

LAND AUCTION

189.775 ACRES OFFERED IN 3 TRACTS

SAM S. WEATHERLY TRUST, CLINTON COUNTY, IOWA

THUR., JULY 1, 2021 AT 10:00 A.M.

GRAND MOUND COMMUNITY CENTER,

#15540

510 SMITH ST., GRAND MOUND, IA



AGENT NAME

C: 000.000.0000

O: 515.222.1347

Agent@PeoplesCompany.com

AGENT NAME

C: 000.000.0000

O: 515.222.1347

Agent@PeoplesCompany.com

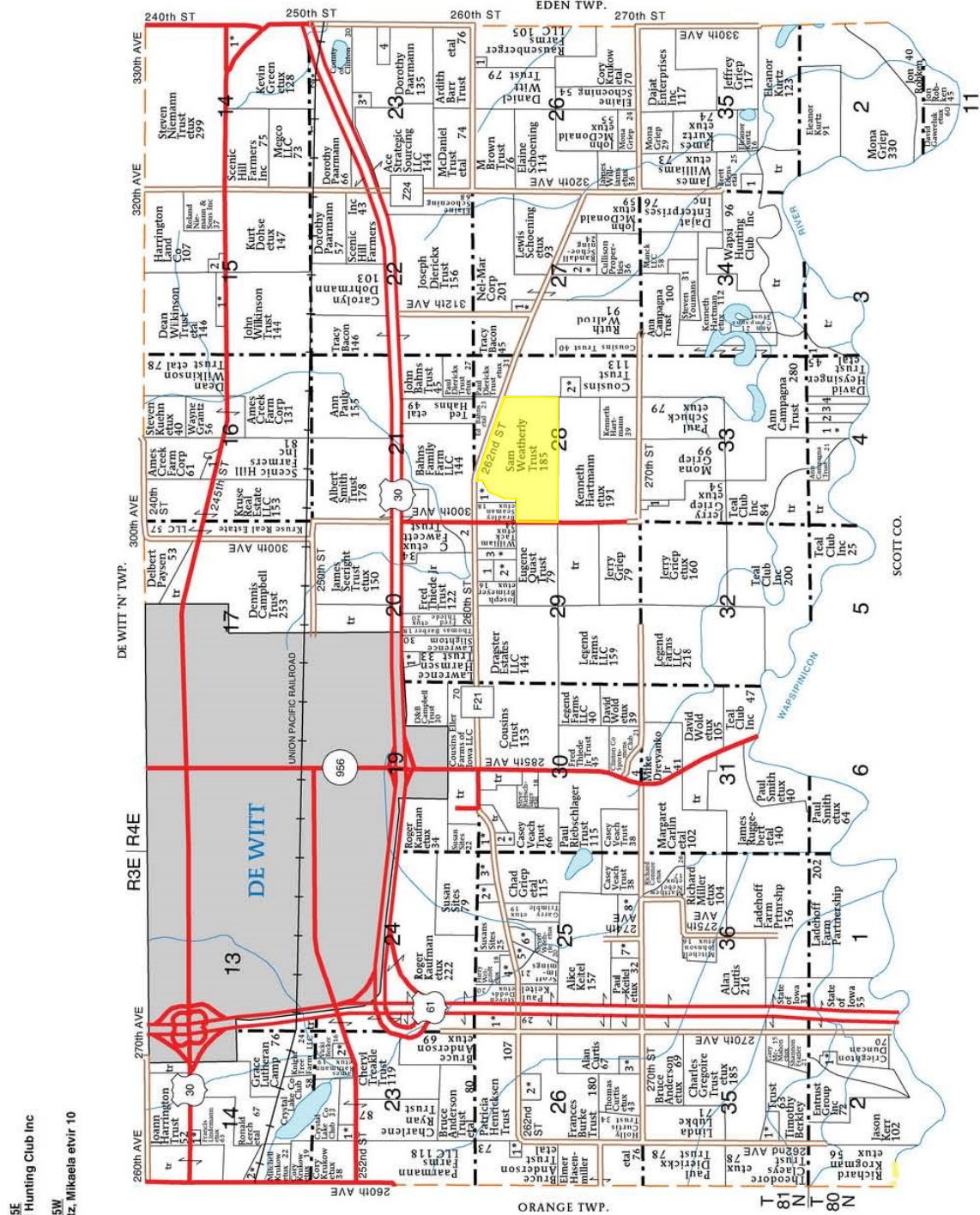
PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

www.Yeggemcneilland.com

(Landowners)

EDEN TWP.



SECTION 35E

1. Wapsi Hunting Club Inc

SECTION 35W

1. Schultz, Mikaela etvtr 10

DEWITT 'S' TOWNSHIP

1. McMahon, David etux 40

SECTION 14E

1. Campagna Trust, Ann 8

SECTION 14W

1. Griep, Jerry etux 14

SECTION 15

2. Evers, David 5

SECTION 16

3. Griep, Jeffrey 9

SECTION 17

4. Campagna Trust, Ann 10

SECTION 18

1. Niemann, Wade etux 11

SECTION 19

1. Irwin, Neil etux 5

SECTION 20

2. Strasser, Alan etux 8

SECTION 21

1. Rippenrotp, Gary etux 9

SECTION 22

2. Petersen, Amy 6

SECTION 23

1. Meyer, Mark etux 7

SECTION 24

1. Bloomer, Larry etux 8

SECTION 25

2. Strodtman, Kathryn 11

SECTION 26

1. Megro LLC 6

SECTION 27

2. Greer, Kevin etux 11

SECTION 28

3. Beer, Robert etux 7

SECTION 29

4. Kroll, Arnold 14

SECTION 30

1. Burden, Janet etvtr 5

SECTION 31

2. Courtney, Peter etux 9

SECTION 32

1. Kauffman, Roger etux 10

SECTION 33

2. Maynard, Robert etux 8

SECTION 34

3. Rolling, Michael etux 15

SECTION 35

5. Putman, Rodney etux 7

SECTION 36

7. Brown, Connor etux 16

SECTION 37

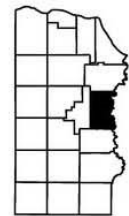
8. McIlhannon, Dale etux 7

SECTION 38

1. Slapnicka, Charles 6

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42



CLINTON CO., IA

PARCEL DESCRIPTIONS

SAM S. WEATHERLY TRUST

PROJECT NO. 2021135A

PARCEL "C"

Part of the Northwest Quarter (NW 1/4) of Section 28 in Township 81 North (T81N), Range 4 East (R4E) of the Fifth Principal Meridian (5th PM) Clinton County, Iowa, bounded and described as follows, to wit:

Beginning at the Southwest corner of said Northwest Quarter (NW 1/4) of Section 28; thence North 89 Degrees 54 Minutes 49 Seconds East, along the South line thereof, a distance of 1,722.71 feet; thence North 41 Degrees 14 Minutes 00 Seconds West, a distance of 209.89 feet; thence North 50 Degrees 05 Minutes 09 Seconds West, a distance of 418.56 feet; thence North 41 Degrees 53 Minutes 03 Seconds West, a distance of 219.07 feet; thence North 68 Degrees 49 Minutes 59 Seconds West, a distance of 382.14 feet; thence North 40 Degrees 36 Minutes 11 Seconds West, a distance of 158.16 feet; thence North 57 Degrees 15 Minutes 34 Seconds West, a distance of 134.94 feet; thence North 35 Degrees 05 Minutes 41 Seconds West, a distance of 142.08 feet; thence North 56 Degrees 10 Minutes 28 Seconds West, a distance of 137.47 feet; thence North 79 Degrees 18 Minutes 51 Seconds West, a distance of 88.54 feet; thence South 57 Degrees 11 Minutes 23 Seconds West, a distance of 178.50 feet; thence South 87 Degrees 18 Minutes 18 Seconds West, a distance of 107.41 feet to the West line of said Northwest Quarter (NW 1/4) of Section 28; thence South 00 Degrees 13 Minutes 34 Seconds West, along said West line, a distance of 1030.57 feet to the Point of Beginning;

Containing 26.916 acres, more or less

PARCEL "D"

Part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 28 in Township 81 North (T81N), Range 4 East (R4E) of the Fifth Principal Meridian (5th PM) Clinton County, Iowa, bounded and described as follows, to wit:

Beginning at the Southwest corner of said Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 28; thence North 89 Degrees 53 Minutes 55 Seconds East, along the South line thereof, a distance of 921.13 feet to the Southerly extension of the East line of the property described on the deed recorded as Document No. 2010-07773 in the Office of the Clinton County, Recorder; thence North 00 Degrees 28 Minutes 23 Seconds East, along said Southerly extension, a distance of 300.39 feet to the Southeast corner thereof; thence South 89 Degrees 43 Minutes 34 Seconds West, along the South line thereof, and the South line of the property described on the deed recorded as M.F. No. 05333-1989, a distance of 922.45 feet to the West line of said Northwest Quarter (NW 1/4) of Section 28; thence South 00 Degrees 13 Minutes 34 Seconds West, along said West line, a distance of 297.60 feet to the Point of Beginning;

Containing 6.327 acres, more or less.

PARCEL "E"

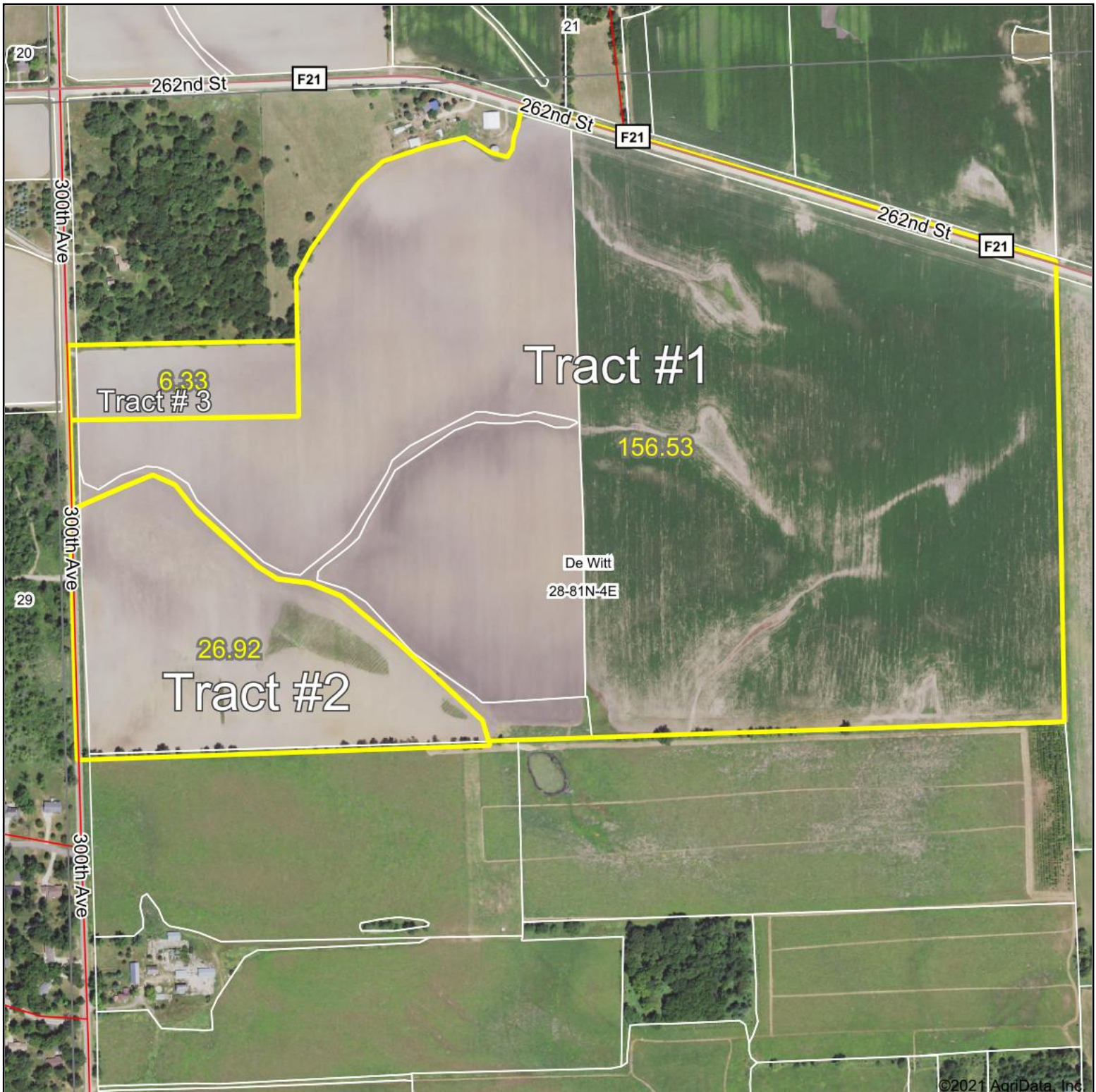
Part of the North Half (N 1/2) of Section 28 in Township 81 North (T81N), Range 4 East (R4E) of the Fifth Principal Meridian (5th PM) Clinton County, Iowa, bounded and described as follows, to wit:

Beginning at the Southeast corner of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section 28; thence South 89 Degrees 54 Minutes 49 Seconds West, along the South line of said North Half (N

1/2) of Section 28, a distance of 2,250.21 feet; thence North 41 Degrees 14 Minutes 00 Seconds West ,a distance of 209.89 feet; thence North 50 Degrees 05 Minutes 09 Seconds West, a distance of 418.56 feet; thence North 41 Degrees 53 Minutes 03 Seconds West, a distance of 219.07 feet; thence North 68 Degrees 49 Minutes 59 Seconds West a distance of 382.14 feet; thence North 40 Degrees 36 Minutes 11 Seconds West, a distance of 158.16 feet; thence North 57 Degrees 15 Minutes 34 Seconds West, a distance of 134.94 feet; thence North 35 Degrees 05 Minutes 41 Seconds West, a distance of 142.08 feet; thence North 56 Degrees 10 Minutes 28 Seconds West, a distance of 137.47 feet; thence North 79 Degrees 18 Minutes 51 Seconds West, a distance of 88.54 feet; thence South 57 Degrees 11 Minutes 23 Seconds West, a distance of 178.50 feet; thence South 87 Degrees 18 Minutes 18 Seconds West, a distance of 107.41 feet to the West line of the Northwest Quarter (NW 1/4) of said Section 28; thence North 00 Degrees 13 Minutes 34 Seconds East, along said West line, a distance of 300.54 feet to the Southwest corner of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 28; thence North 89 Degrees 53 Minutes 55 Seconds East, along the South line thereof, a distance of 921.13 feet to the Southerly extension of the East line of the property described on the deed recorded as Document No. 2010-07773 in the Office of the Clinton County, Recorder; thence North 00 Degrees 28 Minutes 23 Seconds East, along said East line, and the Southerly extension thereof, a distance of 573.49 feet; thence North 36 Degrees 24 Minutes 50 Seconds East, along said Southeasterly line, a distance of 154.20 feet (154.2 feet deeded); thence North 38 Degrees 04 Minutes 50 Seconds East, along said Southeasterly line, a distance of 326.60 feet (326.6 feet deeded); thence North 60 Degrees 00 Minutes 21 Seconds East, along said Southeasterly line, a distance of 168.75 feet (168.7 feet deeded); thence North 80 Degrees 03 Minutes 43 Seconds East, along said Southeasterly line, a distance of 139.55 feet (139.5 feet deeded); thence North 82 Degrees 43 Minutes 13 Seconds East, along said Southeasterly line, a distance of 295.75 feet (296.0 feet deeded); thence North 02 Degrees 31 Minutes 16 Seconds West, along the Easterly line thereof, a distance of 135.15 feet (132.1 feet deeded) to the monumented Centerline of 262nd Street; thence South 71 Degrees 10 Minutes 43 Seconds East, along said Centerline, a distance of 1,506.61 feet to the Southwest corner of the property described on the deed recorded as Document No. 2016-09369 in said Office of the Clinton County Recorder; thence South 71 Degrees 18 Minutes 32 Seconds East, along said Centerline, being the monumented South line of the aforementioned property, a distance of 796.52 feet to the East line of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of said Section 28; thence South 00 Degrees 05 Minutes 14 Seconds West, along said East line, a distance of 1,821.01 feet to the South line of said North Half (N 1/2) of Section 28; thence South 89 Degrees 54 Minutes 49 Seconds West, along said South line, a distance of 3,972.92 feet to the Point of Beginning;

Containing 156.532 acres, more or less.

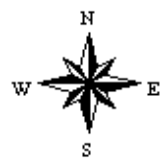
Aerial Map



Map Center: 41° 47' 43.65, -90° 30' 11.42

0ft 622ft 1243ft

28-81N-4E
Clinton County
Iowa



6/15/2021

Maps Provided By:

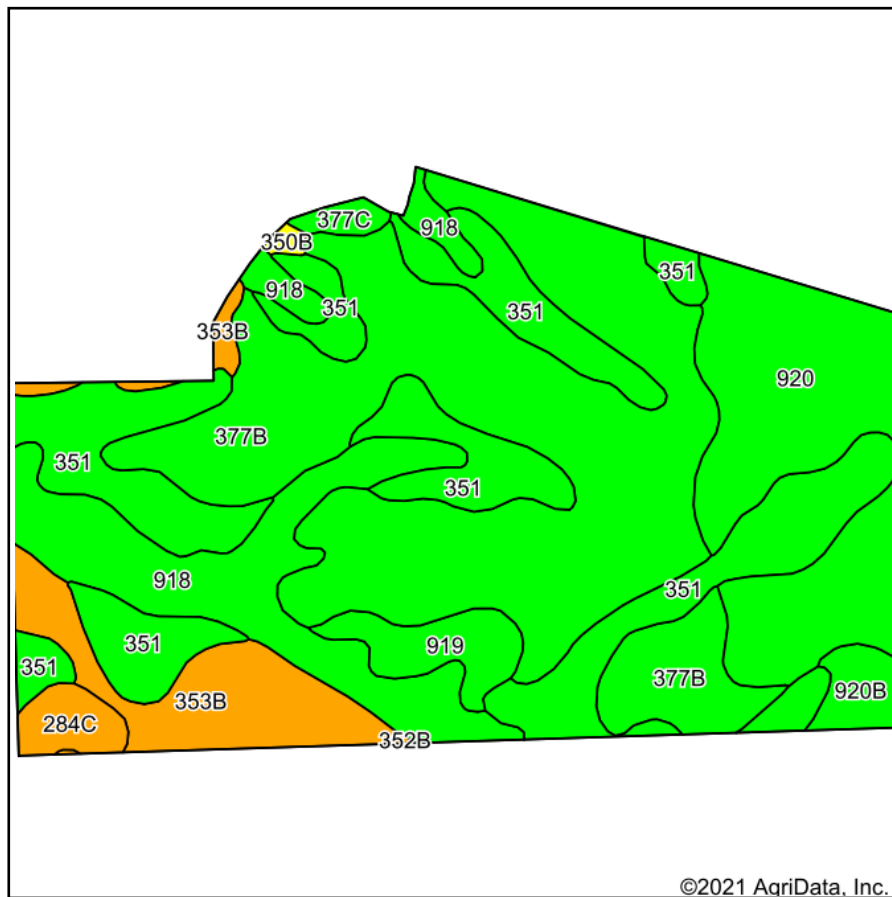


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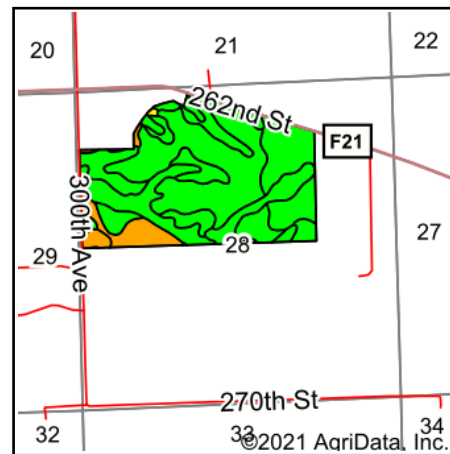
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **28-81N-4E**
 Township: **De Witt**
 Acres: **189.78**
 Date: **6/15/2021**



Maps Provided By:



Area Symbol: IA045, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans
377B	Dinsdale silt loam, 2 to 5 percent slopes	70.20	37.0%		Ile	232	6.5	67.3	95	89	76
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	44.65	23.5%		Iw	224	5.8	65	78	95	97
920	Tama silt loam, sandy substratum, 0 to 2 percent slopes	27.22	14.3%		I	240	6.7	69.6	97	94	78
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	22.42	11.8%		Ilw	80	1.7	23.2	84	95	90
353B	Tell silt loam, 2 to 5 percent slopes	13.02	6.9%		Ile	80	2.2	23.2	44	87	66
919	Muscatine silt loam, sandy substratum, 0 to 2 percent slopes	4.89	2.6%		Iw	240	6.2	69.6	100	97	94
920B	Tama silt loam, sandy substratum, 2 to 5 percent slopes	2.97	1.6%		Ile	232	6.5	67.3	92	97	79
284C	Flagler sandy loam, 5 to 9 percent slopes	2.82	1.5%		Ille	80	2.2	23.2	46	65	37
377C	Dinsdale silt loam, 5 to 9 percent slopes	1.17	0.6%		Ille	216	6	62.6	88	87	73
350B	Waukegan silt loam, 2 to 5 percent slopes	0.42	0.2%		Ile	80	2.2	23.2	55	81	50
Weighted Average						200.4	5.4	58.1	85.7	*n 91.6	*n 82.1

**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 all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tract #1



TRACT #1

LEGAL DESCRIPTION:

Section 28, Township 81 North, Range 4
 East of the 5th P.M., Clinton Co., IA
 Exact legal description to come from
 survey.

COMMENTS & BUILDING INFORMATION:

Tract 1: consists of 156.532 surveyed acres with approximately 155 Cropland acres carrying a CSR2 rating of 90.1. The primary soil types include Dinsdale & Atterberry Silt Loams. The farm is located just East of DeWitt along 262nd Street and 300th Avenue in Section 28 of DeWitt Township, Clinton County, Iowa. Not often does a farm of this caliber and magnitude come to the open market. Don't miss your opportunity to acquire one tract or a whole portfolio of quality farms in a strong area.

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

Yeggemcneilland.com
PeoplesCompany.com

LEASE/FSA INFORMATION:

Farm Lease: The farm is leased for the remainder of the 2021 cropping season and will be open for 2022.

SALE METHOD:

The farmland will be sold in three individual tracts on a price per acre basis to the High Bidder. There will be the option of Live and Online bidding available.

Tract 1 - Sam S. Weatherly Trust - 156.532 Surveyed Acres, Clinton County, IA

TOTAL ACRES:	156.532
TERMS:	10% earnest money day of the auction. Closing on or about Monday, Aug. 16, 2021
Price Per Acre:	
Owner:	Sam S. Weatherly Trust
Operator:	Block
County & State:	Clinton Co., IA
Location:	1.5 miles Southeast of DeWitt, IA
Possession Date:	At closing
Drainage Info:	Natural
Average Productivity:	90.1 CSR2
Taxable Acres:	156 est.
Net RE Taxes:	\$7,180 est.
Taxes Payable In:	2020-2021
Topography:	Level

F.S.A. INFORMATION:

Farmland:	156.532
Crop Acres:	155 est.
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	145.03 est.
Corn Yield:	159 est.
Soybean Base:	9 est.
Soybean Yield:	52 est.

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	156.532
Tillable Acres:	155
CRP Acres:	
Farmstead:	
Roads:	1
Waterways:	
Timber:	
Pasture:	

PeoplesCompany.com
563.659.8185

700 6th Ave
 DeWitt, Iowa 52742

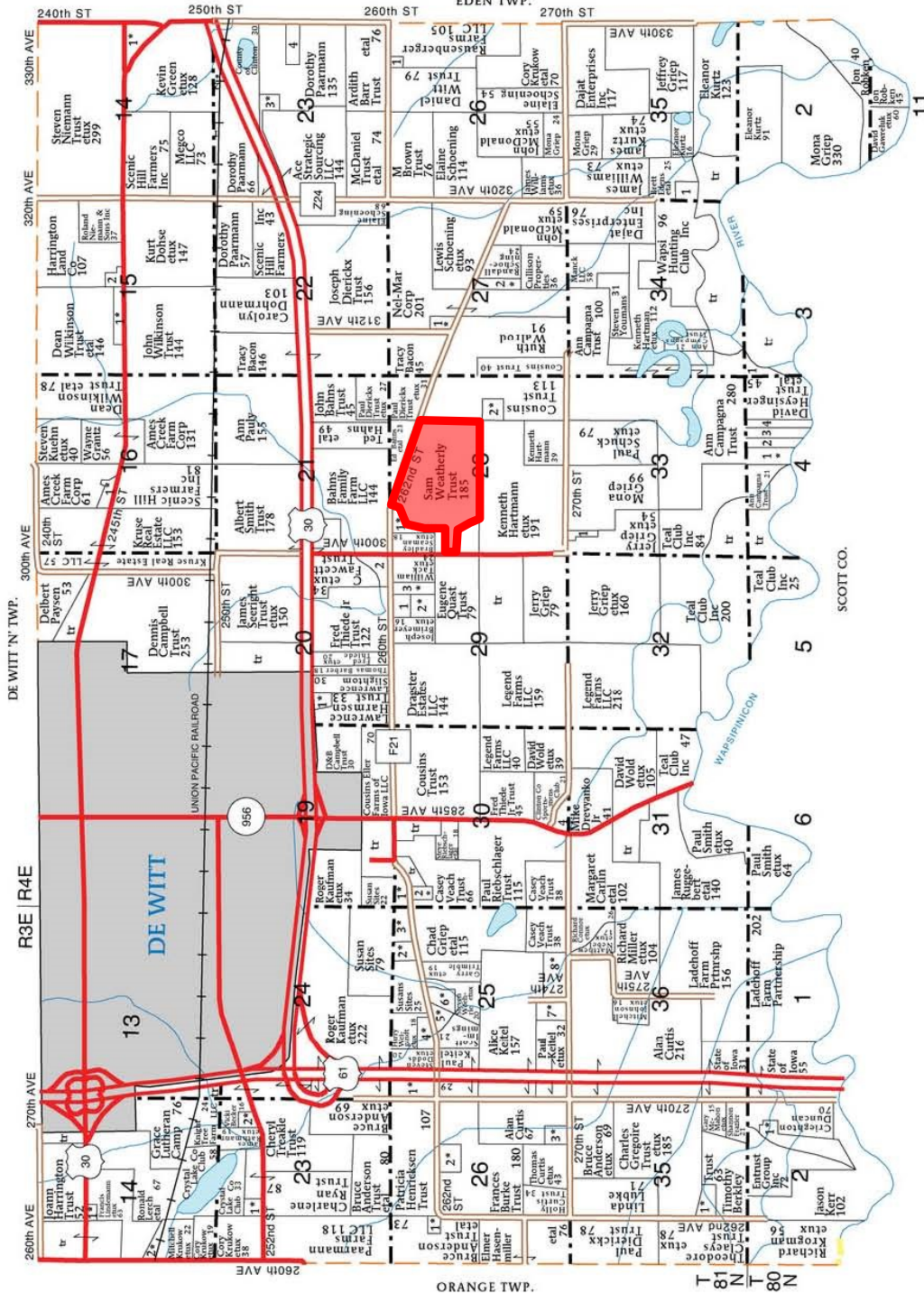
T-80-81-N

DE WITT 'S' PLAT

R-3-E-4-E

(Landowners)

EDEN TWP.



SECTION 35E

1. Wapsi Hunting Club Inc
- 10
- SECTION 35W
1. Schultz, Mikaela etvir 10

DEWITT 'S' TOWNSHIP

1. Campagna Trust, Ann 8
1. Griep, Jerry etux 14
1. Evers, David 5
3. Griep, Jeffrey 9
4. Campagna Trust, Ann 10

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SECTION 3

1. Campagna Trust, Ann 8
1. Griep, Jerry etux 14
1. Evers, David 5
3. Griep, Jeffrey 9
4. Campagna Trust, Ann 10

SECTION 14E

1. Niemann, Wade etux 11
1. Irwin, Neil etux 5
2. Strasser, Alan etux 8
1. Rippentrop, Gary etux 9

SECTION 14W

1. Niemann, Wade etux 11
1. Irwin, Neil etux 5
2. Strasser, Alan etux 8
1. Rippentrop, Gary etux 9

SECTION 20

1. Meyer, Mark etux 7
1. Bloomer, Larry etux 8
2. Strodman, Kathryn 11

SECTION 23E

1. Megeo LLC 6
1. Green, Kevin etux 11
1. Brier, Robert etux 7
4. Kido, Arnold 14

SECTION 23W

1. Buren, Janet etvir 9
2. Courtney, Peter etux 9

SECTION 25

1. Kaufman, Roger etux 10
1. Maynard, Robert etux 6
3. Roiling, Michael etux 8
5. Weigandt, Chad etux 15
5. Putman, Rodney etux 7
6. Brown, Connor etux 16
7. McMahon, Dale etux 7
8. Keitel, Dennis etux 22

SECTION 28E

1. Slapnicka, Charles 6
1. Anderson, Bruce etux 6
2. Barber, Curtis etux 14
3. Kerr, Jason etux 10

SECTION 27

1. Durey, Stephen etux 10
1. Bull, Wilson etux 13

SECTION 28

1. Frame Trust, Timothy etux 9
2. Crank, Douglas etux 11

SECTION 29

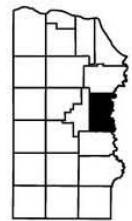
1. Folt, Bryan 7
2. Folt, Lohar etux 11
3. Naughton, Michael etux 11

SECTION 30

1. Poling, Michael etux 8
2. Eberhart, Daniel etux 7
4. Drevyanko Jr, Michael 6

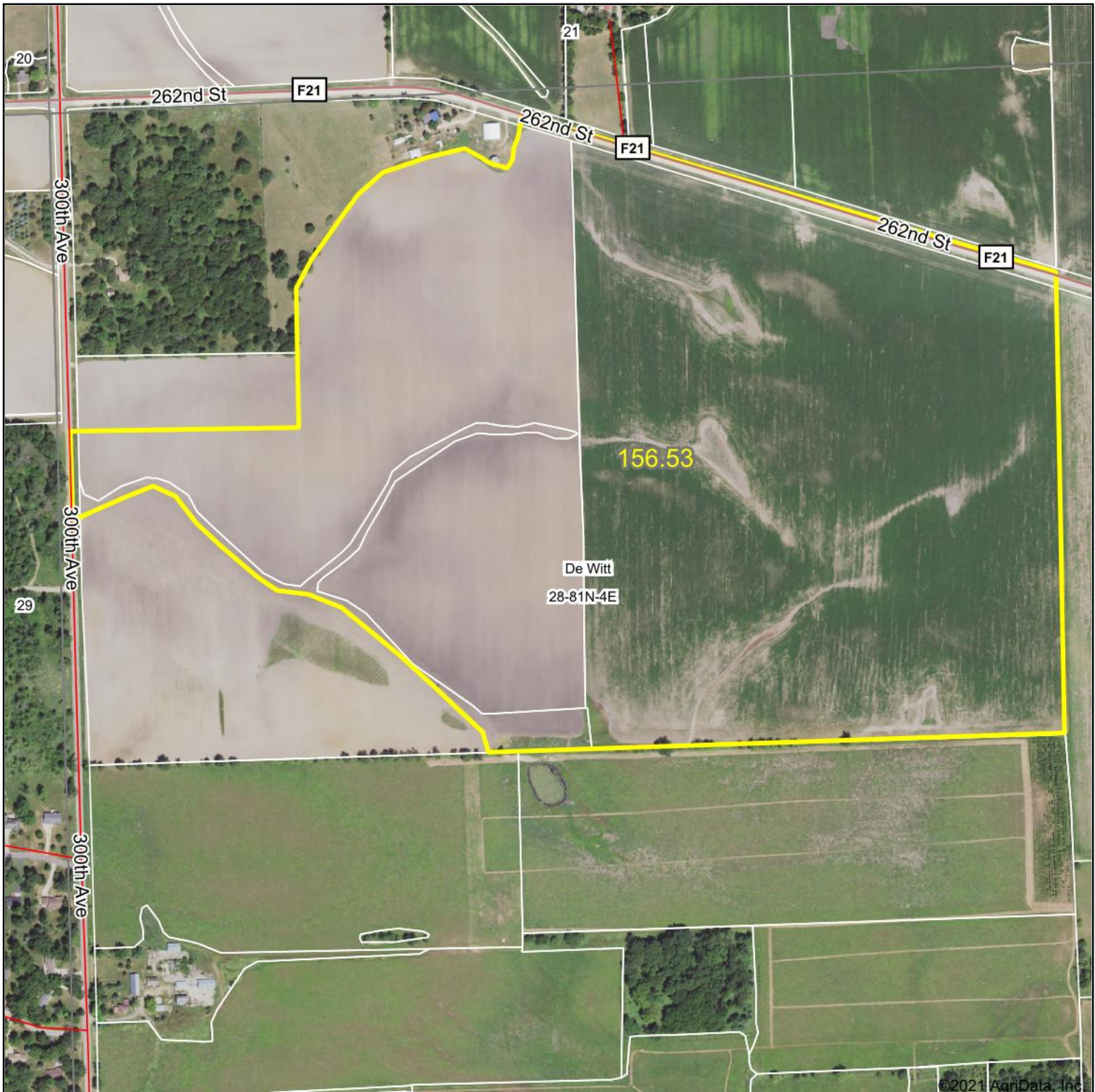
SECTION 33

1. Griep, Rodney 5



CLINTON CO., IA

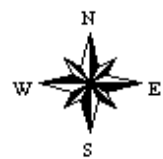
Aerial Map - Tract #1



Map Center: 41° 47' 44.09, -90° 30' 11.41

0ft 621ft 1243ft

28-81N-4E
Clinton County
Iowa



6/15/2021

Maps Provided By:

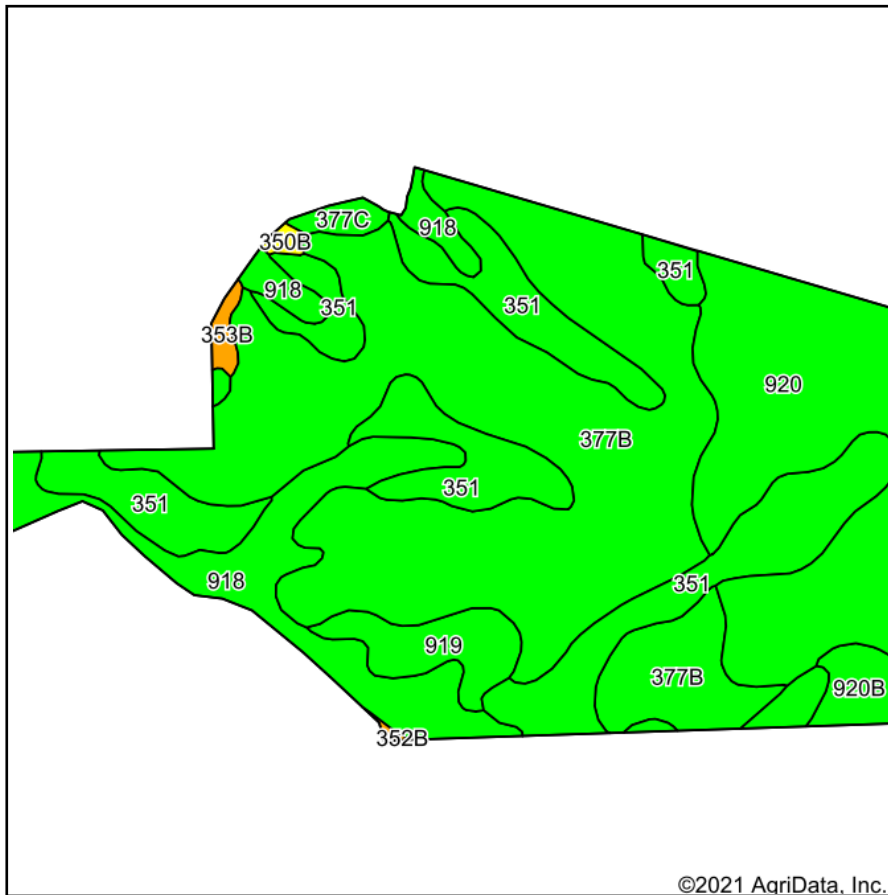


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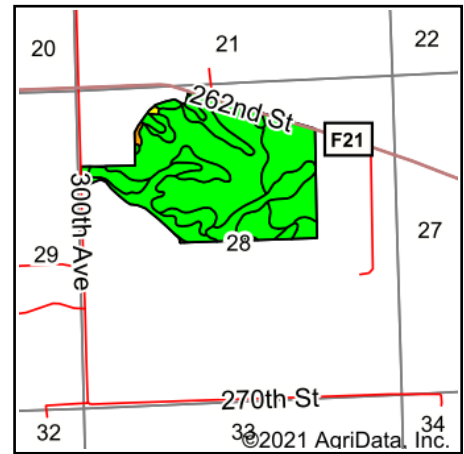
www.AgriDataInc.com

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

Soils Map - Tract #1



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **28-81N-4E**
 Township: **De Witt**
 Acres: **156.53**
 Date: **6/15/2021**



Maps Provided By:



Area Symbol: IA045, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans
377B	Dinsdale silt loam, 2 to 5 percent slopes	68.99	44.1%		Ile	232	6.5	67.3	95	89	76
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	33.85	21.6%		Iw	224	5.8	65	78	95	97
920	Tama silt loam, sandy substratum, 0 to 2 percent slopes	27.37	17.5%		I	240	6.7	69.6	97	94	78
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	16.20	10.3%		Ilw	80	1.7	23.2	84	95	90
919	Muscatine silt loam, sandy substratum, 0 to 2 percent slopes	4.89	3.1%		Iw	240	6.2	69.6	100	97	94
920B	Tama silt loam, sandy substratum, 2 to 5 percent slopes	2.76	1.8%		Ile	232	6.5	67.3	92	97	79
377C	Dinsdale silt loam, 5 to 9 percent slopes	1.15	0.7%		Ille	216	6	62.6	88	87	73
353B	Tell silt loam, 2 to 5 percent slopes	0.90	0.6%		Ile	80	2.2	23.2	44	87	66
350B	Waukegan silt loam, 2 to 5 percent slopes	0.42	0.3%		Ile	80	2.2	23.2	55	81	50
Weighted Average						214.8	5.8	62.3	90.2	*n 92.1	*n 82.8

**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 all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tract #2



TRACT #2

LEGAL DESCRIPTION:

Section 28, Township 81 North, Range 4
 East of the 5th P.M., Clinton Co., IA
 Exact legal description to come from
 survey.

COMMENTS & BUILDING INFORMATION:

Tract 2: Consists of 26.916 surveyed acres
 with 25 ESTIMATED FSA Cropland acres
 carrying a CSR2 rating of 61.2. The
 primary soil types include Tell and
 Garwin Silt Loams. The farm is located
 just East of DeWitt along 300th Avenue in
 Section 28 of DeWitt Township,
 Clinton County, Iowa.

Whether you are looking for that perfect
 place to call home, a secluded
 weekend getaway, or a year-round
 income property, this may be the one
 that you've been searching for. Not
 often does a farm of this caliber and
 magnitude come to the open market.
 Don't miss your opportunity to acquire
 one tract or a whole portfolio of quality
 farms in a strong area.

TO CONTACT LISTING AGENT:

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 Alan@PeoplesCompany.com

Yeggemcneilland.com
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LEASE/FSA INFORMATION:

Farm Lease: The farm is leased for the
 remainder of the 2021 cropping season
 and will be open for 2022.

SALE METHOD:

The farmland will be sold in
 three individual tracts on a price per
 acre basis to the High Bidder.
 There will be the option of Live and
 Online bidding available.

Tract 2 - Sam S. Weatherly Trust - 26.916 Surveyed Acres, Clinton County, IA

TOTAL ACRES:	26.916
TERMS:	10% earnest money day of the auction. Closing on or about Monday, Aug. 16, 2021
Price Per Acre:	
Owner:	Sam S. Weatherly Trust
Operator:	Block
County & State:	Clinton Co., IA
Location:	1.5 miles Southeast of DeWitt, IA
Possession Date:	At closing
Drainage Info:	Natural
Average Productivity:	61.1 CSR2
Taxable Acres:	26.916
Net RE Taxes:	\$1,040 est.
Taxes Payable In:	2020-2021
Topography:	Level

F.S.A. INFORMATION:

Farmland:	26.916
Crop Acres:	25 est.
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	23.23 est.
Corn Yield:	159 est.
Soybean Base:	1.52 est.
Soybean Yield:	52 est.

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	26.916
Tillable Acres:	25
CRP Acres:	
Farmstead:	
Roads:	1.916
Waterways:	
Timber:	
Pasture:	

PeoplesCompany.com
563.659.8185

700 6th Ave
 DeWitt, Iowa 52742

T-80-81-N

DE WITT 'S' PLAT

R-3-4-E

(Landowners)

EDEN TWP.

DEWITT 'S' TOWNSHIP
SECTION 2W
1. McMahon, David etux
40

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2. Evers, David 5
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etux 9

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1. Folt, Bryan 7

SECTION 46
1. Folt, Lofthar etux 11

SECTION 47
3. Naughton, Michael etux
11

SECTION 48
1. Roiling, Michael etux 8

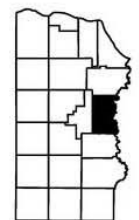
SECTION 49
2. Eberhart, Daniel etux 7

SECTION 50
4. Drevyanko Jr, Michael 6

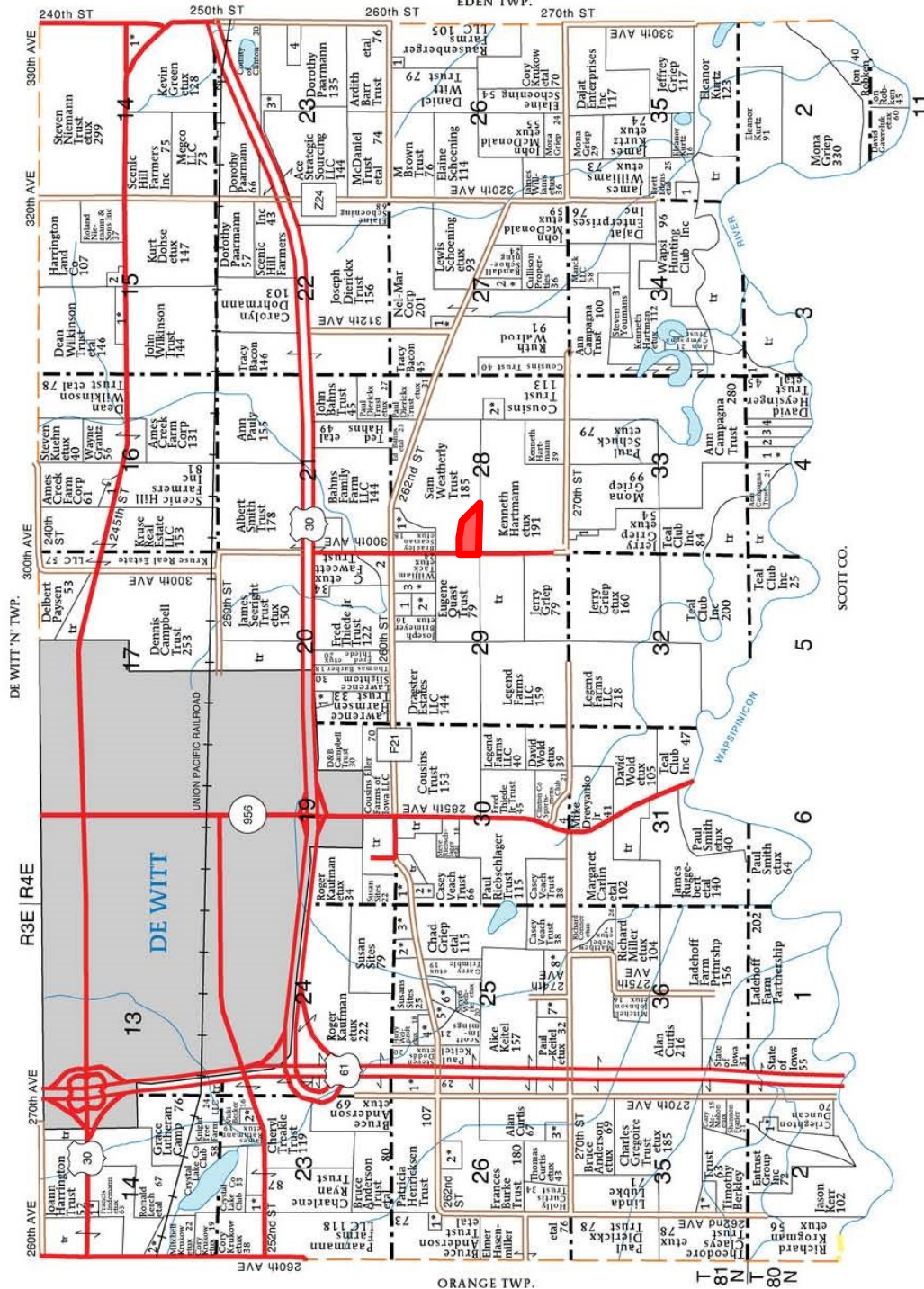
SECTION 51
1. Griep, Rodney 5

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CLINTON CO., IA



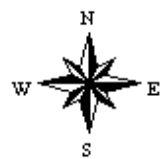
Aerial Map - Tract #2



Map Center: 41° 47' 43.31, -90° 30' 26.69

0ft 482ft 964ft

28-81N-4E
Clinton County
Iowa



6/15/2021

Maps Provided By:

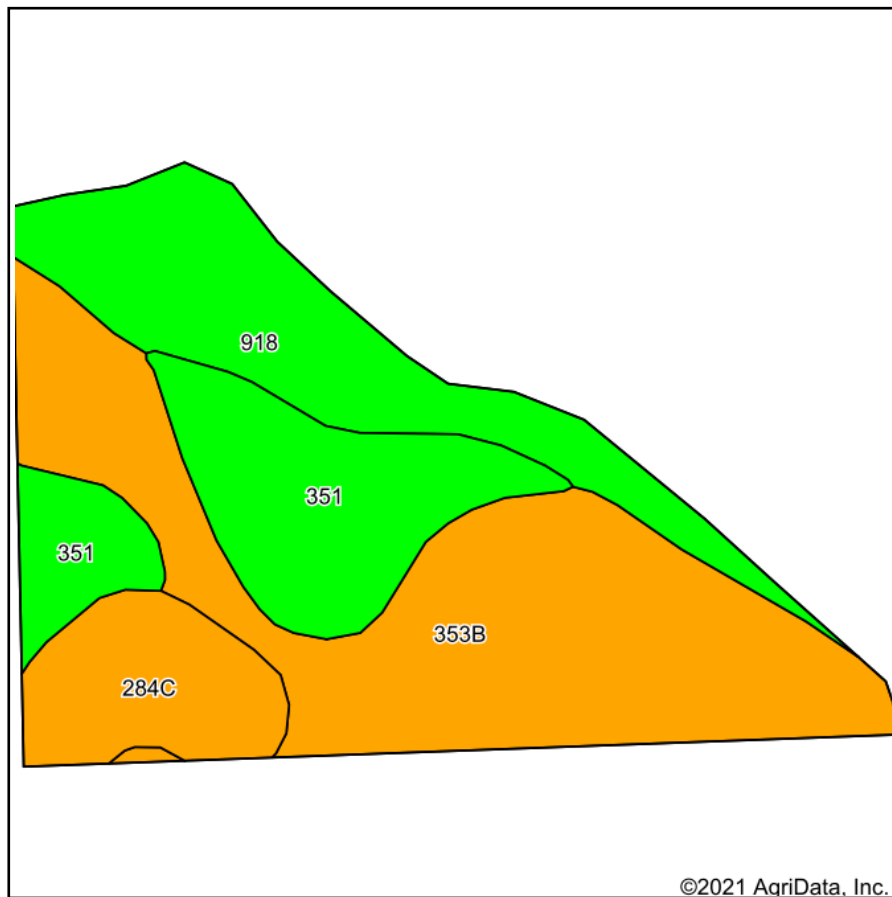


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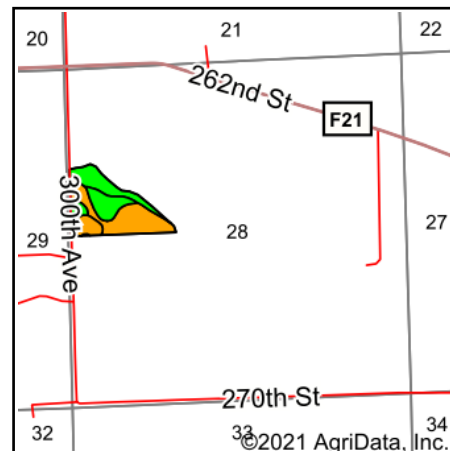
www.AgriDataInc.com

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

Soils Map - Tract #2



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **28-81N-4E**
 Township: **De Witt**
 Acres: **26.91**
 Date: **6/15/2021**



Maps Provided By:



Area Symbol: IA045, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans
353B	Tell silt loam, 2 to 5 percent slopes	11.85	44.0%		Ile	80	2.2	23.2	44	87	66
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	6.14	22.8%		Ilw	80	1.7	23.2	84	95	90
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	5.98	22.2%		Iw	224	5.8	65	78	95	97
284C	Flagler sandy loam, 5 to 9 percent slopes	2.94	10.9%		Ille	80	2.2	23.2	46	65	37
Weighted Average						112	2.9	32.5	60.9	*n 88.2	*n 75.2

**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 all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tract #3



TRACT #3

LEGAL DESCRIPTION:

Section 28, Township 81 North, Range 4
 East of the 5th P.M., Clinton Co., IA
 Exact legal description to come from
 survey.

COMMENTS & BUILDING INFORMATION:

Tract 3: Tract 2 consists of 6.327 surveyed acres with 5 ESTIMATED FSA Cropland acres carrying a CSR2 rating of 63.3. The primary soil types include Haig & Pershing Silt Loams. The farm is located just East of DeWitt along 300th Avenue in Section 28 of DeWitt Township, Clinton County, Iowa.

The South driveway along 300th Avenue will be included with this tract.

Whether you are looking for that perfect place to call home, a secluded weekend getaway, or a year-round income property, this may be the one that you've been searching for. Not often does a farm of this caliber and magnitude come to the open market. Don't miss your opportunity to acquire one tract or a whole portfolio of quality farms in a strong area.

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

Yeggemcneilland.com

PeoplesCompany.com

LEASE/FSA INFORMATION:

Farm Lease: The farm is leased for the remainder of the 2021 cropping season and will be open for 2022.

SALE METHOD:

The farmland will be sold in three individual tracts on a price per

Tract 3 - Sam S. Weatherly Trust - 6.327 Surveyed Acres, Clinton County, IA

TOTAL ACRES:	6.327
TERMS:	10% earnest money day of the auction. Closing on or about Monday, Aug. 16, 2021
Price Per Acre:	
Owner:	Sam S. Weatherly Trust
Operator:	Block
County & State:	Clinton Co., IA
Location:	1.5 miles Southeast of DeWitt, IA
Possession Date:	At closing
Drainage Info:	Natural
Average Productivity:	63.3 CSR2
Taxable Acres:	6.327
Net RE Taxes:	\$200 est.
Taxes Payable In:	2020-2021
Topography:	Level

F.S.A. INFORMATION:

Farmland:	6.327
Crop Acres:	5 est.
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	3.84 est.
Corn Yield:	159 est.
Soybean Base:	.52 est.
Soybean Yield:	52 est.

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	6.327
Tillable Acres:	5
CRP Acres:	
Farmstead:	
Roads:	1.327
Waterways:	
Timber:	
Pasture:	

PeoplesCompany.com
563.659.8185

700 6th Ave
 DeWitt, Iowa 52742

T-80-81-N

DE WITT 'S' PLAT

R-3-4-E

(Landowners)

EDEN TWP.

DEWITT 'S' TOWNSHIP

- SECTION 2W
1. McMahon, David etux
40

- SECTION 3W
1. Schultz, Mikaela etvir 10

- SECTION 4
1. Griep, Jerry etux 14

- SECTION 5
1. Evers, David 5

- SECTION 6
1. Griep, Jeffrey 9

- SECTION 7
1. Griep, Jeffrey 9

- SECTION 8
1. McMahon, Ann 8

- SECTION 9
1. McMahon, Ann 8

- SECTION 10
1. McMahon, Ann 8

- SECTION 11
1. McMahon, Ann 8

- SECTION 12
1. McMahon, Ann 8

- SECTION 13
1. McMahon, Ann 8

- SECTION 14
1. McMahon, Ann 8

- SECTION 15
1. McMahon, Ann 8

- SECTION 16
1. McMahon, Ann 8

- SECTION 17
1. McMahon, Ann 8

- SECTION 18
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1. McMahon, Ann 8

- SECTION 57
1. McMahon, Ann 8

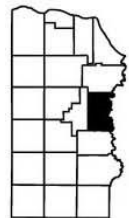
- SECTION 58
1. McMahon, Ann 8

- SECTION 59
1. McMahon, Ann 8

- SECTION 60
1. McMahon, Ann 8

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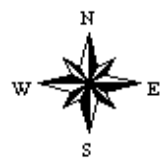
Aerial Map - Tract #3



Map Center: 41° 47' 52.09, -90° 30' 32.95

0ft 400ft 800ft

28-81N-4E
Clinton County
Iowa



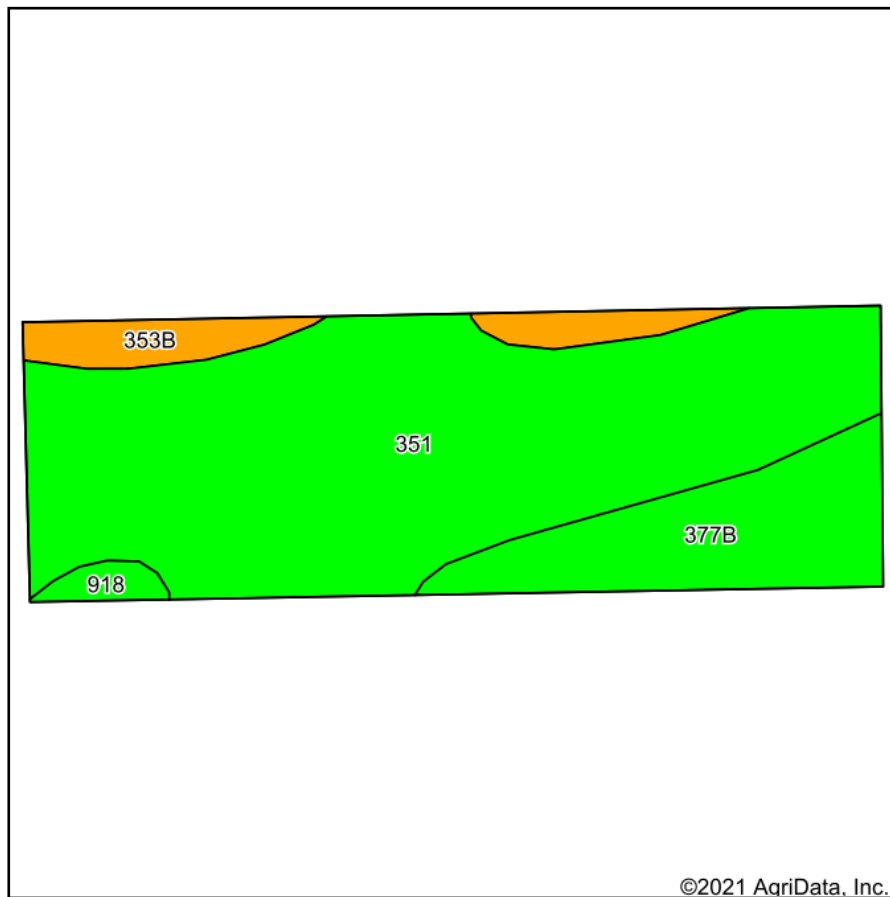
6/15/2021

Maps Provided By:

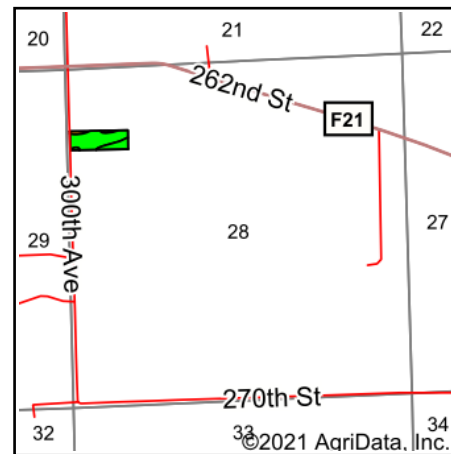
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tract #3



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **28-81N-4E**
 Township: **De Witt**
 Acres: **6.33**
 Date: **6/15/2021**



Maps Provided By:



Area Symbol: IA045, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	4.62	73.0%		Iw	224	5.8	65	78	95	97
377B	Dinsdale silt loam, 2 to 5 percent slopes	1.13	17.9%		Ile	232	6.5	67.3	95	89	76
353B	Tell silt loam, 2 to 5 percent slopes	0.47	7.4%		Ile	80	2.2	23.2	44	87	66
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	0.11	1.7%		Ilw	80	1.7	23.2	84	95	90
Weighted Average						212.2	5.6	61.6	78.6	*n 93.3	*n 90.8

**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 all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.