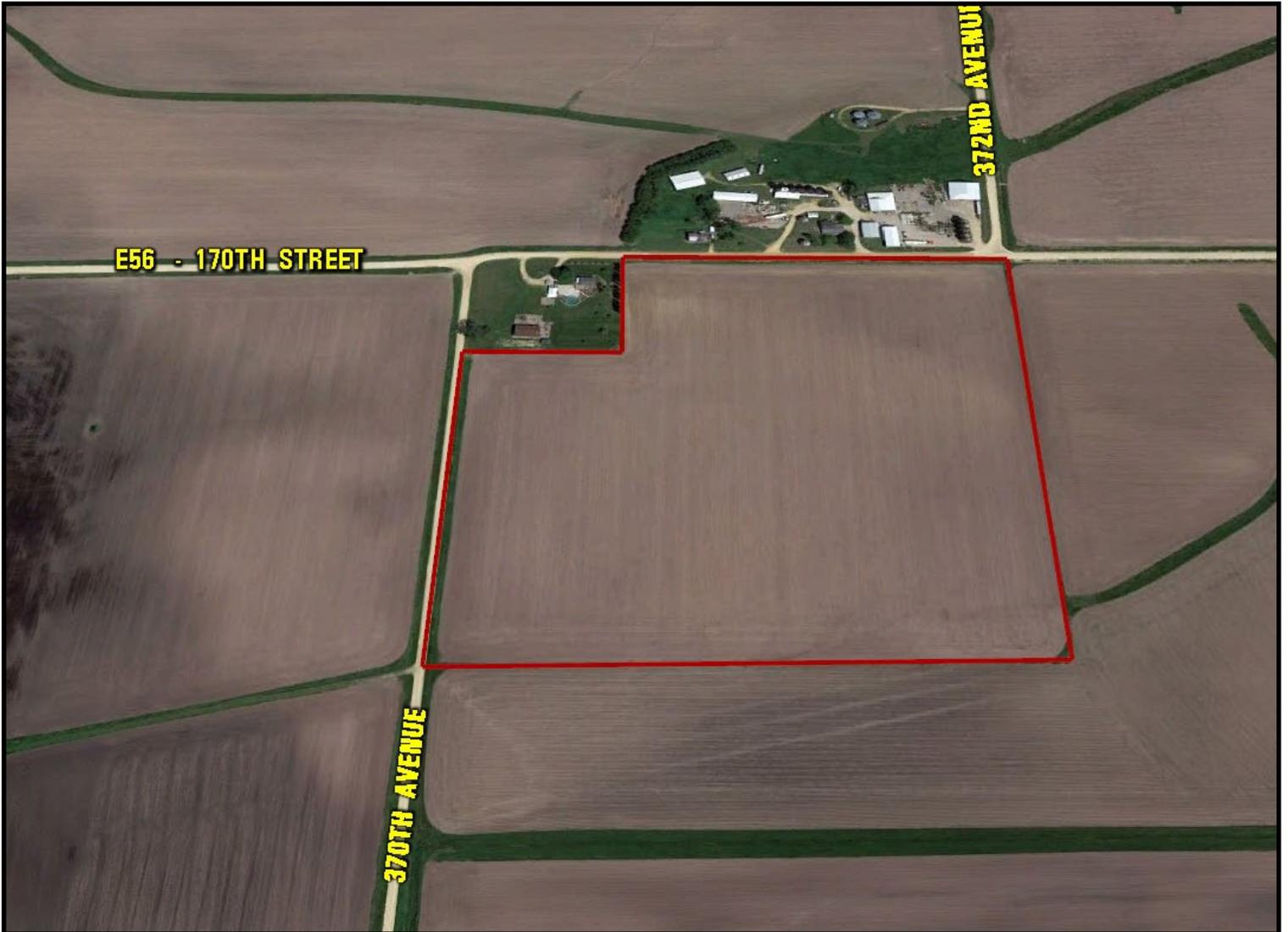


LAND FOR SALE

37.16 SURVEYED ACRES

CLINTON COUNTY, IOWA

LISTING #13978



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 Northwest 1/4 of the Northwest 1/4, Section 10, Township 82 North, Range 5 East of the 5th P.M.
See attached survey

COMMENTS & BUILDING INFORMATION:

Opportunity to own 37.16 surveyed acres of Clinton County farmland in a prime location south of Goose Lake. The farm includes approximately 35 Tillable acres with a CSR2 of 88. Productive soil types include Tama and Colo silty clay loams. This tracts is split off from the 157.1 acres being sold to the West. Additional farmland is available. Farm is open for the 2018 crop season. Property is located in Section 10 of Center Township just South of Goose Lake.

LEASE/FSA INFORMATION:

Open for the 2018 crop year.

37.16 Surveyed Acres, Clinton County, IA

TOTAL ACRES:	37.16
PRICE:	\$445,920
Price Per Acre:	\$12,000
Owner:	Amy J. Dierks Trust
Operator:	
County & State:	Clinton Co., Iowa
Location:	4 miles Southeast of Charlotte, IA
Possession Date:	To be agreed
Drainage Info:	Natural
Average Productivity:	88 CSR2
Taxable Acres:	35.52
Net RE Taxes:	\$1,550
Taxes Payable In:	2016-2017
Topography:	Level to Gently Roll

F.S.A. INFORMATION: (ESTIMATED)

Farmland:	37.16
Crop Acres:	35.86
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	35.86
Corn Yield:	157
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	37.16
Tillable Acres:	35.86
CRP Acres:	
Farmstead:	
Roads:	1.3
Waterways:	
Timber:	
Pasture:	

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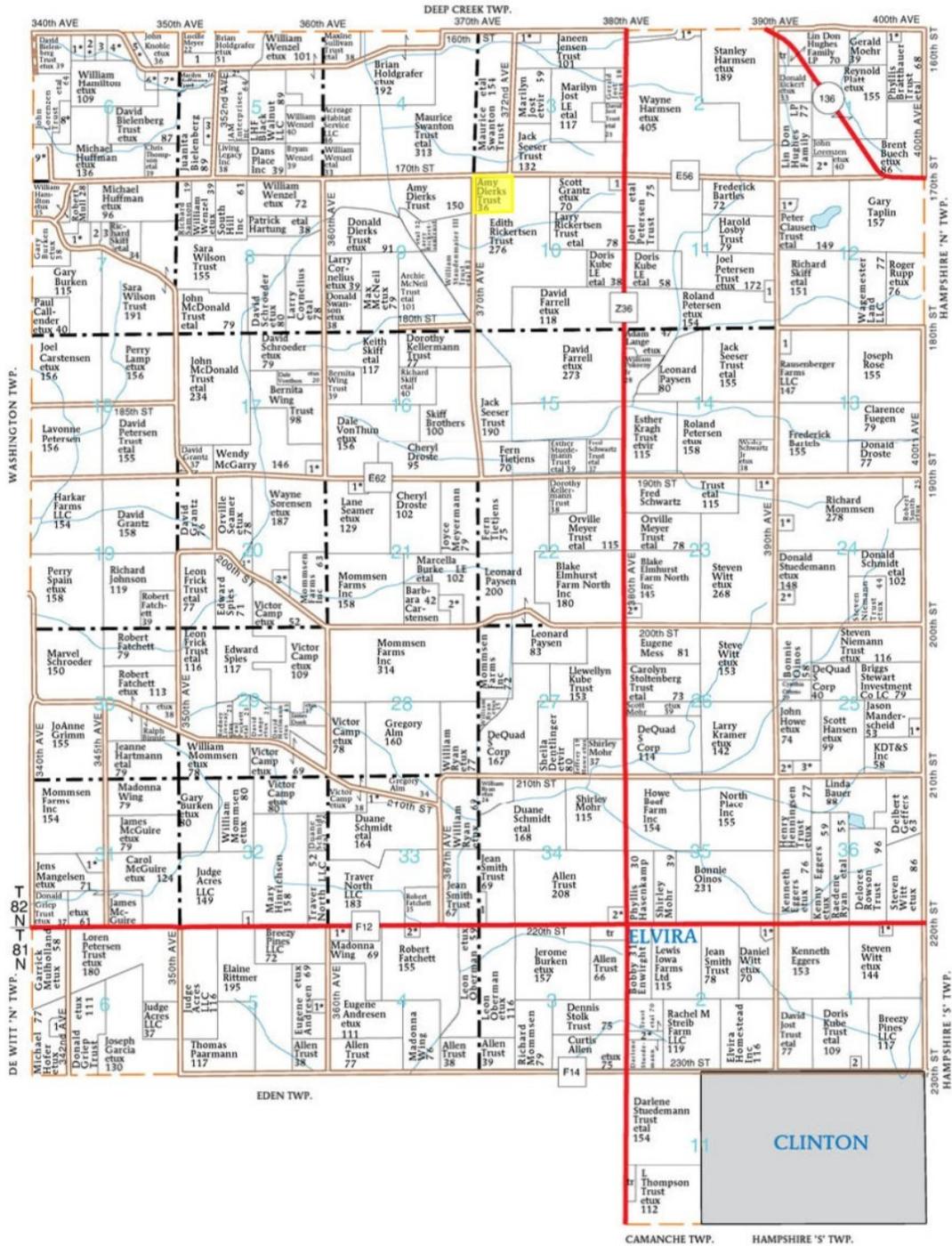
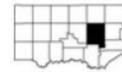
PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

T-81-82-N

CENTER PLAT

R-5-E



CENTER TOWNSHIP

SECTION 1N

- 1. Olson, Gary 5
- 2. Eberhart, Michael 10

SECTION 1S

- 1. Robertson, Clifford 9
- 2. Kube Trust, Shelby 8

SECTION 2N

- 1. Voss, Mark 12

SECTION 2S

- 1. Boyd, Kevin 6
- 2. Munck, Curtis 6

SECTION 3N

- 1. Swanton, Joseph 9

SECTION 4S

- 1. Wullweber, Billy 8
- 2. Oberman Jr, Leon 5

SECTION 5N

- 1. Romer, Myrna 10
- 2. Mullin, James 12
- 3. Cook, William 7

SECTION 5S

- 1. Andersen, Arlen 9

SECTION 6N

- 1. Housenga Trust, Robert 10

SECTION 6S

- 1. Vawter, Michael 8
- 3. Stuit, James 11

SECTION 7N

- 4. Gluesing, John 13
- 5. Newson, Joseph 13

SECTION 7S

- 6. Franks, Robert 9
- 7. Ganzer, Todd 13
- 8. Nash, Kirby 12

SECTION 9. Grantz Trust, Marcella 19

SECTION 6S

- 1. Jurczyk, Andrew 13

SECTION 7

- 1. Rutledge, Clark 15

SECTION 2

- 2. Edwards, Terry 9
- 3. Sledge, Michael 5

SECTION 10

- 1. Grantz, Scott 6

SECTION 11N

- 1. Gradert, Jay 6

SECTION 12

- 1. Lauritzen, James 7

SECTION 13

- 1. Gradert, Joan 9

SECTION 17

- 1. Arndt, Benjamin 6

SECTION 20

- 1. Richertsen, Bruce 6
- 2. Petersen, Steven 7

SECTION 21

- 1. Briegel, Donald 7
- 2. Kroymann, David 15

SECTION 23

- 1. Krause, Keith 5
- 2. Gruhn, Travis 9

SECTION 24

- 1. Mommsen, Matthew 9
- 2. Mommsen, Matthew 8

SECTION 25

- 1. Elsasser, Craig 6
- 2. Jacobsen, Mark 8

SECTION 3. Palmer, Louis 9

SECTION 31

- 1. Krogmann, Richard 7

SECTION 32

- 1. Koons, Martha 8

SECTION 33

- 1. Grimm, Kenny 6

SECTION 34

- 1. McChurch, Kathleen 10
- 2. Smith, Richard 8

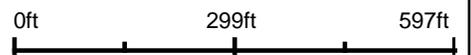
Aerial Map



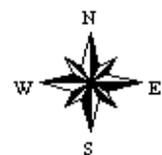
©2017 AgriData, Inc.



map center: 41° 55' 48.42, -90° 22' 17.73



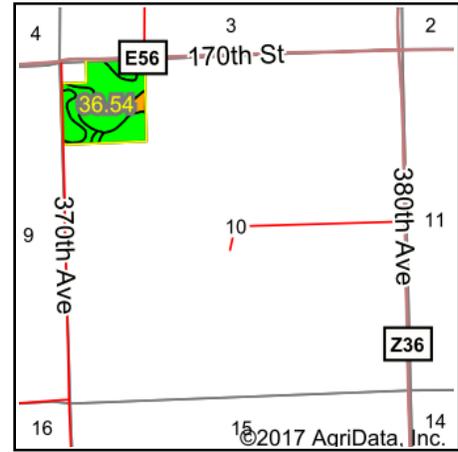
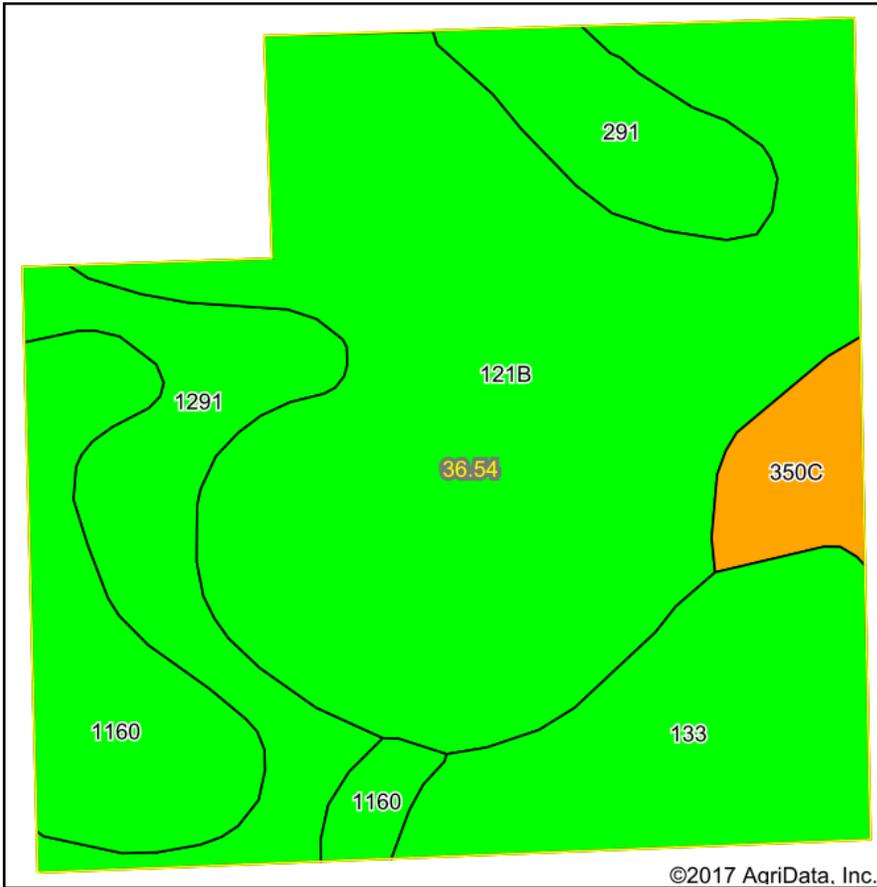
10-82N-5E
Clinton County
Iowa



9/1/2017

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

Soils Map



State: **Iowa**
 County: **Clinton**
 Location: **10-82N-5E**
 Township: **Center**
 Acres: **36.54**
 Date: **9/1/2017**



Soils data provided by USDA and NRCS.

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www.AgriDataInc.com

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**	CS R	NCCPI Overall
121B	Tama silt loam, driftless, 2 to 6 percent slopes	18.99	52.0%		Ile						95		94
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.24	14.3%		IIw	204.8	4.3	59.4	3.7	6.1	78	85	95
1291	Atterberry silt loam, benches, 1 to 3 percent slopes	4.41	12.1%		Ile	224	5.8	65	4	6.7	85	80	98
1160	Walford silt loam, benches, 0 to 1 percent slopes	4.31	11.8%		IIIw	216	4.5	62.6	3.9	6.5	85	65	89
291	Atterberry silt loam, 1 to 3 percent slopes	2.18	6.0%		Ile	224	5.8	65	4	6.7	85	80	98
350C	Waukegan silt loam, 5 to 9 percent slopes	1.41	3.9%		IIIe	152	4.3	44.1	2.7	4.6	49	49	81
Weighted Average						101.1	2.4	29.3	1.8	3	87.8	*-	93.8

**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.

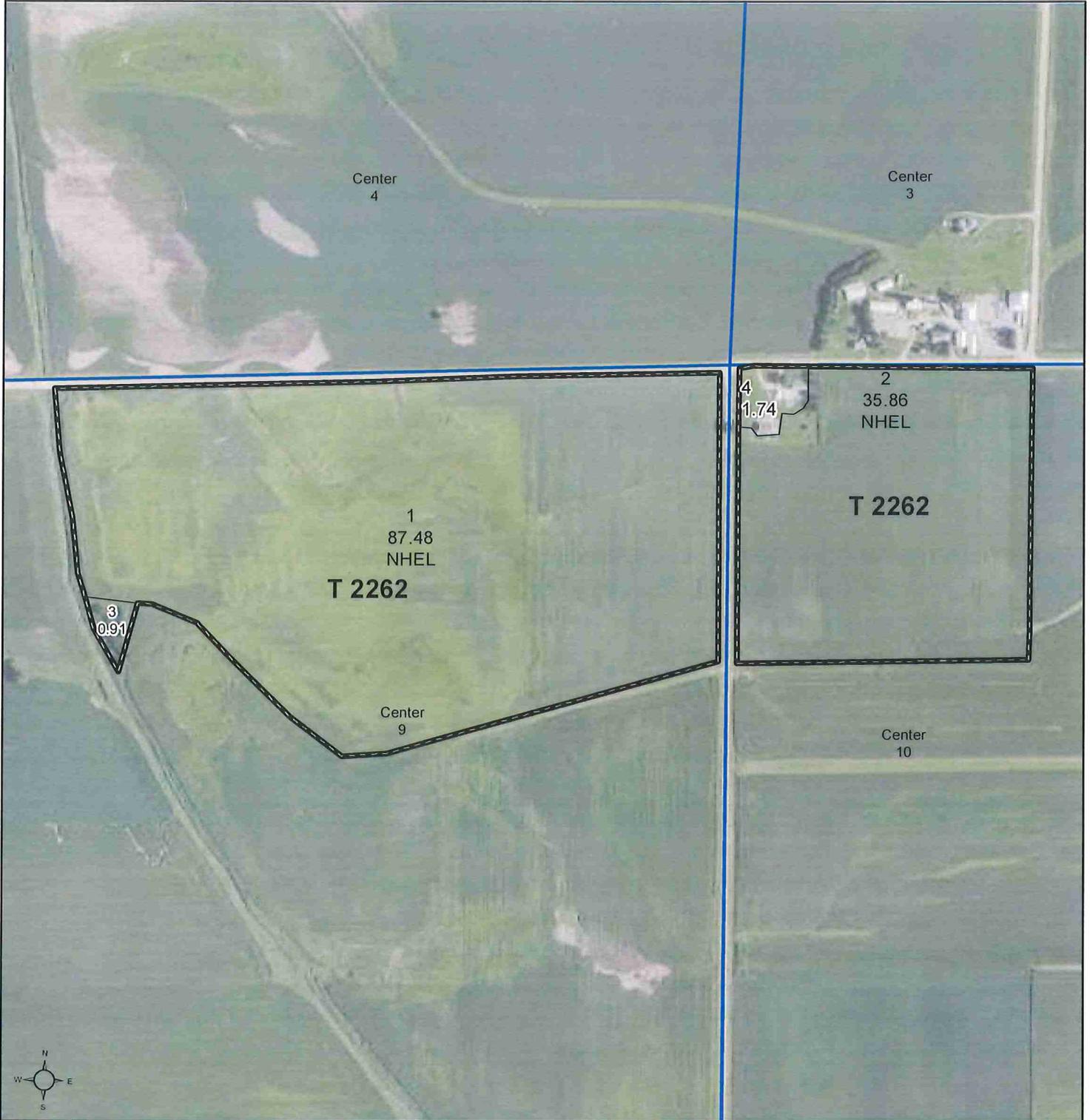
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Clinton County, Iowa



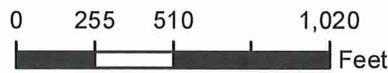
Common Land Unit

- Non-Cropland
- Cropland

- Tract Boundary
- PLSS

Wetland Determination Identifiers

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



2015 Ortho Imagery

2017 Program Year

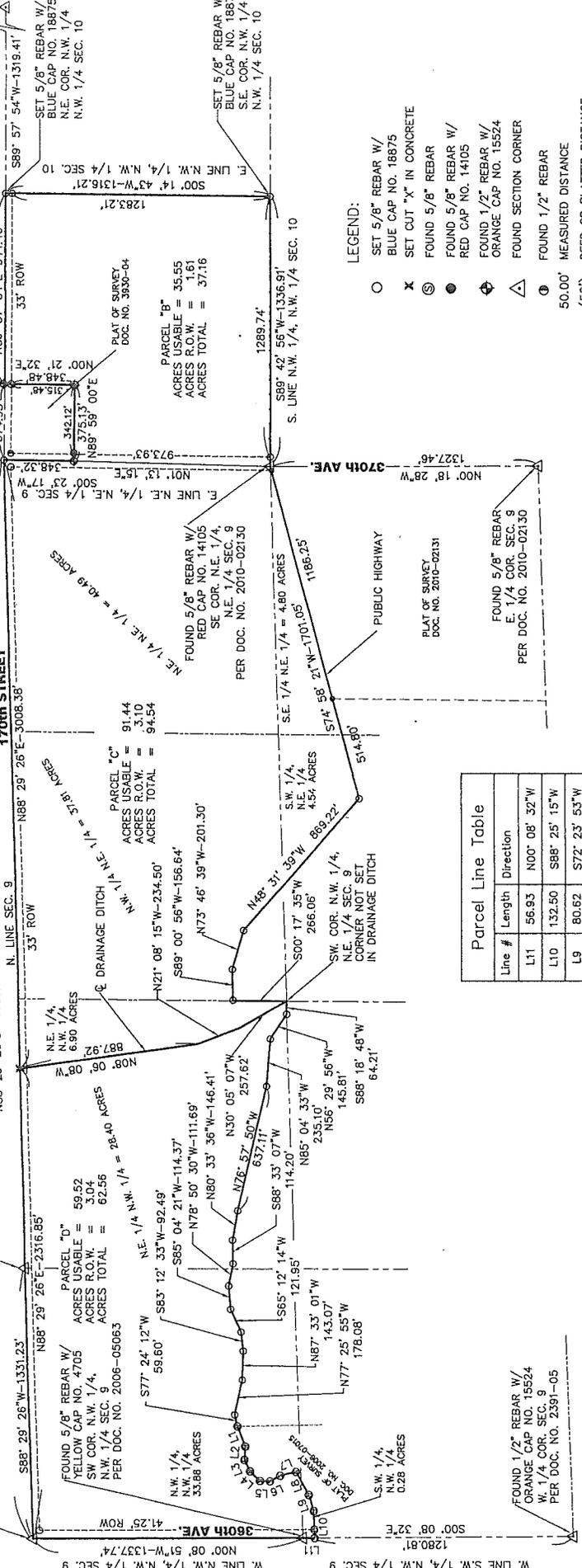
Map Created April 21, 2017

Farm 2875
Tract 2262

Tract Cropland Total: 123.34 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).

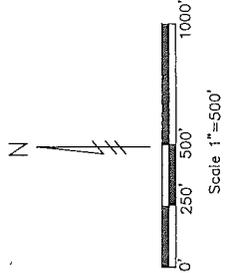
PLAT OF SURVEY
 BEING PART OF THE N. 1/2 OF SECTION 9 AND
 PART OF N.W. 1/4 OF THE N.W. 1/4 OF
 SECTION 10, TOWNSHIP-82 NORTH, RANGE-5 EAST
 OF THE 5TH P.M., CLINTON COUNTY, IOWA



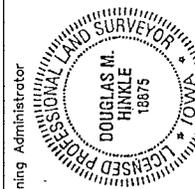
- LEGEND:**
- SET 5/8" REBAR W/
BLUE CAP NO. 18875
 - ✕ SET OUT "X" IN CONCRETE
 - ⊙ FOUND 5/8" REBAR
 - FOUND 5/8" REBAR W/
RED CAP NO. 14105
 - ⊕ FOUND 1/2" REBAR W/
ORANGE CAP NO. 15524
 - △ FOUND SECTION CORNER
 - ⊙ FOUND 1/2" REBAR
 - 50.00' MEASURED DISTANCE
 - (50') DEED OR PLATTED DISTANCE

Parcel Line Table

Line #	Length	Direction
L11	56.93	N00° 08' 32"W
L10	132.50	S88° 25' 15"W
L9	80.62	S72° 23' 53"W
L8	131.57	S61° 22' 37"W
L7	81.17	S13° 59' 49"E
L6	57.68	S28° 15' 38"E
L5	49.34	S01° 38' 28"W
L4	68.96	S44° 22' 15"W
L3	63.84	S64° 19' 14"W
L2	66.40	N86° 09' 51"W
L1	106.68	S69° 16' 41"W



LOCATION: N.W. 1/4 SEC. 10,
 N. 1/2 SEC. 9
 FOR/ OWNER: AMY DIERKS TRUST
 4440 W. 60th STREET
 DAVENPORT, IA. 52806
 PREPARED BY: DOUGLAS M. HINKLE
 HINKLE ENGINEERING & SURVEYING
 2100 CAMANCHIE AVE.
 CLINTON, IA. 52732-4027
 PHONE (563) 243-4027
 FAX (563) 243-4029
 Project Name: DIERKS FARM SURVEY 3
 Project #: 17-1910



This plat meets Subdivision and Zoning Ordinance requirements for Clinton County Iowa.

Clinton County Zoning Administrator

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Douglas M. Hinkle
 DOUGLAS M. HINKLE, I.L.S. IOWA REG. NO. 18875
 MY LICENSE RENEWS DATE IS DECEMBER 31, 2017
 PAGES OR SHEETS COVERED BY THIS SEAL, SHEET 1 OF 2
 DATE: 8/25/2017

PLAT OF SURVEY
BEING PART OF THE N. 1/2 OF SECTION 9 AND
PART OF N.W. 1/4 OF THE N.W. 1/4 OF
SECTION 10, TOWNSHIP-82 NORTH, RANGE-5 EAST
OF THE 5TH P.M., CLINTON COUNTY, IOWA

PARCEL "B" DESCRIPTION:

BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 82 NORTH, RANGE 5 EAST OF THE 5TH P.M., CLINTON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 10; THENCE NORTH 01' 13' 15" EAST, 973.93 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10; THENCE NORTH 89' 59' 00" EAST, 375.13 FEET; THENCE NORTH 00' 21' 32" EAST, 348.48 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10; THENCE NORTH 89' 57' 54" EAST, 944.46 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10; THENCE SOUTH 00' 14' 43" WEST, 1316.21 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10; THENCE SOUTH 89' 42' 56" WEST, 1336.91 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 37.16 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD.

PARCEL "C" DESCRIPTION:

BEING A PART OF THE NORTH ONE-HALF OF SECTION 9, TOWNSHIP 82 NORTH, RANGE 5 EAST OF THE 5TH P.M., CLINTON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SECTION 9; THENCE SOUTH 00' 23' 17" WEST, 348.32 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9; THENCE SOUTH 01' 13' 15" WEST, 973.93 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9 TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9;
THENCE SOUTH 74' 58' 21" WEST, 1701.05 FEET ALONG THE PUBLIC HIGHWAY;
THENCE NORTH 48' 31' 39" WEST, 869.22 FEET ALONG THE PUBLIC HIGHWAY;
THENCE NORTH 73' 46' 39" WEST, 201.30 FEET ALONG THE PUBLIC HIGHWAY;
THENCE SOUTH 89' 00' 56" WEST, 156.64 FEET ALONG THE PUBLIC HIGHWAY TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9; THENCE SOUTH 00' 17' 35" WEST, 266.06 FEET ALONG THE EAST LINE OF NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9 TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9; THENCE NORTH 30' 05' 07" WEST, 257.62 FEET ALONG THE CENTERLINE OF A DRAINAGE DITCH; THENCE NORTH 21' 08' 15" WEST, 234.50 FEET ALONG THE CENTERLINE OF A DRAINAGE DITCH;
THENCE NORTH 08' 06' 08" WEST, 887.92 FEET ALONG THE CENTERLINE OF A DRAINAGE DITCH TO THE NORTH LINE OF SECTION 9; THENCE NORTH 88' 29' 26" EAST, 3008.38 FEET ALONG THE NORTH LINE OF SECTION 9 TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 94.54 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD.

PARCEL "D" DESCRIPTION

BEING A PART OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 82 NORTH, RANGE 5 EAST OF THE 5TH P.M., CLINTON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SECTION 9; THENCE NORTH 88' 29' 26" EAST, 2316.85 FEET ALONG THE NORTH LINE OF SECTION 9 TO THE CENTERLINE OF A DRAINAGE DITCH; THENCE SOUTH 08' 06' 08" EAST, 887.92 FEET ALONG THE CENTERLINE OF A DRAINAGE DITCH; THENCE SOUTH 21' 08' 15" EAST, 234.50 FEET ALONG THE CENTERLINE OF A DRAINAGE DITCH TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9;
THENCE SOUTH 88' 18' 48" WEST, 64.21 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9 TO THE NORTH BANK OF THE CREEK;
THENCE NORTH 56' 29' 56" WEST, 145.81 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE NORTH 85' 04' 33" WEST, 235.10 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE NORTH 76' 57' 50" WEST, 637.11 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE NORTH 80' 33' 36" WEST, 146.41 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE SOUTH 88' 33' 07" WEST, 114.20 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE NORTH 78' 50' 30" WEST, 111.69 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE SOUTH 85' 04' 21" WEST, 114.37 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE SOUTH 65' 12' 14" WEST, 121.95 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE SOUTH 83' 12' 33" WEST, 92.49 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE NORTH 87' 33' 01" WEST, 143.07 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE NORTH 77' 25' 55" WEST, 178.08 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE SOUTH 77' 24' 12" WEST, 59.60 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE SOUTH 69' 16' 41" WEST, 106.68 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE NORTH 86' 09' 51" WEST, 66.40 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE SOUTH 64' 19' 14" WEST, 63.84 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE SOUTH 44' 22' 15" WEST, 68.96 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE SOUTH 01' 38' 28" WEST, 49.34 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE SOUTH 28' 15' 38" EAST, 57.68 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE SOUTH 13' 59' 49" EAST, 81.17 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE SOUTH 61' 22' 37" WEST, 131.57 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE SOUTH 72' 23' 53" WEST, 80.62 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE SOUTH 88' 25' 15" WEST, 132.50 FEET ALONG THE NORTH BANK OF THE CREEK TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9;
THENCE NORTH 00' 08' 32" WEST, 56.93 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9 TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9; THENCE NORTH 00' 08' 51" WEST, 1337.74 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9 TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 62.56 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD

LOCATION: N.W. 1/4 SEC. 10,
N. 1/2 SEC. 9

FOR/ OWNER: AMY DIERKS TRUST
4440 W. 60th STREET
DAVENPORT, IA. 52806

PREPARED BY: DOUGLAS M. HINKLE
HINKLE ENGINEERING & SURVEYING
2100 CAMANCHE AVE.
CLINTON, IA. 52732
PHONE (563) 243-4027
FAX (563) 243-4029
Project Name: DIERKS FARM SURVEY 3
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I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

D. M. Hinkle DATE: 8/25/2017

DOUGLAS M. HINKLE, L.L.S. IOWA REG. NO. 18875
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
PAGES OR SHEETS COVERED BY THIS SEAL, SHEET 2 OF 2









E56 - 170TH STREET

372ND AVENUE

370TH AVENUE



CHARLOTTE

F64



37.16 AC.

Z 36

HWY 136

SIXMILE

ELVIRA