

LAND FOR SALE

24.5 ACRES M/L
CLINTON COUNTY, IA

LISTING #14374



DOUG YEGGE

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700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

Lot 1, Megger's Addition, and the North 1,610.5 feet of the west 130 feet of Lot 2, Megger's Addition, being part of the Northwest ¼ of Section 36, Township 81 North, Range 4 East of the 5th P.M., Clinton County, Iowa.

COMMENTS & BUILDING INFORMATION:

We are pleased to offer this desirable building site and recreational property situated just southeast of DeWitt. This property would be an excellent location to build your dream home, it could be subdivided into multiple building sties if so desired. There are 12.5 tillable acres, the remaining acres contain nice timber land loaded with nice oak and hickory trees.

TO CONTACT LISTING AGENT:

Call: **Douglas R. Yegge**
 Cell: 563.320.9900
 Office: 563.659.8185
 Doug@PeoplesCompany.com

Call: **Alan McNeil**
 Cell: 563.321.1125
 Office: 563.659.8185
 Alan@peoplescompany.com

LEASE/FSA INFORMATION:

Meggers 24.5 Acres M/L, Clinton County, Iowa

TOTAL ACRES:	24.5
PRICE:	\$160,000
Price Per Acre:	\$6,531
Owner:	Meggers
Operator:	
County & State:	Clinton Co., IA
Location:	SE of DeWitt, IA
Possession Date:	To be determined
Drainage Info:	Natural
Average Productivity:	60.8 CSR2
Taxable Acres:	24.16
Net RE Taxes:	\$614
Taxes Payable In:	2017/2018
Topography:	Level

F.S.A. INFORMATION:

Farmland:	23.44
Crop Acres:	12.65
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	12.65
Corn Yield:	146
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

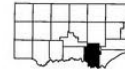
Total Acres:	24.5
Tillable Acres:	12.65
CRP Acres:	
Farmstead:	
Roads:	.85
Waterways:	
Timber:	11
Pasture:	

T-80-81-N

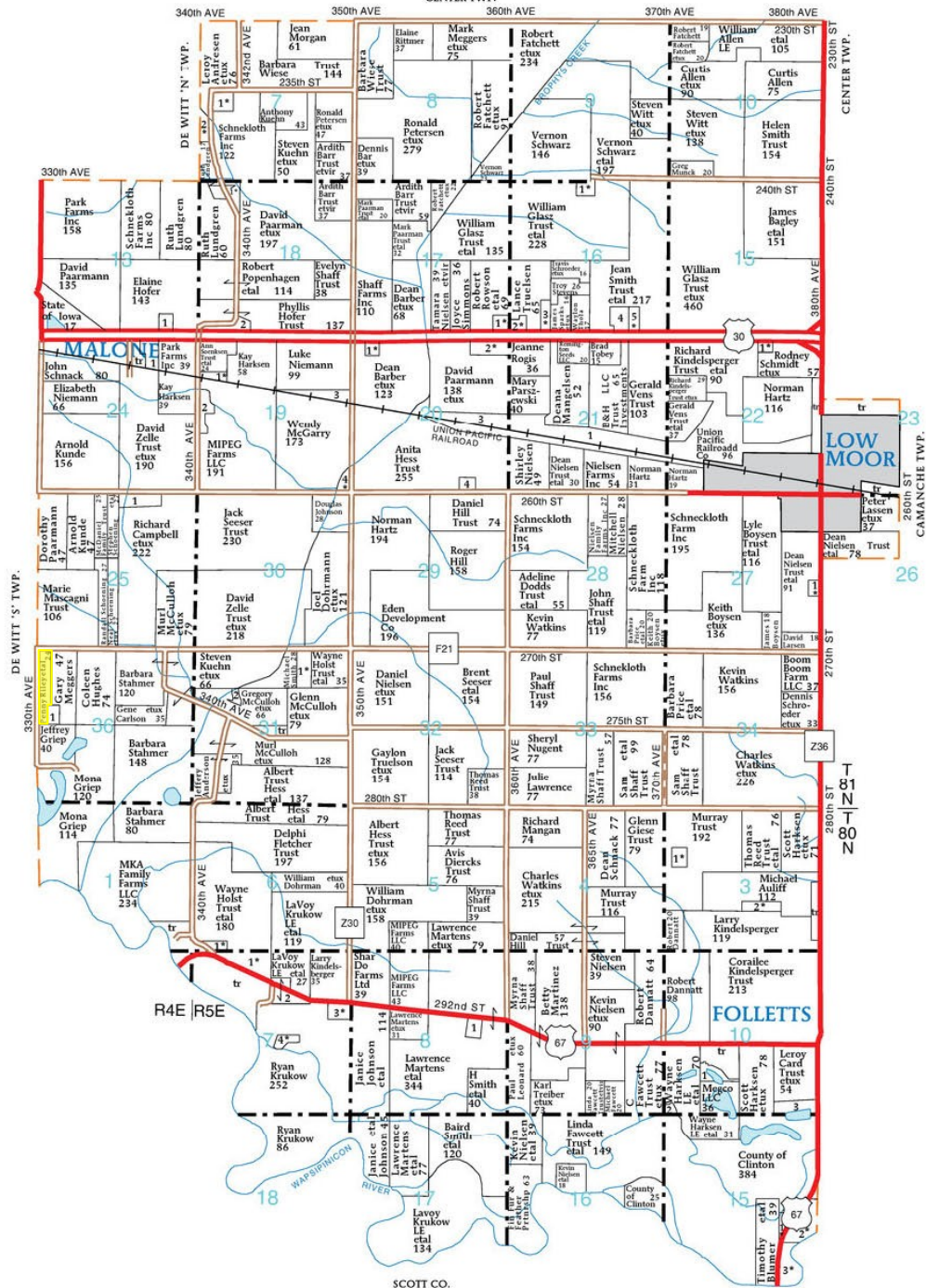
EDEN PLAT

(Landowners)

CENTER TWP.



R-4-5-E



EDEN TOWNSHIP

SECTION 3

- Murray, Marion 6
- Mensinger II, LeRoy 10

SECTION 6

- Pethoud, Thomas 5

SECTION 7N

- Carstensen, Gary 10
- Franck, Randall 6

SECTION 7S

- Holst Trust, Wayne 10
- Good, Thayne 12
- Knapper Jr, Walter 12
- Winslow, Gary 5

SECTION 8S

- Martens, Brian 6

SECTION 10S

- Skinner, Kay 12
- County of Clinton 6
- County of Clinton 13

SECTION 13

- Park Farms Inc 9

SECTION 15S

- Hamilton, Ronald 16
- Hamilton, Harold 10

SECTION 16N

- Eberhart, Anthony 11

SECTION 17N

- Costello, Francis 8

SECTION 18N

- Unruh, Ryan 17

SECTION 19

- Liphardt, Michael 5

SECTION 19

- Block, Richard 6

SECTION 19

- Burggraff Farms Inc 11

SECTION 19

- Union Pacific Railroad Company 15

SECTION 20

- Mangels, Craig 5

SECTION 20

- Busch, Gerald 5

SECTION 20

- Krogman, Marliese 11

SECTION 20

- Union Pacific Railroad Company 29

SECTION 20

- Mills, Janan 6

SECTION 20

- Union Pacific Railroad Company 86

SECTION 20

- Banowetz, Steven 5

SECTION 20

- Small, Kathryn 13

SECTION 25

- Gruhn, Dean 14

SECTION 27

- Nielsen, Daniel 5

SECTION 31

- Holst, Dean 14

SECTION 36

- Paget, Ryan 7

SECTION 36

- Meggers, Ross 8

Aerial Map



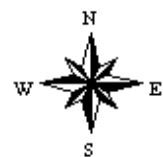
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map center: 41° 46' 57.91, -90° 27' 4.18

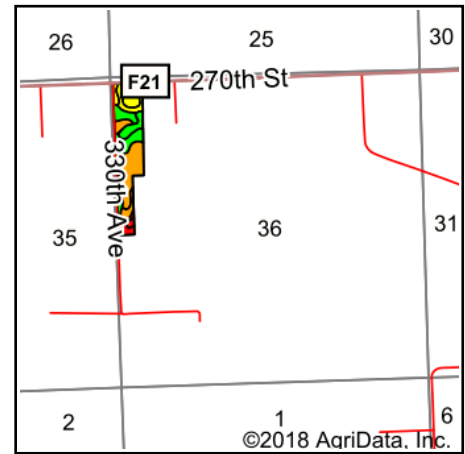
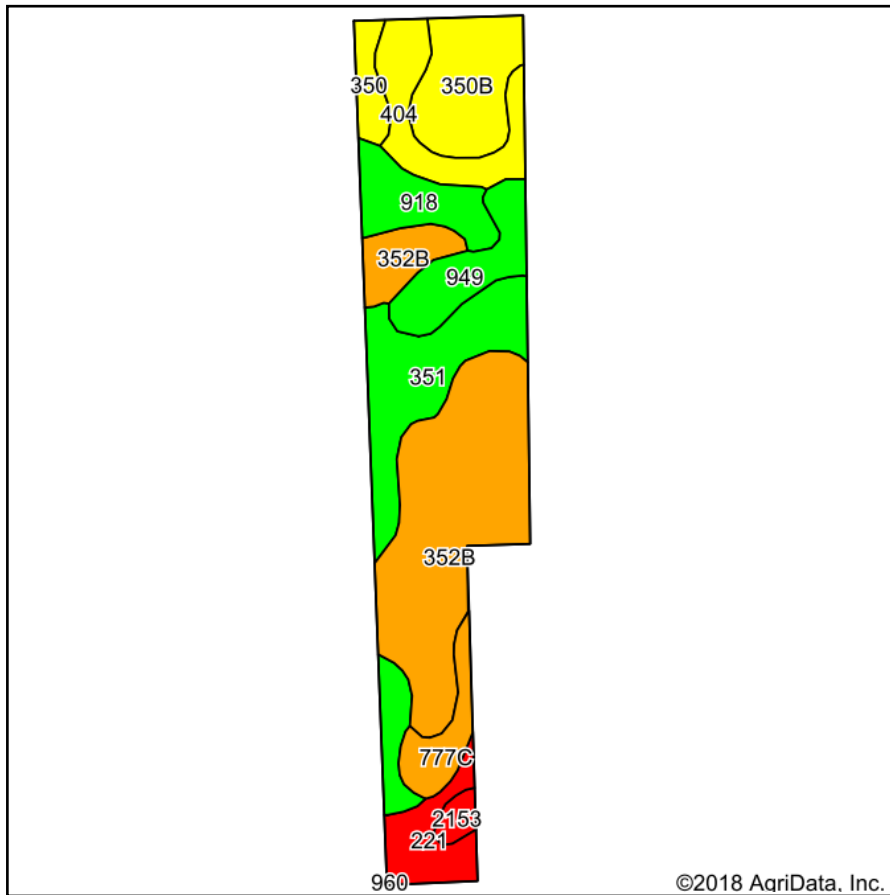


36-81N-4E
Clinton County
Iowa



11/2/2018

Soils Map - Total Acres



State: **Iowa**
 County: **Clinton**
 Location: **36-81N-4E**
 Township: **Eden**
 Acres: **24.5**
 Date: **11/2/2018**

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Area Symbol: IA045, Soil Area Version: 24

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	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
352B	Whittier silt loam, 2 to 5 percent slopes	8.33	34.0%		Ile	80	2.2	23.2	1.4	2.4	50	64	82	82	66	63
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	4.33	17.7%		Iw	224	5.8	65	4	6.7	78	73	98	97	35	98
350B	Waukegan silt loam, 2 to 5 percent slopes	2.68	10.9%		Ile	80	2.2	23.2	1.4	2.4	55	69	82	82	68	51
404	Thorp silt loam, 0 to 2 percent slopes	2.10	8.6%		Ilw	80	1.7	23.2	1.4	2.4	60	57	94	94	8	91
949	Zwingle variant silty clay, 0 to 2 percent slopes	1.82	7.4%		Illw	80	1.7	23.2	1.4	2.4	75	30	51	44	30	51
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	1.70	6.9%		Ilw	80	1.7	23.2	1.4	2.4	84	87	95	95	17	88
221	Palms muck, 0 to 3 percent slopes	1.40	5.7%		Illw	80	1.7	23.2	1.4	2.4	27	30	95	95	8	91
777C	Wapsie loam, 5 to 9 percent slopes	1.12	4.6%		Ille	80	2.2	23.2	1.4	2.4	45	34	70	70	56	42

350	Waukegan silt loam, 0 to 2 percent slopes	0.68	2.8%		Ils	80	2.2	23.2	1.4	2.4	60	74	83	83	69	51
2153	Shandep clay loam, 0 to 2 percent slopes, ponded, occasionally flooded	0.34	1.4%		Vw						21		7	5	5	7
Weighted Average						104.3	2.7	30.3	1.8	3.1	58.9	*-	*n 83.6	*n 82.9	*n 45.2	*n 70.6

**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.

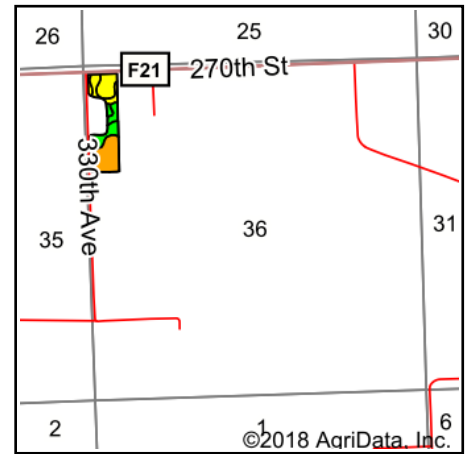
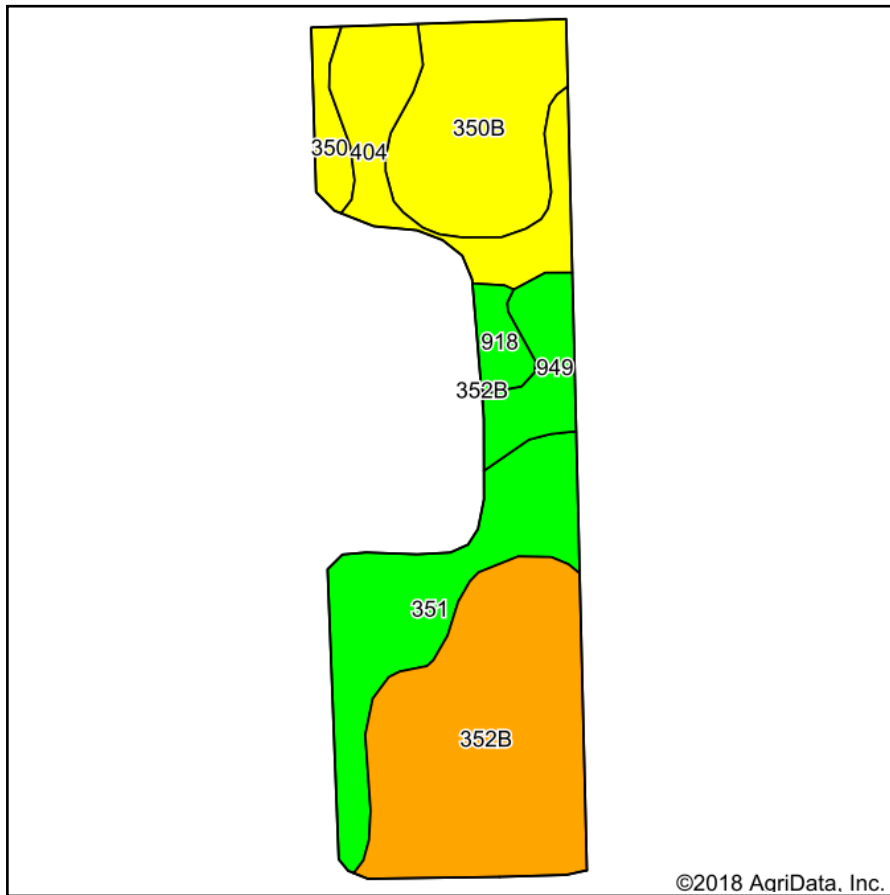
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map - Tillable Acres



State: **Iowa**
 County: **Clinton**
 Location: **36-81N-4E**
 Township: **Eden**
 Acres: **12.65**
 Date: **11/2/2018**

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Area Symbol: IA045, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*j Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
352B	Whittier silt loam, 2 to 5 percent slopes	4.47	35.3%		Ile	80	2.2	23.2	1.4	2.4	50	64	82	82	66	63
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	2.55	20.2%		Iw	224	5.8	65	4	6.7	78	73	98	97	35	98
350B	Waukegan silt loam, 2 to 5 percent slopes	2.44	19.3%		Ile	80	2.2	23.2	1.4	2.4	55	69	82	82	68	51
404	Thorp silt loam, 0 to 2 percent slopes	1.60	12.6%		Ilw	80	1.7	23.2	1.4	2.4	60	57	94	94	8	91
949	Zwingle variant silty clay, 0 to 2 percent slopes	0.85	6.7%		Illw	80	1.7	23.2	1.4	2.4	75	30	51	44	30	51
350	Waukegan silt loam, 0 to 2 percent slopes	0.38	3.0%		Ils	80	2.2	23.2	1.4	2.4	60	74	83	83	69	51
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	0.36	2.8%		Ilw	80	1.7	23.2	1.4	2.4	84	87	95	95	17	88

Weighted Average	109	2.8	31.6	1.9	3.3	60.8	64.6	*n 85.1	*n 84.4	*n 49.1	*n 70.8
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**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Clinton County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination Identifiers

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

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.

2018 Program Year

Map Created May 02, 2018

Farm 7047

Tract 11804

Tract Cropland Total: 12.65 acres

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 : 7047

Prepared : Nov 1, 2018

Crop Year : 2019

Operator Name : GARY A MEGGERS
Farms Associated with Operator : 19-045-6180, 19-045-7047
CRP Contract Number(s) : None
Recon ID : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
23.44	12.65	12.65	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.Rel. Activity	Broken From Native Sod
0.00	0.00	12.65	0.00		0.00		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	CTAP Yield	PLC Yield	HIP
Corn	12.65	0.00	0	146	

TOTAL 12.65 0.00

NOTES

Tract Number : 11804

Description : O-9 NW1/4 OF 36
FSA Physical Location : IOWA/CLINTON
ANSI Physical Location : IOWA/CLINTON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : MEGGA PROPERTIES LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
23.44	12.65	12.65	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	12.65	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	12.65	0.00	0	146

TOTAL 12.65 0.00

270TH STREET

330TH AVE.





DEWITT

CLINTON

HWY 30

LOW MOOR

HWY 67

PRINCETON

US HWY 61