

# LAND FOR SALE

## HUDLIK - 158 ACRES M/L

LISTING #15753

CLINTON COUNTY, IA



**DOUGLAS R. YEGGE**

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563-659-8185

700 6th Ave  
DeWitt, Iowa 52742

# LAND FOR SALE

## LEGAL DESCRIPTION:

158 Acres more or less being in part of the Northwest 1/4 and Southwest 1/4 of Section 32, that being part of the Southeast 1/4 of Section 31, and part of the Northwest 1/4 of the Northwest 1/4 of Section 5, all being in Township 81 North Range 2 East. Exact Legal to come from Survey

## COMMENTS & BUILDING INFORMATION:

Peoples Company is proud to represent the Hudlik Trust Farms. The Farm consists of 158 acres m/l, to be surveyed, of productive Clinton County farmland. This farm is nearly 100% tillable with 148 Estimated FSA Cropland acres carrying an average CSR2 of 64.4. Laying nearly flat with one well maintained waterway, this is an easy farm to add on to any operation and the size makes it perfect for a beginning farmer or investor. A location near the ADM Clinton, offers a great opportunity to market and maximize income on the crop produced. The farm has a lease in place through the 2021 crop season and will be open for the 2022 crop season contact agent for details. This land is located southeast of Calamus, IA., in Sections 5, 31 and 32 of Olive Township, Clinton County, Iowa.

## LEASE/FSA INFORMATION:

The farm has a lease in place through the 2021 crop season and will be open for the 2022 crop season.

## TO CONTACT LISTING AGENT:

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

Call: **Alan McNeil**  
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 Office: 563.659.8185  
 Alan@PeoplesCompany.com

[Yeggemcneilland.com](http://Yeggemcneilland.com)

**158 Acres M/L, Clinton County, Iowa**

<b>TOTAL ACRES:</b>	<b>158</b>
<b>PRICE:</b>	<b>\$1,501,000</b>
<b>Price Per Acre:</b>	\$9,500
<b>Owner:</b>	Hudlik
<b>Operator:</b>	Goettsch
<b>County &amp; State:</b>	Clinton Co., IA
<b>Location:</b>	5 miles south of Calamus, IA
<b>Possession Date:</b>	To be determined
<b>Drainage Info:</b>	Natural & Tile
<b>Average Productivity:</b>	64.4 CSR2
<b>Taxable Acres:</b>	158 est.
<b>Net RE Taxes:</b>	\$4,905
<b>Taxes Payable In:</b>	2020-2021
<b>Topography:</b>	Level

## F.S.A. INFORMATION:

<b>Farmland:</b>	158
<b>Crop Acres:</b>	148 est.
<b>Effective DCP Cropland</b>	
<b>CRP Acres:</b>	
<b>Corn Base:</b>	122.1 est.
<b>Corn Yield:</b>	148
<b>Soybean Base:</b>	25.9 est.
<b>Soybean Yield:</b>	44

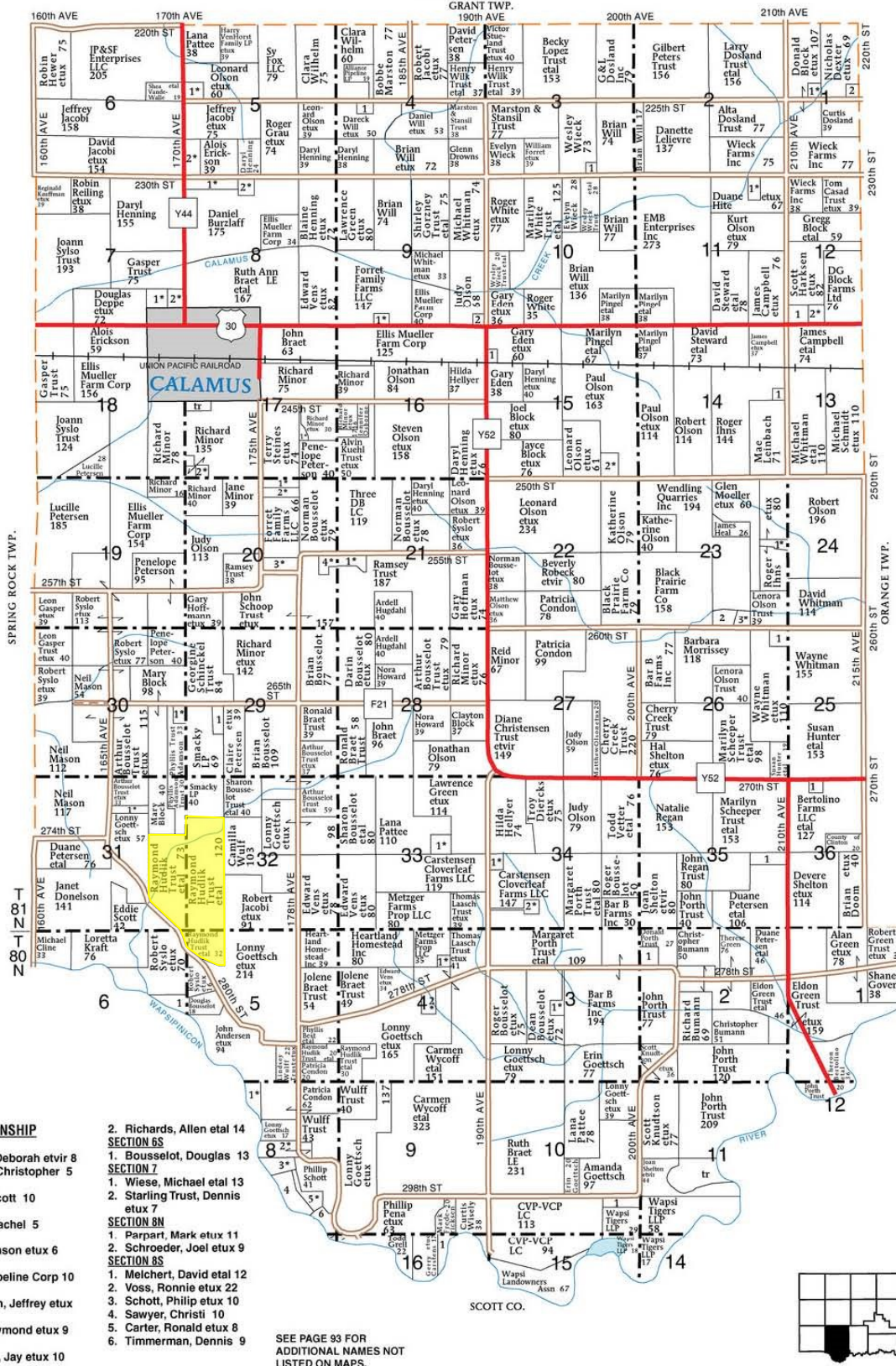
## APPROXIMATE BREAKDOWN OF ACRES:

<b>Total Acres:</b>	158
<b>Tillable Acres:</b>	148
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	.5
<b>Waterways:</b>	1
<b>Timber:</b>	8.5
<b>Pasture:</b>	

563-659-8185

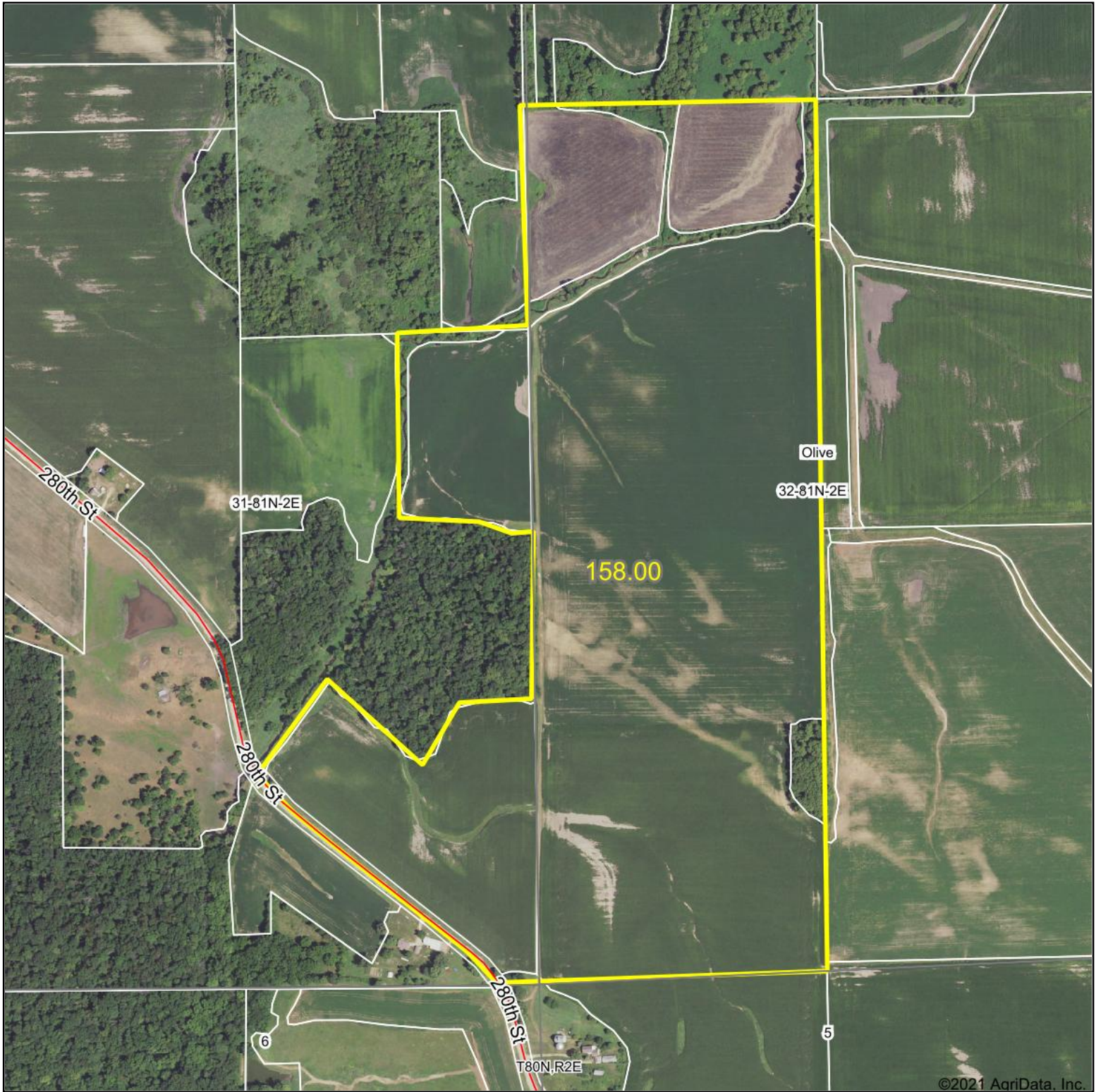
700 6th Ave  
 DeWitt, Iowa 52742







# Aerial Map



Map Center: 41° 46' 35.7, -90° 45' 44.24

0ft 712ft 1424ft

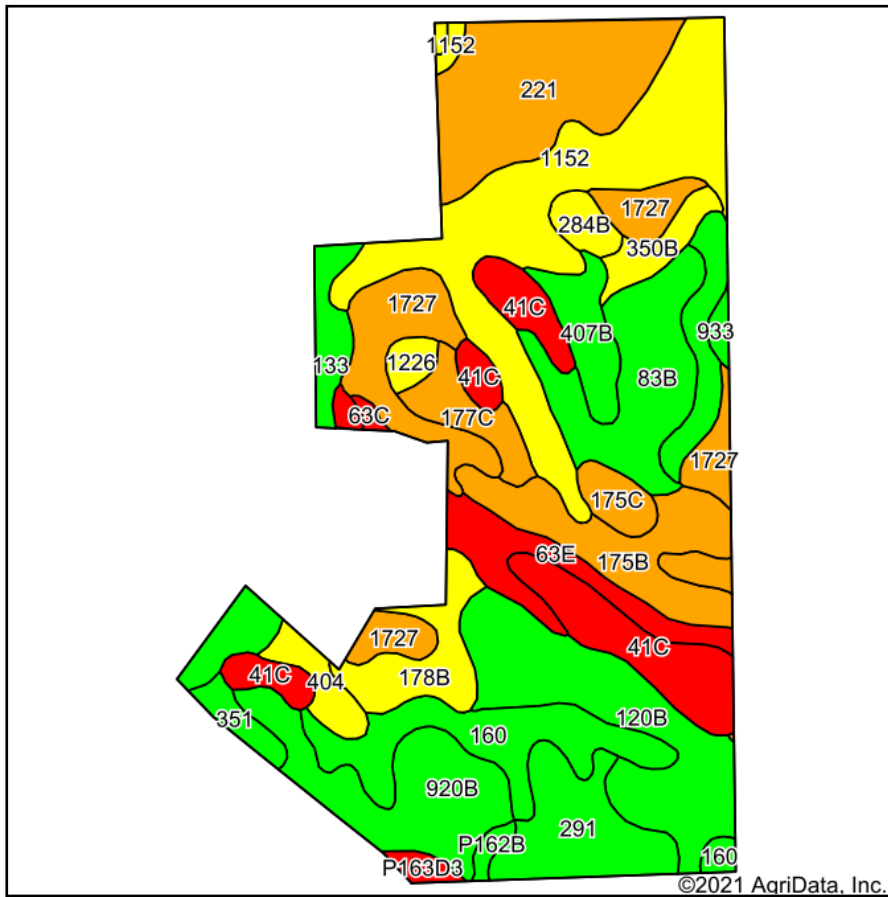
**32-81N-2E**  
**Clinton County**  
**Iowa**



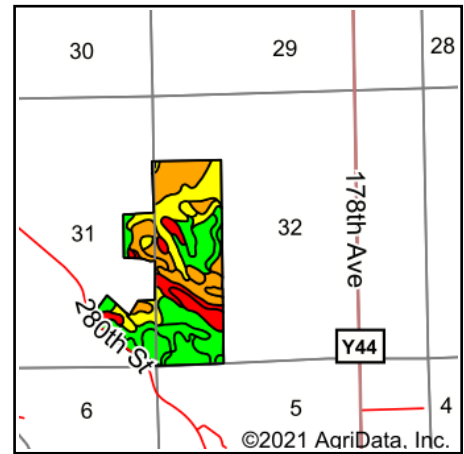
Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Clinton**  
 Location: **32-81N-2E**  
 Township: **Olive**  
 Acres: **158**  
 Date: **9/20/2021**

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Maps Provided By:

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Area Symbol: IA045, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	Corn	Oats	Soybeans	*n NCCPI Corn	*n NCCPI Soybeans
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	21.68	13.7%		IIw		80	1.7	23.2	54				82	61
221	Klossner muck, 1 to 4 percent slopes	13.93	8.8%		IIIw		80	1.7	23.2	48				88	87
120B	Tama silty clay loam, 2 to 5 percent slopes	13.92	8.8%		Ile		232	6.5	67.3	95				97	80
1727	Udolpho loam, 0 to 2 percent slopes	12.83	8.1%		IIw		80	1.7	23.2	48				82	56
41C	Sparta loamy fine sand, 5 to 9 percent slopes	11.48	7.3%		IVs	Ile	124.8	3.5	36.2	34				55	31
83B	Kenyon loam, 2 to 5 percent slopes	10.08	6.4%		Ile		225.6	6.3	65.4	90	210	91	61	90	78
920B	Tama silt loam, sandy substratum, 2 to 5 percent slopes	9.98	6.3%		Ile		232	6.5	67.3	92				97	79
160	Walford silt loam, 0 to 1 percent slopes	9.26	5.9%		IIIw		216	4.5	62.6	85				91	82
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	8.62	5.5%		IIIe		80	2.2	23.2	50				62	37

291	Atterberry silt loam, 1 to 3 percent slopes	7.34	4.6%		Ile	224	5.8	65	85				98	97
63E	Chelsea loamy fine sand, 9 to 18 percent slopes	5.83	3.7%		Vlls	88	2.5	25.5	5				48	27
178B	Waukee loam, 2 to 5 percent slopes	4.90	3.1%		lls	80	2.2	23.2	64				82	69
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.79	3.0%		llw	204.8	4.3	59.4	78				77	75
184	Klinger silt loam, 1 to 4 percent slopes	3.61	2.3%		lw	240	6.2	69.6	95				89	83
407B	Schley loam, 1 to 4 percent slopes	3.61	2.3%		llw	196.8	5.1	57.1	81				94	86
177C	Saude loam, 5 to 9 percent slopes	3.12	2.0%		llle	80	2.2	23.2	50				74	57
350B	Waukegan silt loam, 2 to 5 percent slopes	2.22	1.4%		Ile	80	2.2	23.2	55				81	50
404	Thorp silt loam, 0 to 2 percent slopes	2.21	1.4%		llw	80	1.7	23.2	60				77	92
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	1.95	1.2%		llle	80	2.2	23.2	45				62	36
284B	Flagler sandy loam, 1 to 5 percent slopes	1.59	1.0%		llle	80	2.2	23.2	51				66	37
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	1.48	0.9%		lw	224	5.8	65	78				95	97
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	1.10	0.7%		lls	80	2.1	23.2	59				83	61
P163D3	Fayette silty clay loam, paha, 9 to 14 percent slopes, severely eroded	0.80	0.5%		IVe	0	0	0	40				69	55
P162B	Downs silt loam, paha, 2 to 5 percent slopes	0.61	0.4%		Ile	0	0	0	90				89	79
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	0.56	0.4%		llw	204.8	4.3	59.4	78				77	75
63C	Chelsea loamy fine sand, 5 to 9 percent slopes	0.31	0.2%		IVs	88	2.5	25.5	14				51	29
409B	Dickinson fine sandy loam, loam substratum, 2 to 5 percent slopes	0.19	0.1%		llle	80	2.2	23.2	51				60	32
<b>Weighted Average</b>						<b>141.7</b>	<b>3.6</b>	<b>41.1</b>	<b>63.9</b>	<b>13.4</b>	<b>5.8</b>	<b>3.9</b>	<b>*n 81.9</b>	<b>*n 66.7</b>

\*\*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.

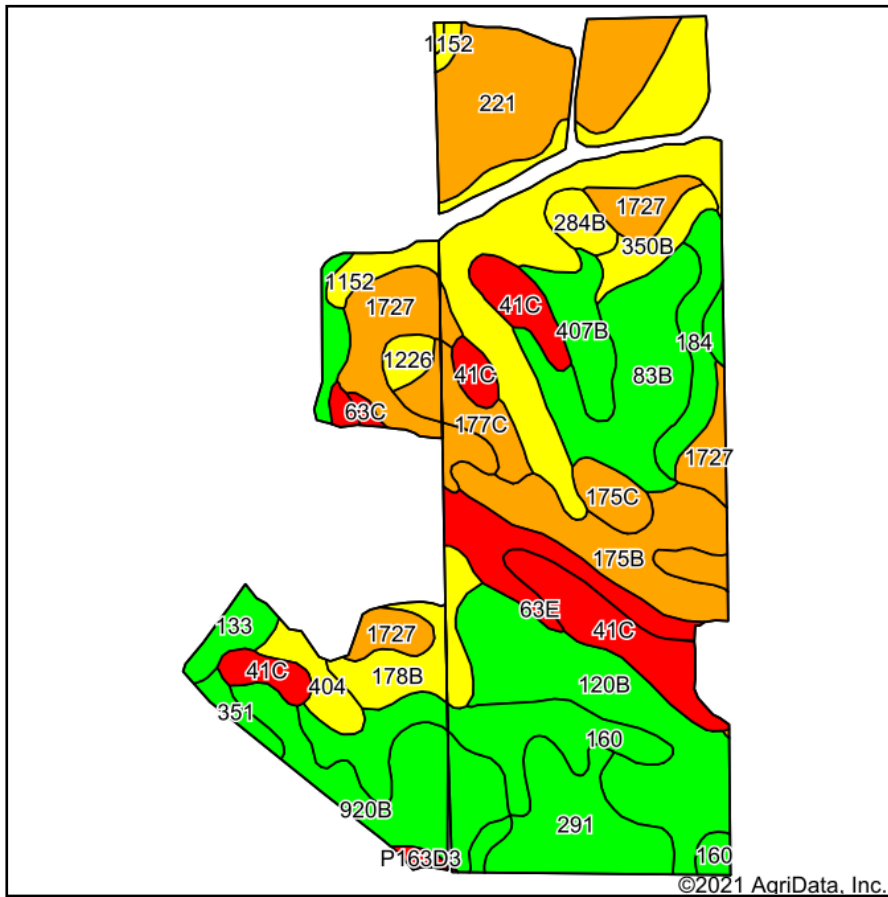
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

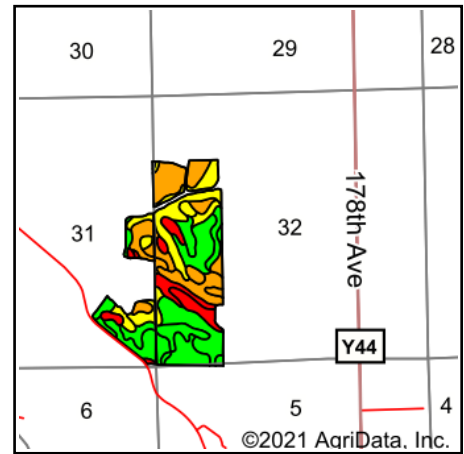
Soils data provided by USDA and NRCS.



# Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Clinton**  
 Location: **31-81N-2E**  
 Township: **Olive**  
 Acres: **148.84**  
 Date: **9/20/2021**

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Maps Provided By:

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Area Symbol: IA045, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	Corn	Oats	Soybeans	*n NCCPI Corn	*n NCCPI Soybeans
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	18.11	12.2%		IIw		80	1.7	23.2	54				82	61
120B	Tama silty clay loam, 2 to 5 percent slopes	14.00	9.4%		Ile		232	6.5	67.3	95				97	80
1727	Udolpho loam, 0 to 2 percent slopes	12.82	8.6%		IIw		80	1.7	23.2	48				82	56
221	Klossner muck, 1 to 4 percent slopes	12.69	8.5%		IIIw		80	1.7	23.2	48				88	87
41C	Sparta loamy fine sand, 5 to 9 percent slopes	10.37	7.0%		IVs	Ile	124.8	3.5	36.2	34				55	31
83B	Kenyon loam, 2 to 5 percent slopes	10.08	6.8%		Ile		225.6	6.3	65.4	90	210	91	61	90	78
160	Walford silt loam, 0 to 1 percent slopes	9.38	6.3%		IIIw		216	4.5	62.6	85				91	82
920B	Tama silt loam, sandy substratum, 2 to 5 percent slopes	9.29	6.2%		Ile		232	6.5	67.3	92				97	79
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	8.64	5.8%		IIIe		80	2.2	23.2	50				62	37

291	Atterberry silt loam, 1 to 3 percent slopes	7.46	5.0%		Ile	224	5.8	65	85				98	97
63E	Chelsea loamy fine sand, 9 to 18 percent slopes	5.46	3.7%		Vlls	88	2.5	25.5	5				48	27
178B	Waukee loam, 2 to 5 percent slopes	4.80	3.2%		lls	80	2.2	23.2	64				82	69
407B	Schley loam, 1 to 4 percent slopes	3.61	2.4%		llw	196.8	5.1	57.1	81				94	86
184	Klinger silt loam, 1 to 4 percent slopes	3.60	2.4%		lw	240	6.2	69.6	95				89	83
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.41	2.3%		llw	204.8	4.3	59.4	78				77	75
177C	Saude loam, 5 to 9 percent slopes	3.12	2.1%		llle	80	2.2	23.2	50				74	57
350B	Waukegan silt loam, 2 to 5 percent slopes	2.22	1.5%		Ile	80	2.2	23.2	55				81	50
404	Thorp silt loam, 0 to 2 percent slopes	2.16	1.5%		llw	80	1.7	23.2	60				77	92
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	1.95	1.3%		llle	80	2.2	23.2	45				62	36
284B	Flagler sandy loam, 1 to 5 percent slopes	1.59	1.1%		llle	80	2.2	23.2	51				66	37
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	1.10	0.7%		lls	80	2.1	23.2	59				83	61
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	1.01	0.7%		lw	224	5.8	65	78				95	97
P162B	Downs silt loam, paha, 2 to 5 percent slopes	0.58	0.4%		Ile	0	0	0	90				89	79
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	0.57	0.4%		llw	204.8	4.3	59.4	78				77	75
P163D3	Fayette silty clay loam, paha, 9 to 14 percent slopes, severely eroded	0.40	0.3%		IVe	0	0	0	40				69	55
63C	Chelsea loamy fine sand, 5 to 9 percent slopes	0.29	0.2%		IVs	88	2.5	25.5	14				51	29
409B	Dickinson fine sandy loam, loam substratum, 2 to 5 percent slopes	0.13	0.1%		llle	80	2.2	23.2	51				60	32
<b>Weighted Average</b>						<b>143.4</b>	<b>3.7</b>	<b>41.6</b>	<b>64.4</b>	<b>14.2</b>	<b>6.2</b>	<b>4.1</b>	<b>*n 82.1</b>	<b>*n 66.8</b>

\*\*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

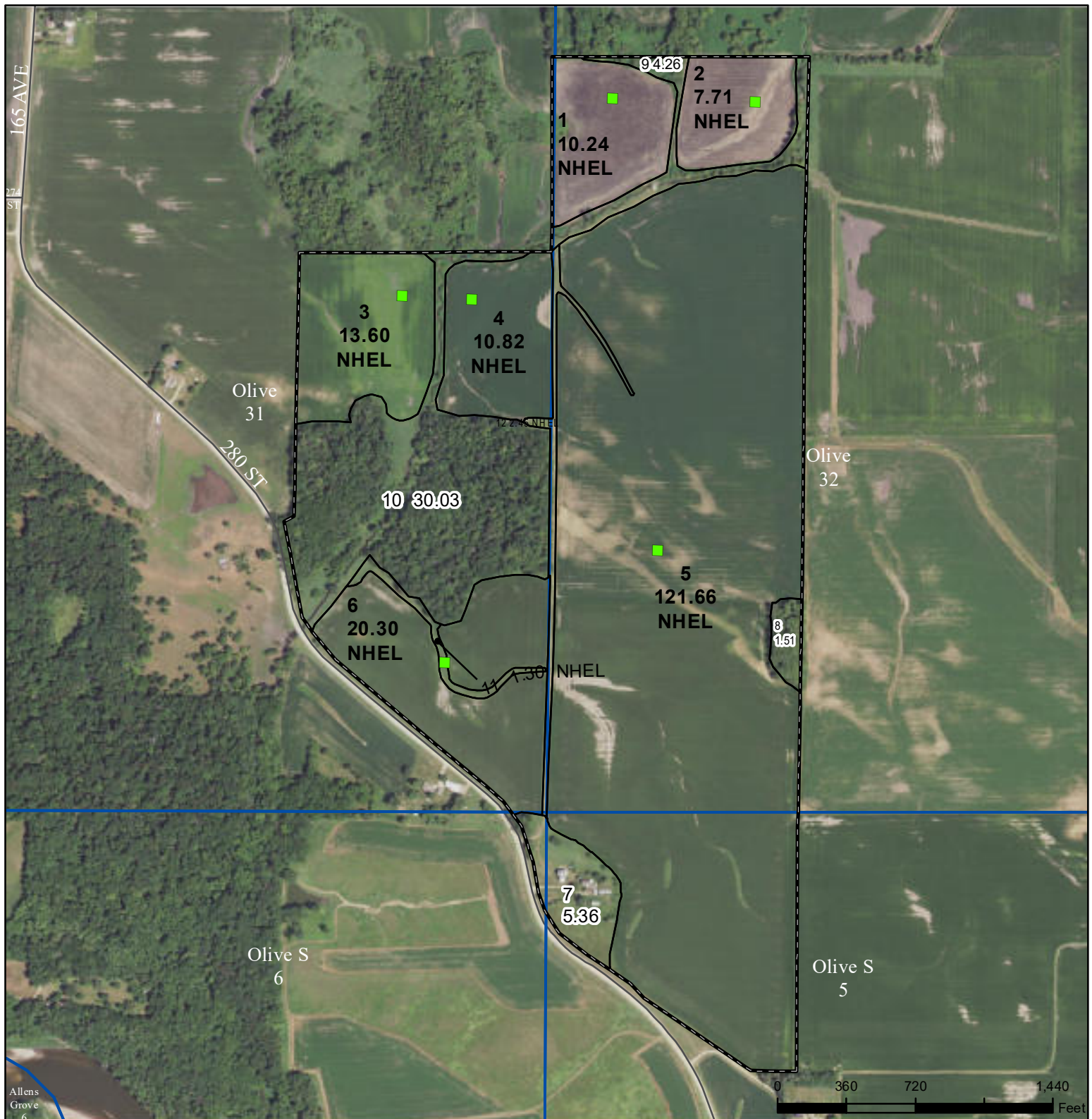
Soils data provided by USDA and NRCS.





United States  
Department of  
Agriculture

## Clinton County, Iowa



### Wetland Determination Identifiers

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



Limited Restrictions



Exempt from Conservation  
Compliance Provisions

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2021 Program Year

Map Created March 22, 2021

Farm **1498**

Tract **701**

Tract Cropland Total: 188.08 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 : 1498

Prepared : 9/16/21 1:19 PM

Crop Year : 2021

Operator Name : LONNY D GOETTSCHE

Farms Associated with Operator :

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G//F Eligibility : Eligible

#### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
279.18	237.40	237.40	0.00	0.00	0.00	0.00	0.00	Active	2
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	237.40	0.00		0.00		0.00	0.00	0.00

#### Crop Election Choice

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

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	172.60	0.00	148	
Soybeans	36.60	0.00	44	
<b>TOTAL</b>	<b>209.20</b>	<b>0.00</b>		

#### NOTES

Tract Number : 701

Description : D-10, D-11; SE1/4 OF 31; SW1/4,NW1/4 OF 32; NW1/45

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 contains a wetland or farmed wetland

WL Violations : None

Owners : JOYCE I HUDLIK TRUST, RAYMOND L HUDLIK TRUST

Other Producers : None

Recon ID : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
229.24	188.08	188.08	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	188.08	0.00	0.00	0.00	0.00	0.00

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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Abbreviated 156 Farm Record

Tract 701 Continued ...

Corn	138.50	0.00	148
Soybeans	29.40	0.00	44
<b>TOTAL</b>	<b>167.90</b>	<b>0.00</b>	

NOTES

Tract Number : 702

Description : E-11, D-11; SW1/4 OF 4; SE1/4 OF 5  
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 : JOYCE I HUDLIK TRUST, RAYMOND L HUDLIK TRUST  
Other Producers : None  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
49.94	49.32	49.32	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	49.32	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	34.10	0.00	148
Soybeans	7.20	0.00	44
<b>TOTAL</b>	<b>41.30</b>	<b>0.00</b>	

NOTES

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