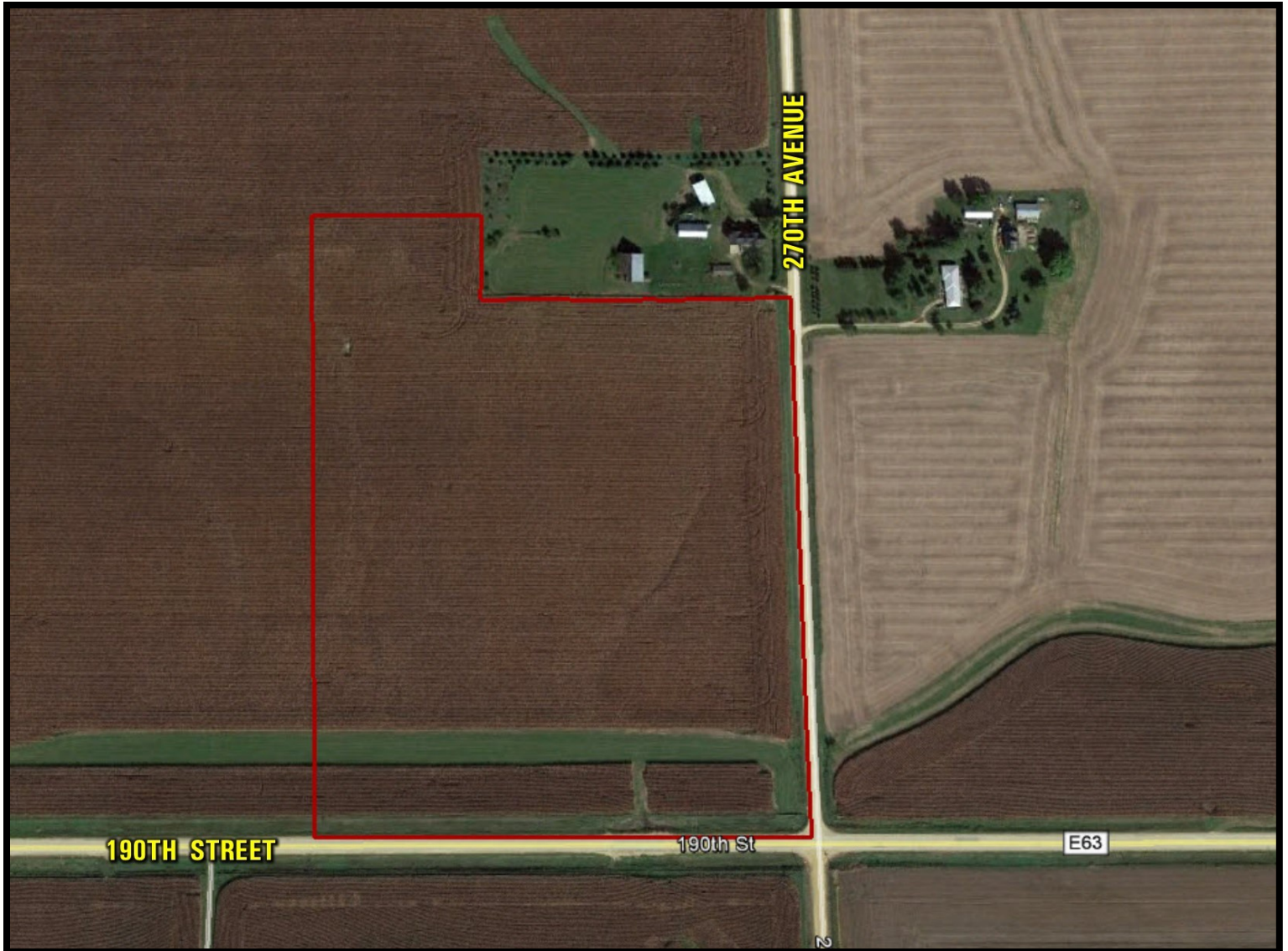


# LAND FOR SALE

LISTING #13882

**25 ACRES M/L**  
CLINTON 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

**PeoplesCompany.com**  
**563.659.8185**

700 6th Ave  
DeWitt, Iowa 52742

# LAND FOR SALE

## LEGAL DESCRIPTION:

The East 1/2 of the Southeast 1/4 of the Southeast 1/4, excluding acreage, Section 14, Township 82 North, Range 3 East of the 5th P.M., Clinton Co., IA

\*FSA Information is estimated.

## COMMENTS & BUILDING INFORMATION:

25.24 acres of very production Clinton County, Iowa, farmland with 23.63 estimated crop acres. Located in the Northwest corner of the intersection of 190th St. & 270th Ave., 1 mile SE of Welton, Iowa.

Primary soil types are Colo-Ely complex, Tama and Muscatine.

## LEASE/FSA INFORMATION:

Farm is leased for the 2017 crop year.

## Rosenberg, 25 Acres M/L, Clinton County, IA

<b>TOTAL ACRES:</b>	<b>25 MOL</b>
<b>PRICE:</b>	<b>\$280,000</b>
<b>Price Per Acre:</b>	\$11,200
<b>Owner:</b>	Crowley Rosenberg
<b>Operator:</b>	Crowley
<b>County &amp; State:</b>	Clinton, IA
<b>Location:</b>	1 mile Southeast of Welton, IA
<b>Possession Date:</b>	To be agreed
<b>Drainage Info:</b>	Natural & some tile
<b>Average Productivity:</b>	89.5 CSR2
<b>Taxable Acres:</b>	25.24
<b>Net RE Taxes:</b>	\$700
<b>Taxes Payable In:</b>	2016-2017
<b>Topography:</b>	Level to Gently Rolling

## F.S.A. INFORMATION:

<b>Farmland:</b>	25.24 est.
<b>Crop Acres:</b>	23.63 est.
<b>CRP Acres:</b>	
<b>Wheat Base:</b>	
<b>Wheat Yield:</b>	
<b>Corn Base:</b>	18.22 est.
<b>Corn Yield:</b>	167
<b>Soybean Base:</b>	4.89 est.
<b>Soybean Yield:</b>	55

## APPROXIMATE BREAKDOWN OF ACRES:

<b>Total Acres:</b>	25.24
<b>Tillable Acres:</b>	23.63
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	
<b>Waterways:</b>	1.61
<b>Timber:</b>	
<b>Pasture:</b>	

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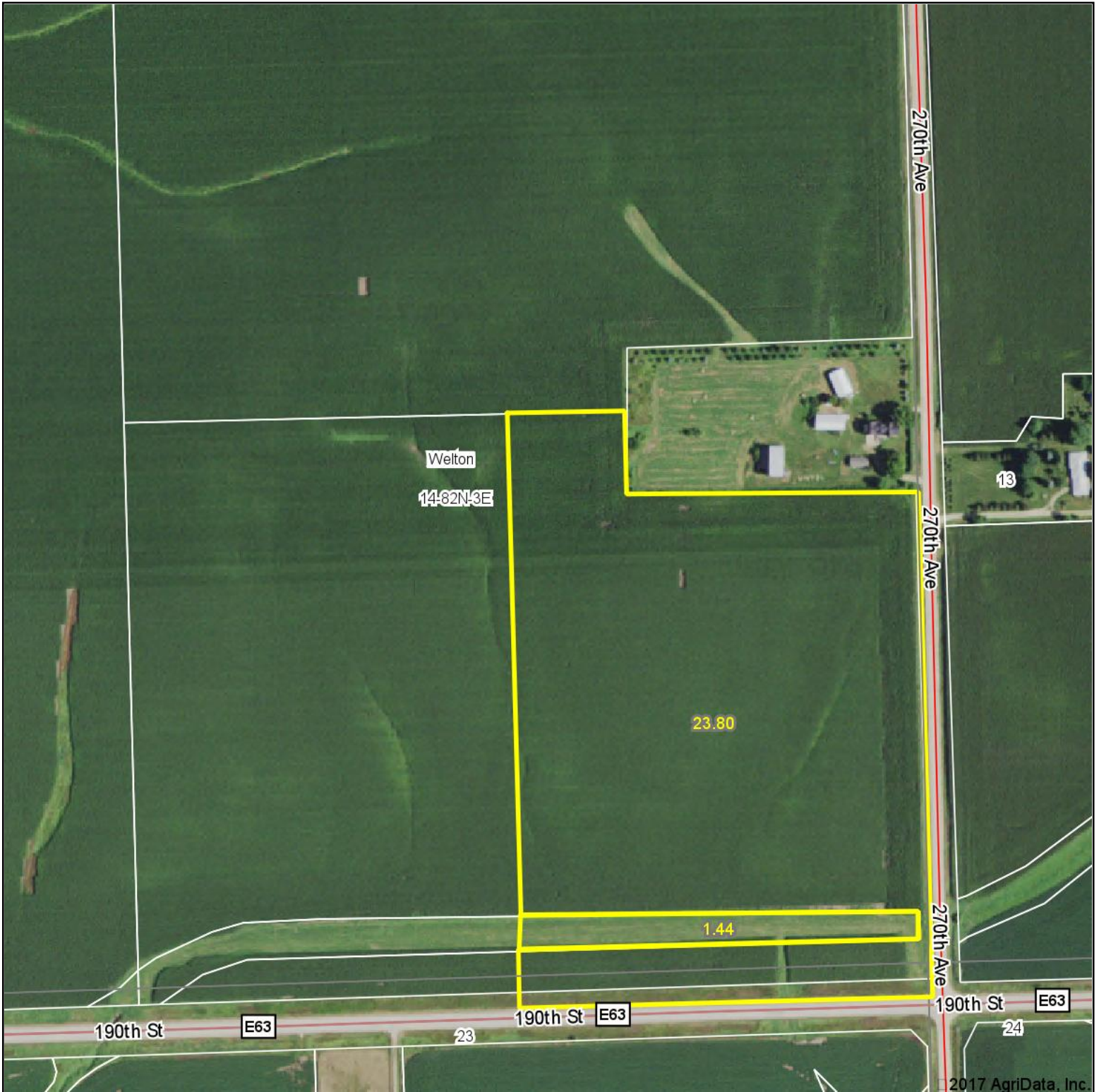


## R-3-E





# Aerial Map



map center: 41° 54' 17.34, -90° 34' 15.36

0ft 348ft 696ft

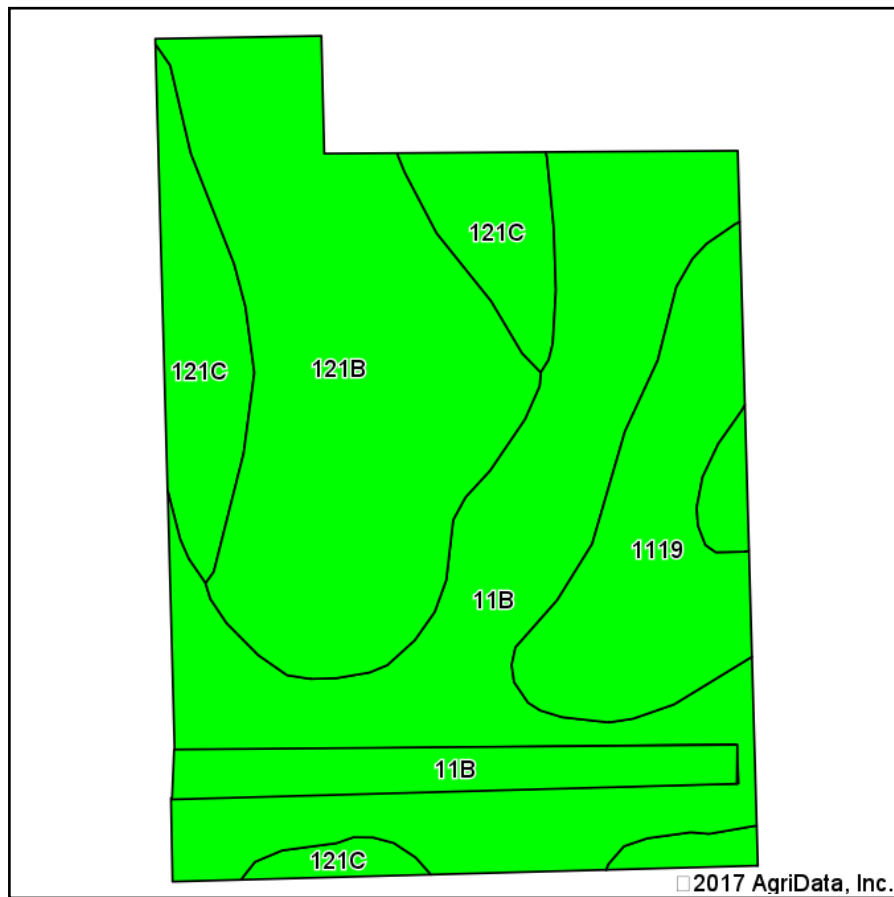


**14-82N-3E**  
**Clinton County**  
**Iowa**

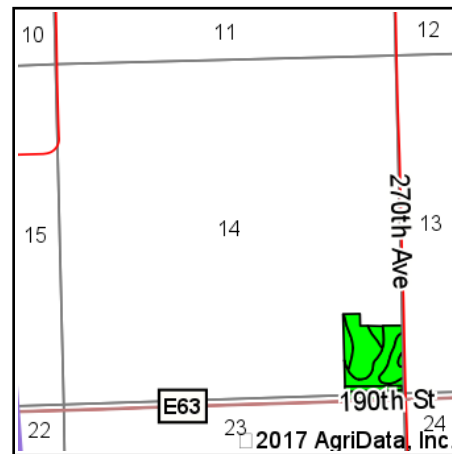


5/11/2017

# Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Clinton**  
 Location: **14-82N-3E**  
 Township: **Welton**  
 Acres: **25.24**  
 Date: **5/11/2017**



Maps Provided By:



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Area Symbol: IA045, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	NCCPI Overall
11B	Colo-Ely complex, 0 to 5 percent slopes	10.16	40.3%		IIw	204.8	4.3	59.4	3.7	6.1	83	68	96
121B	Tama silt loam, driftless, 2 to 6 percent slopes	8.24	32.6%		Ile						95		94
121C	Tama silt loam, driftless, 5 to 9 percent slopes	3.45	13.7%		IIle						90		93
1119	Muscatine silt loam, benches, 1 to 3 percent slopes	3.39	13.4%		Iw	240	6.2	69.6	4.3	7.2	95	100	96
<b>Weighted Average</b>						<b>114.7</b>	<b>2.6</b>	<b>33.3</b>	<b>2.1</b>	<b>3.4</b>	<b>89.5</b>	<b>*-</b>	<b>94.9</b>

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

\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

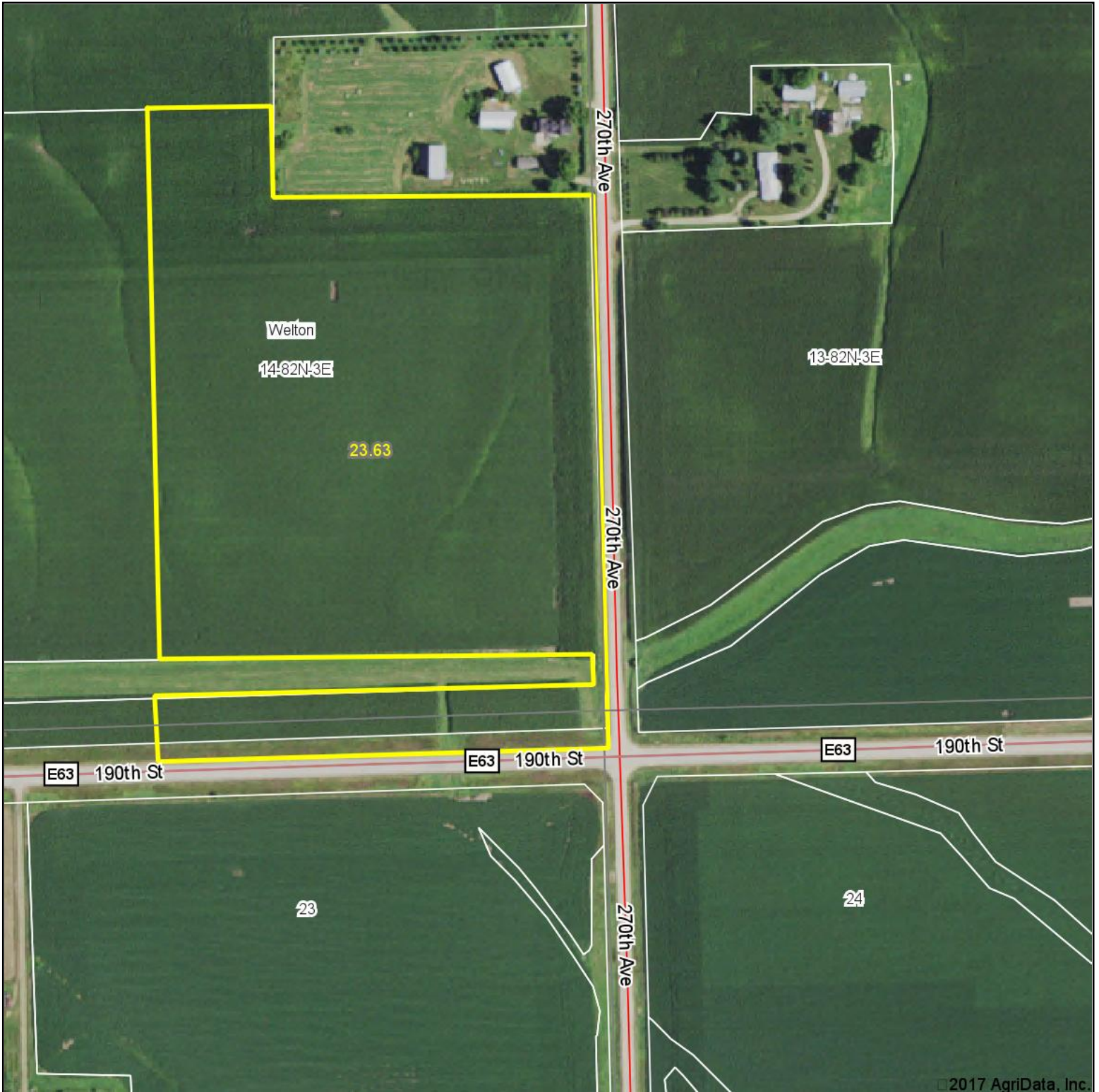
\*i Yield data provided by the ISPAID Database version 8.1 developed by IA State University.

Soils data provided by USDA and NRCS.

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# Aerial Map



map center: 41° 54' 11.24, -90° 34' 5.82

0ft 318ft 636ft

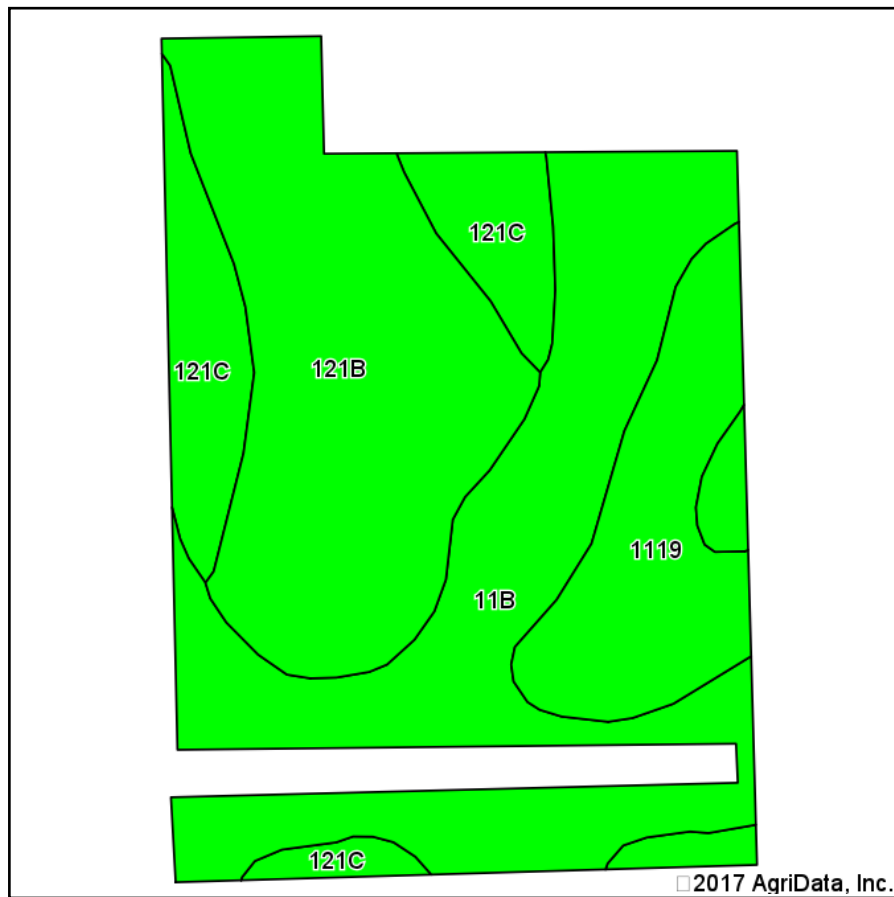


**14-82N-3E**  
**Clinton County**  
**Iowa**

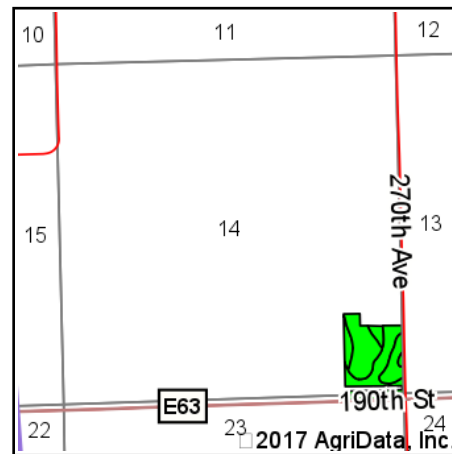


5/11/2017

# Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Clinton**  
 Location: **14-82N-3E**  
 Township: **Welton**  
 Acres: **23.63**  
 Date: **5/11/2017**



Maps Provided By:



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Area Symbol: IA045, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	NCCPI Overall
11B	Colo-Ely complex, 0 to 5 percent slopes	8.67	36.7%		Ilw	204.8	4.3	59.4	3.7	6.1	83	68	96
121B	Tama silt loam, driftless, 2 to 6 percent slopes	8.24	34.9%		Ile						95		94
1119	Muscatine silt loam, benches, 1 to 3 percent slopes	3.39	14.3%		Iw	240	6.2	69.6	4.3	7.2	95	100	96
121C	Tama silt loam, driftless, 5 to 9 percent slopes	3.33	14.1%		Ille						90		93
<b>Weighted Average</b>						<b>109.6</b>	<b>2.5</b>	<b>31.8</b>	<b>2</b>	<b>3.3</b>	<b>89.9</b>	<b>*-</b>	<b>94.9</b>

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

\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

\*i Yield data provided by the ISPAID Database version 8.1 developed by IA State University.

Soils data provided by USDA and NRCS.

\*c: Using Capabilities Class Dominant Condition Aggregation Method



United States  
Department of  
Agriculture

## Clinton County, Iowa



**Common Land Unit**

Non-Cropland	Tract Boundary
Cropland	PLSS

### Wetland Determination Identifiers

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

0 170 340 680  
Feet

2015 Ortho Imagery

2017 Program Year

Map Created April 21, 2017

Farm **6482**  
Tract **12363**

Tract Cropland Total: 46.82 acres

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).



IOWA  
CLINTON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

### Abbreviated 156 Farm Record

FARM : 6482

Prepared : May 10, 2017

Crop Year : 2017

Operator Name : MICHAEL J CROWLEY  
Farms Associated with Operator : 19-097-5344, 19-045-6478, 19-045-6479, 19-045-6482, 19-045-6483, 19-045-6621  
CRP Contract Number(s) : None

#### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
49.96	46.82	46.82	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	46.82	0.00		0.00	No	0.00	0.00	

#### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	OATS, CORN, SOYBN	None

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Oats	0.30	0.00	0	70	
Corn	36.10	0.00	0	167	
Soybeans	9.70	0.00	0	55	

**TOTAL** **46.10** **0.00**

#### NOTES

Tract Number : 12363

Description : SE1/4 of 14, T82N, R3E  
BIA Unit Range Number :  
HEL Status : HEL determinations not completed for all fields on the tract  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : KATHLEEN ROSENBERG  
Other Producers : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
49.96	46.82	46.82	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	46.82	0.00	0.00	0.00	0.00	

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Oats	0.30	0.00	0	70
Corn	36.10	0.00	0	167
Soybeans	9.70	0.00	0	55

**TOTAL** **46.10** **0.00**



**WELTON**



**E63**

61

Clinton

**HWY-61**

**GRAND MOUND**

30

**DEWITT**

948



950