JOHN ETAL	11.3



PARCEL II:

A part of Sections 29, 30 and 31, Township 05 North, Range 5 East of the Fifth Principal Meridian in Jackson County, Iowa (being a part of property conveyed to Lyman E. Meyer and described in Book 88, page 200 and Book 102, page 127), more particularly described as follows: Beginning at an iron rod at the center of said Section 30; thence South 88 degrees 58 minutes 44 seconds East (assumed bearings), 2636.44 feet to an iron rod at the East Quarter corner of said Section 30; thence South 89 degrees 04 minutes 55 seconds East, along the North line of the Southwest Quarter of said Section 29, a distance of 791.90 feet to a point in the center of an existing public road which is 1850.20 feet West of an iron rod found at the center of said Section 29; thence along the said road the following seven courses and distances: South 23 degrees 41 minutes 52 seconds East, 290.97 feet; South 23 degrees 10 minutes 30 seconds East, 798.48 feet; thence South 22 degrees 56 minutes 16 seconds East, 209.13 feet; South 27 degrees 26 minutes 26 seconds East, 235.36 feet; South 33 degrees 52 minutes 12 seconds East, 189.43 feet; and, finally, South 38 degrees 39 minutes 39 seconds East, 163.40 feet to point "A" of this description; thence departing from the said road, South 52 degrees 23 minutes 23 seconds West, 137.28 feet to an iron rod at point "B" of this description; thence North 88 degrees 40 minutes 35 seconds West, 560.40 feet to an iron rod; thence South 76 degrees 33 minutes 15 seconds West, 1064.63 feet to an iron rod; thence North 82 degrees 37 minutes 30 seconds West, 141.99 feet to an iron rod; thence South 59 degrees 40 minutes 18 seconds West, 117.81 feet; thence South 07 degrees 18 minutes 50 seconds West, 182.42 feet to an iron rod; thence South 34 degrees 39 minutes 43 seconds West, 238.72 feet to an iron rod; thence South 44 degrees 54 minutes 36 seconds West, 326.71 feet to an iron rod; thence South 02 degrees 56 minutes 58 seconds West, 331.34 feet to an iron rod; thence South 06 degrees 53 minutes 12 seconds East, 210.83 feet to the center of an old public road (now abandoned); thence North 89 degrees 04 minutes 01 seconds West, along the said old road, 231.00 feet; thence North 61 degrees 34 minutes 01 seconds West, 270.60 feet to the South line of the North Half of the Northeast Quarter of said Section 31; thence North 89 degrees 04 minutes 01 seconds West, along the said South line, 148.50 feet; thence South 63 degrees 56 minutes 59 seconds West, along the said old road, 258.69 feet; thence South 87 degrees 55 minutes 59 seconds West, along the said old road, 227.70 feet; thence North 57 degrees 34 minutes 01 seconds West, along the said old road, 228.29 feet to the West line of the South Half of the said Northeast Quarter of Section 31; thence North 01 degrees 37 minutes 08 seconds East, 10.04 feet to the Southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 31; thence North 89 degrees 04 minutes 01 seconds West, along the South line of the said Northeast Quarter of the Northwest Quarter, 247.50 feet (15 rods); thence North 33 degrees 10 minutes 31 seconds East, 472.89 feet to a point on the East line of the said Northeast Quarter of the Northwest Quarter which is 400 feet (24 rods and 4 feet) North of the said Southeast corner thereof; thence North 01 degrees 37 minutes 08 seconds East, 921.62 feet to the South Quarter corner of said Section 30; thence North 00 degrees 18 minutes 11 seconds West, 2641.91 feet to the point of beginning, (excepting 0.13 acre of that part surveyed, platted and described in a Plat by Carl F. Bartels, recorded in Homestead Record 1, page 274), containing in all 246.42 acres. TOGETHER with a 33 foot wide Ingress/Egress easement, the centerline of which is more particularly described as follows: Commencing at point "A" of the above description; thence South 38 degrees 39 minutes 39 seconds East, 16.50 feet to the point of beginning of the said easement centerline; thence South 47 degrees 06 minutes 21 seconds West, 229.67 feet; thence South 41 degrees 03 minutes 43 seconds West, across an existing bridge, 97.60 feet; thence South 53 degrees 54 minutes 54 seconds West, 44.77 feet; thence South 78 degrees 03 minutes 20 seconds West, 54.93 feet; thence North 79 degrees 22 minutes 52 seconds West, 87.01 feet; thence North 70 degrees 15 minutes 19 seconds West, 141.03 feet; thence North 18 degrees 22 minutes 47 seconds West, 81.17 feet; and, finally, North 42 degrees 34 minutes 53 seconds West, 92.13 feet to terminate at a point North 88 degrees 40 minutes 01 seconds West, 509.48 feet from point "B" of this description.

ALSO subject, however, to the rights of the public in that part of the public road on the Easterly side of the above described 246.42 acre parcel, and to other easements of record.