

**Steven and Sue Eganhouse Farmland
30th Avenue, Wyoming, IA 52362
Section 14, Wyoming Township,
Jones County, IA
100.27 Surveyed Acres**



Chuck Schwager, Broker



EAST IOWA REAL ESTATE

125 South 2nd Street
Maquoketa, IA 52060

PROPERTY INFORMATION PAGE

Owner: Steven and Sue Eganhouse

Address: 30th Avenue, Wyoming, IA 52362

\$852,295 or \$8500/Acre

Directions: Highway 64 west of Monmouth 3 miles, or Highway 64 east of Wyoming 3 miles, then go north on 30th Avenue 1/2 mile.

TYPE OF PROPERTY: Cropland.

POSSESSION DATE: At legal closing. The tenant has been terminated for the 2025 season.

LOCATION: Sections 14, Wyoming Township, Jones County, IA

TAX ACRES: 100.27 Surveyed Acres

NET TAXES: Approximately \$2180, exact amount to be determined after survey is submitted to the assessor. .

DRAINAGE: Natural

ROAD TYPE: Gravel

EASEMENTS: Access easement into the subject property through property at 10255 30th Ave., Wyoming, IA.

CROPLAND: 93.02 FSA Cropland Acres. (Currently in row crops).

CSR2 (Cropland): 39.3

TOPOGRAPHY: Rolling to sloping.

FSA INFORMATION: Information subject to change with reconstitution due to splitting of the farm.

FARM # 6272 TRACT # 12109 (Whole Farm) FARMLAND: TBD CROPLAND: 93.02

BASE ACRES: CORN: Base Acres TBD PLC Yield: 164 **SOYBEANS:** Base Acres TBD PLC Yield: 47

COMMENTS: Nice mostly cropland parcel in good condition with sufficient waterways.. There are mostly good to average fences around the farm. This is a well cared for family farm in a good location close to paved Highway 64. For more information 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

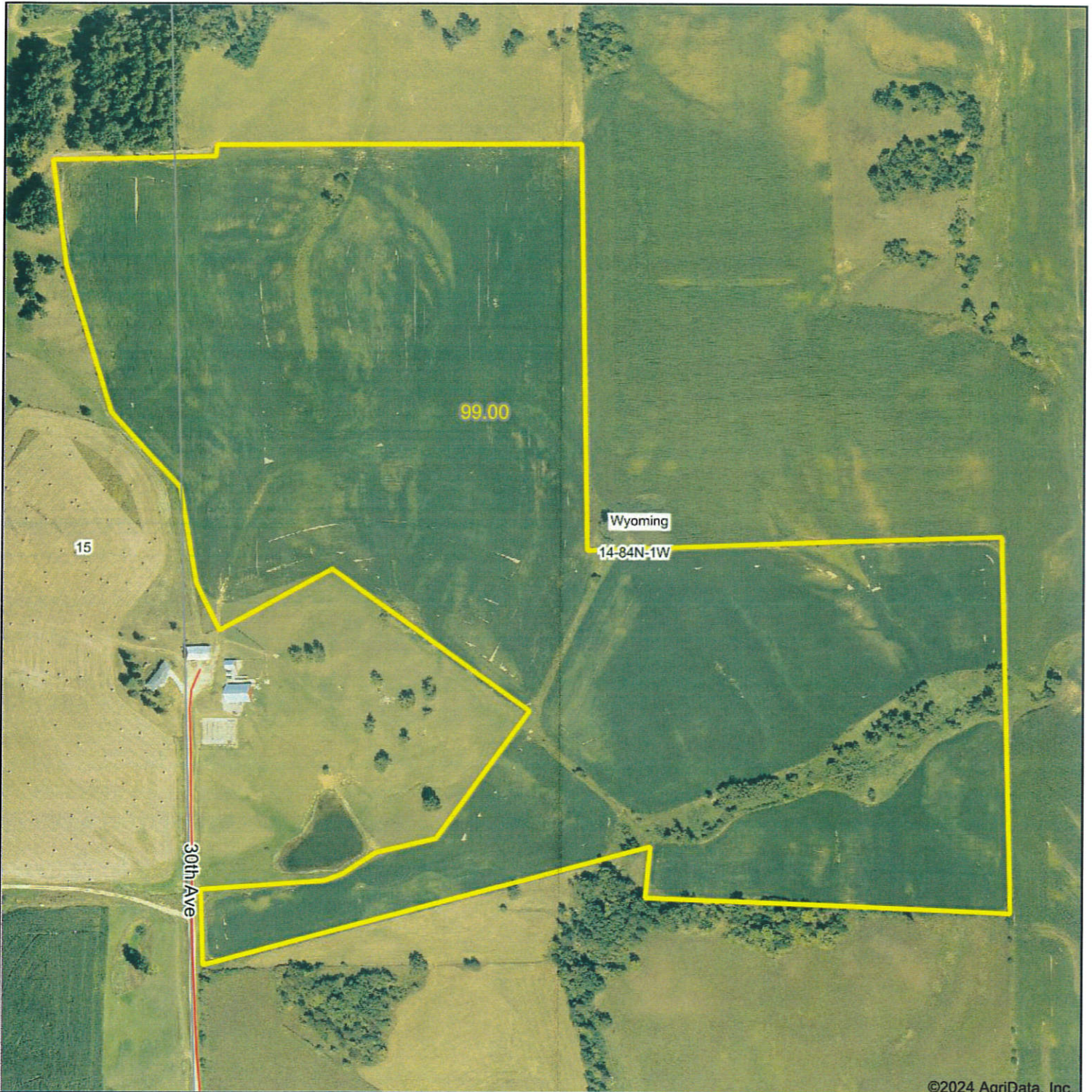
East Parcel Cropland



East Parcel Cropland



Aerial Map



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Boundary Center: 42° 5' 4.61, -90° 55' 59.3



EAST IOWA
REAL ESTATE

Maps Provided By:



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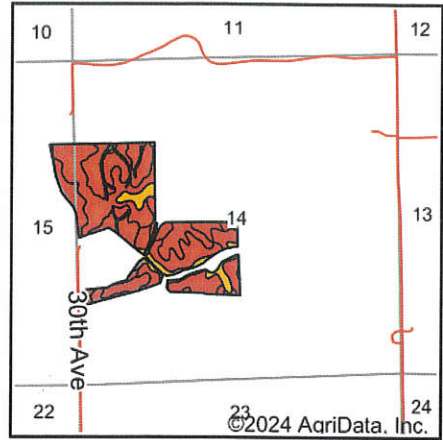
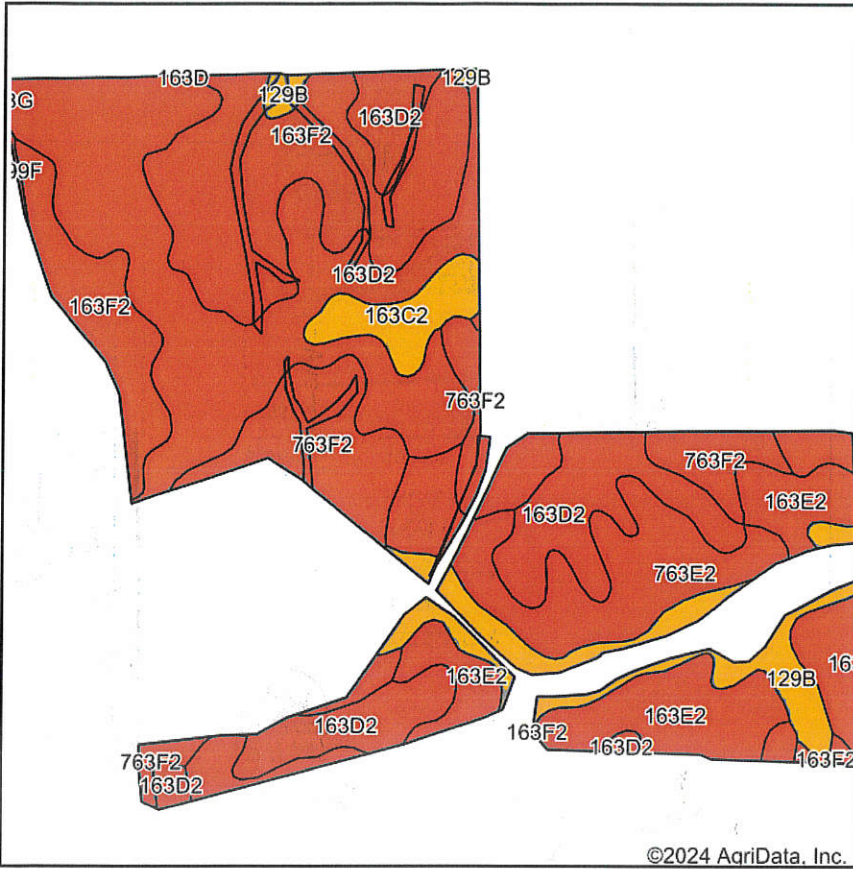
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14-84N-1W
Jones County
Iowa



7/30/2024

Soils Map



State: **Iowa**
 County: **Jones**
 Location: **14-84N-1W**
 Township: **Wyoming**
 Acres: **93.02**
 Date: **7/30/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IA105, Soil Area Version: 28

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	32.88	35.3%		IIIe	46	58	62	
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	18.90	20.3%		VIe	18	28	42	
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	12.07	13.0%		IVe	35	48	58	
763F2	Exette silt loam, 18 to 25 percent slopes, moderately eroded	10.78	11.6%		VIe	28	26	46	
763E2	Exette silt loam, 14 to 18 percent slopes, moderately eroded	9.26	10.0%		IVe	46	45	63	
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	6.24	6.7%		IIw	73	63	83	
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	2.71	2.9%		IIIe	72	68	66	
478G	Nordness-Rock outcrop complex, 18 to 60 percent slopes	0.09	0.1%		VIIc	5	5	12	
499F	Nordness loam, 14 to 30 percent slopes	0.09	0.1%		VIIc	5	5	18	
Weighted Average						4.13	39.3	46.1	*n 57.1

**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.



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: 207.62 acres

2024 Program Year

Map Created March 25, 2024

Farm 6272
Tract 12109

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IOWA
 JONES
 Form: FSA-156EZ



FARM : 6272
 Prepared : 7/24/24 3:20 PM CST
 Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
 CRP Contract Number(s) : 11425A
 Recon ID : 19-105-2020-36
 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
282.73	207.62	207.62	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	178.55	0.00		29.07	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	37.00	0.00	164	
Soybeans	17.28	0.00	47	
TOTAL	54.28	0.00		

NOTES

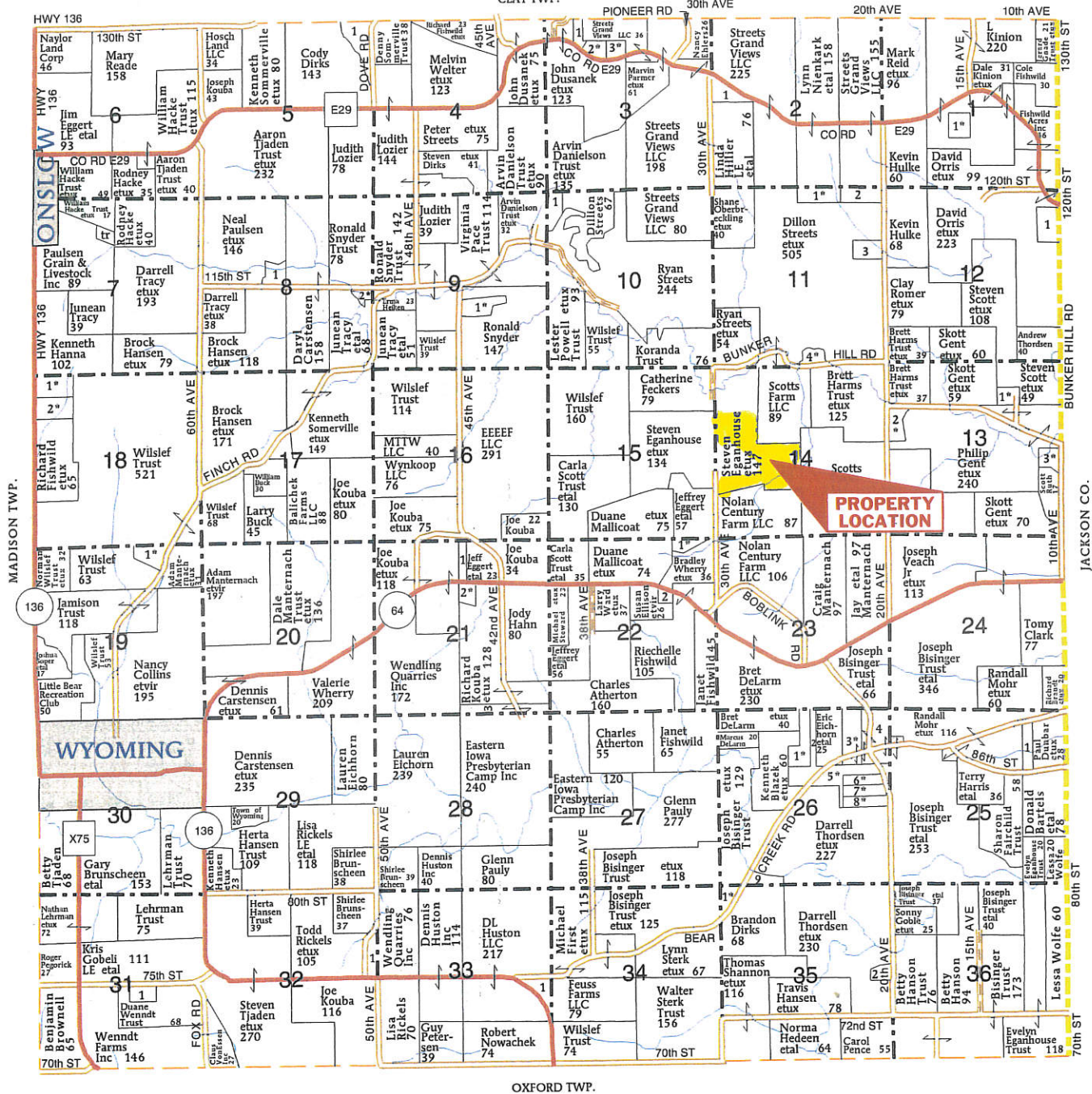
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Tract Number : 12109
 Description :
 FSA Physical Location : IOWA/JONES
 ANSI Physical Location : IOWA/JONES
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : STEVEN L EGANHOUSE, SUE M EGANHOUSE
 Other Producers : None
 Recon ID : 19-105-2020-35

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
282.73	207.62	207.62	0.00	0.00	0.00	0.00	0.0

(Landowners)



WYOMING TOWNSHIP	
SECTION 1	
1 BRUECK, CHAD ETAL	14
SECTION 2	
1 YEISLEY, ORLAND	9
SECTION 3	
1 LUCKSTEDT, SUSAN	9
2 PETERSEN, DENNIS ETUX	8
3 STREETS, DILLION ETUX	7
SECTION 5	
1 SOMMERVILLE TRUST, DENNY	10
SECTION 8	
1 UPPENA, MARY	10

2 SNYDER, DENNIS ETUX	5
SECTION 9	
1 WHITMARSH, PATRICIA ETVIR	10
SECTION 10	
1 LAGANGE, LORRAINE	9
SECTION 11	
1 NIENKARK, LYNN ETAL	14
2 STREETS GRAND VIEWS LLC	14
3 HEIAR, JAKE	6
4 GUDENKAUF, ADAM ETAL	8
SECTION 12	
1 FISHWILD ACRES INC	15

SECTION 13	
1 LOVEWELL, JAMES ETUX	11
2 KYARSGAARD, CASEY ETUX	10
3 KUENSTLING, KYLE ETUX	11
SECTION 18	
1 OBERBRECKLING, DAVID ETUX	13
2 HOFFMAN, VICTOR ETUX	13
SECTION 19	
1 HILLS, PATRIC ETAL	14
SECTION 21	
1 EGGERT, JEFFREY	8
2 FECKERS, ANDREW ETUX	10
3 EASTERN IOWA PRESBYTERIAN CAMP INC	15

SECTION 22	
1 EGGERT, JEFFREY ETUX	9
2 BAH, BENJAMIN	5
SECTION 25	
1 RALSTON, LINDA	9
SECTION 26	
1 DELARM, MARCUS ETUX	15
2 DELARM, MARCUS	16
3 HELLWEG, RONALD ETUX	18
4 RENTSCHLER BEAR CREEK TRUST	20
5 EDWARDS, MARK ETAL	14
6 BISINGER TRUST, JOSEPH ETAL	10
7 BURESH, BRENT ETUX	10
8 BISINGER TRUST, JOSEPH ETUX	10

9 DIRKS, BRANDON	7
SECTION 31	
1 DOME PIPELINE CORP	7
SECTION 32	
1 WENDLING QUARRIES INC	9
SECTION 33	
1 FEUSS FARMS LLC	9
SECTION 35	
1 BISINGER TRUST, JOSEPH ETUX	9
2 BISINGER, CATLIN	5

