

LAND FOR SALE

109 ACRES M/L
KUPER - FLOYD COUNTY, IOWA

LISTING #16720

PRICE: \$1,090,000 (\$10,000/Acre)

DESCRIPTION: Offering 109 acres m/l of diverse Floyd County recreational land just off Highway 18. This property offers something for everyone including income-producing CRP land, recreation land, potential future building sites, and a 20+ acre pond. There are currently 10.1 CRP Acres enrolled in CP5A paying \$2,997 annually expiring in 2032. This property is positioned in the perfect part of the world for whitetail deer hunting and offers ample food and timber cover with water access to the Pond. The farm is located just 3 miles east of Charles City, in Section 1 of St. Charles Township, Floyd County, Iowa.

DIRECTIONS: Go east out of Charles City on Hwy. 18 for 3.5 miles, turn left on Windfall Ave., travel 3/4 of a mile, and the property will be on the right side of the road. Watch for signs.

TAXES: \$1,098 Annually

FARM PROGRAM INFORMATION:

Farmland Acres: 103.92
DCP Cropland Acres: 17.40
Corn Base: 7.3 Acres
Corn Yield: 106
CRP Acres: 10.1 Acres, \$2,997.00 annual payment, exp. 9-30-2032

ALAN MCNEIL

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O: 563-659-8185
Alan@PeoplesCompany.com

DOUGLAS YEGGE

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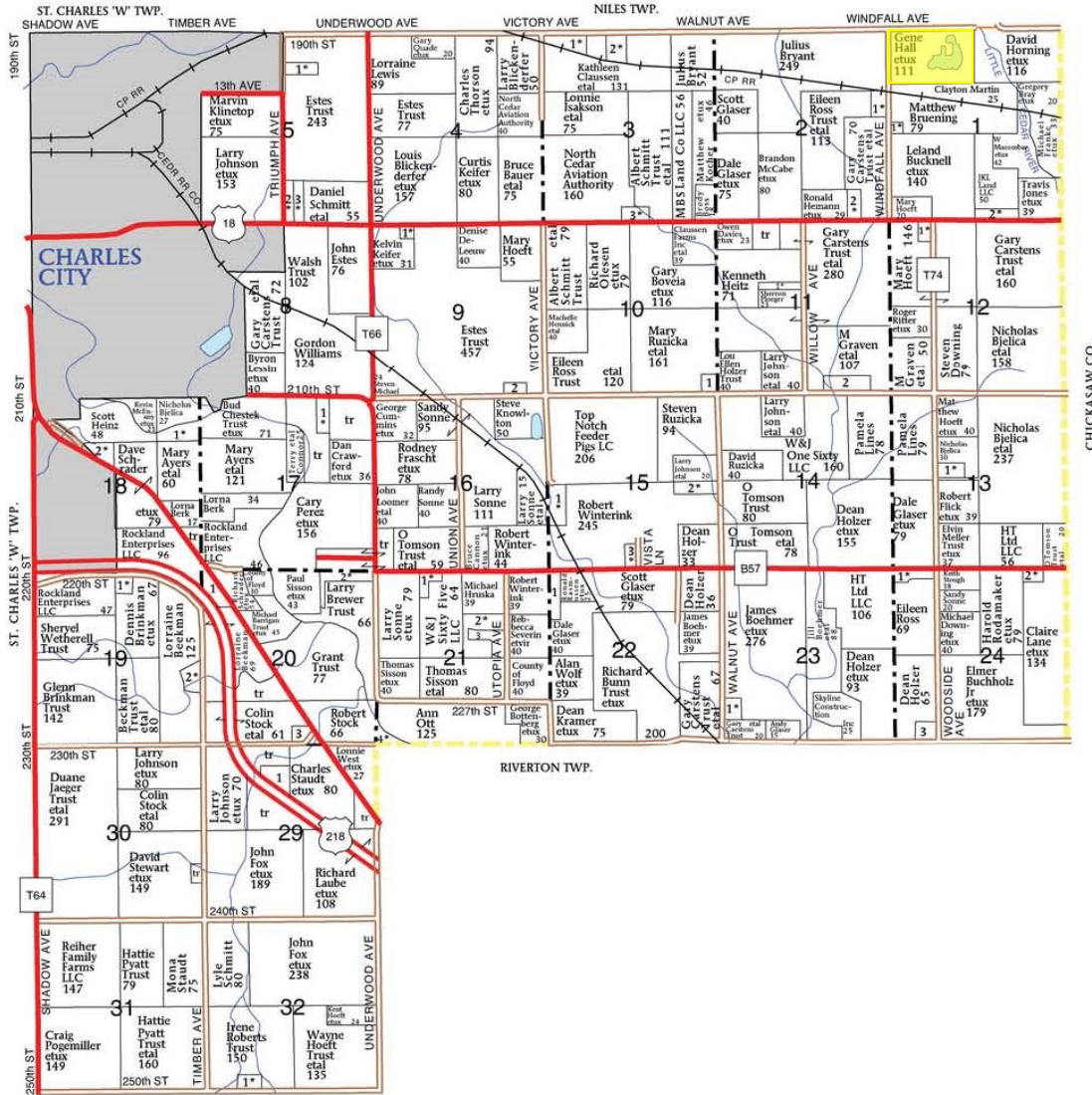
700 6th Ave
DeWitt, Iowa 52742

T-95-N

ST. CHARLES 'E' PLAT

(Landowners)

R-15-W



ST CHARLES 'E' TOWNSHIP

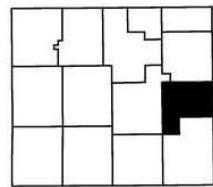
- SECTION 1
1. Bruening, Matthew etal
- SECTION 2
2. Macomber, W etux 12
- SECTION 3
1. Engelhardt, Jeffrey etux 12
2. Gibson, Brad etux 10
3. Wolff, Russell etux 6

- SECTION 5
1. Hockenson, Ronda etvir 15
2. Schlader, Timothy etal 13
3. Kummer III, Jake etux 10
- SECTION 9
1. Johansen, Nicholas etal 5
- SECTION 10
1. Mitchell, Richard 8
- SECTION 11
1. Putney, Wesley etux 10
2. Lovik, Lee 12

- SECTION 12
1. Downing, William etux 9
- SECTION 13
1. Hyland, Michael etux 10
- SECTION 15
1. Woodworth, Gary etux 10
2. Harris, Rodney etux 10
3. Winterink, Roby etux 6
- SECTION 17
1. Welter, Ryan etux 9
- SECTION 18
1. Chestek Trust, Bud etux 13
2. Herron, John etux 10

- SECTION 19
1. Hillegas, Rodney etux 9
- SECTION 20
1. Mead, Elaine 11
2. Moistead, Michael etux 13
- SECTION 21
1. Kehret, Dale etux 12
2. Damjanovic, Paul etux 20
3. Rasmussen Company 20

- 4. Cuninghame, Graham etux 5
- SECTION 22
1. Meyer, Kelly 9
- SECTION 23
1. Barnett, Daryl etux 7
- SECTION 24
1. Tibbitts, Merle etux 7
2. Spencer, Bart etal 5
3. DeVries, Charles 11
- SECTION 29
1. Kotz, Jason 14
- SECTION 32
1. Schrader, Richard etal 9



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FLOYD CO., IA

Aerial Map



Map Center: 43° 4' 48.43, -92° 34' 9.29



1-95N-15W
Floyd County
Iowa



3/2/2023



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



- 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: 17.40 acres

2023 Program Year

Map Created April 06, 2022

Farm 959

Tract 1850

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Abbreviated 156 Farm Record

Operator Name : MR DALLAS JAY KUPER
CRP Contract Number(s) : 11929
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
103.92	17.40	17.40	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	7.30	0.00		10.10	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	7.30	10.10	106	0
TOTAL	7.30	10.10		

NOTES

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Tract Number : 1850
Description : 1-95-15 St Charles East
FSA Physical Location : IOWA/FLOYD
ANSI Physical Location : IOWA/FLOYD
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : MR DALLAS JAY KUPER, KELLY MARIE KUPER
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
103.92	17.40	17.40	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	7.30	0.00	10.10	0.00	0.00	0.00

IOWA
FLOYD
Form: FSA-156EZ



FARM : 959
Prepared : 3/3/23 11:58 AM CST
Crop Year : 2023

Abbreviated 156 Farm Record

Tract 1850 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	7.30	10.10	106
TOTAL	7.30	10.10	

NOTES

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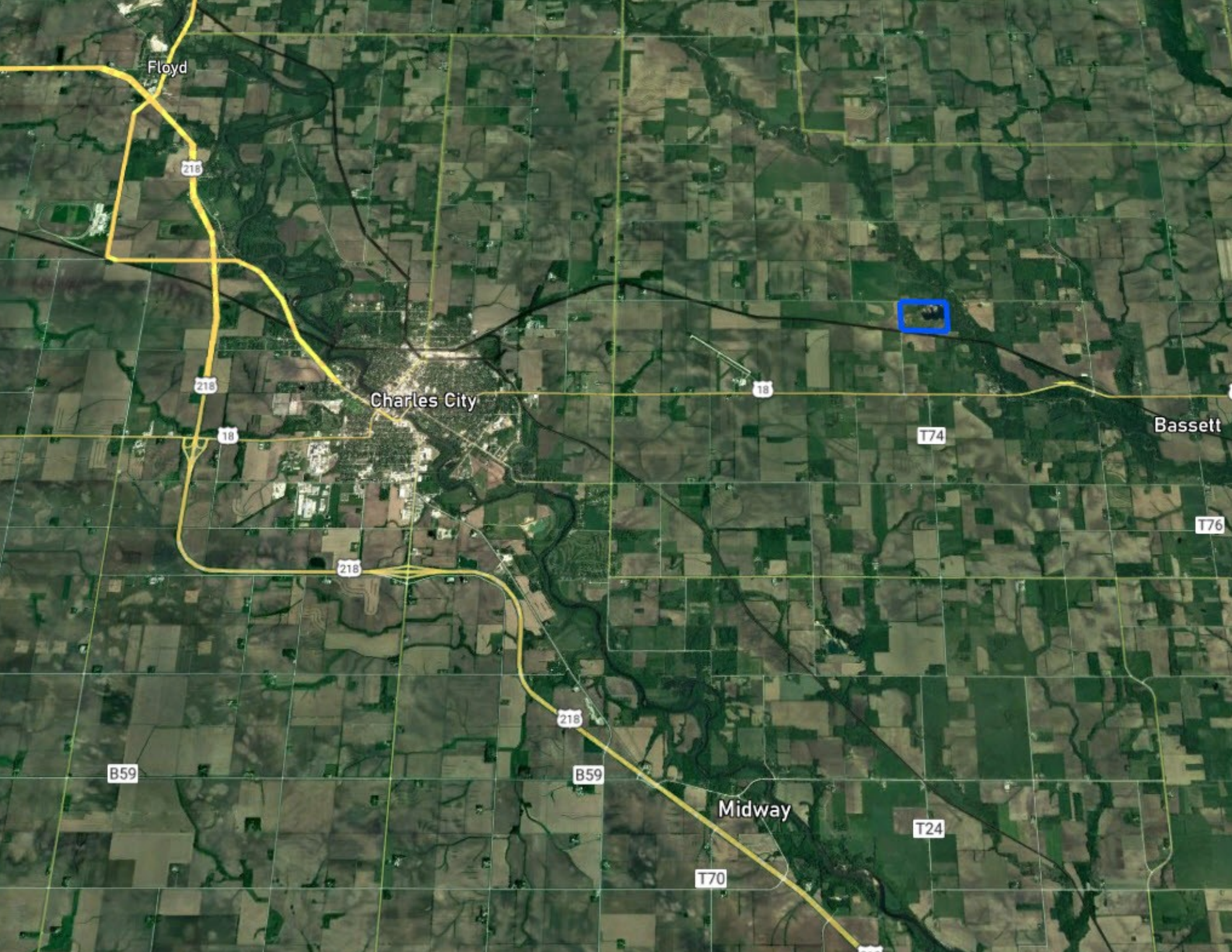
190TH STREET

WINDFALL AVE.

Cedar River

Tobacco Rd





Floyd

218

218

18

218

Charles City

18

T74

Bassett

T76

B59

218

B59

Midway

T24

T70