

LAND FOR SALE

25.69 SURVEYED ACRES

LISTING #15930

CLINTON COUNTY, IA



DOUGLAS R. YEGGE

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YEGGEMCNEILLAND.COM

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700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

Part of Section 19, Township 82 North,
 Range 7 East of the 5th P.M.
 See survey for exact legal description.

COMMENTS & BUILDING INFORMATION:

Peoples Company is pleased to present the Alan Rathje Trust farm which consists of 25.69 surveyed acres. The farm has 25.25 estimated tillable acres carrying a CSR2 of 53.3. The property is located on Stockwell Lane and would be a prime development piece. Located on the north side of Clinton, Iowa, just West of Eagle Point Park. The site has been officially annexed into the Incorporated City Limits of Clinton. All utility infrastructure is readily available on site. The farm is split by the future Mill Creek Parkway (see attached survey).

LEASE/FSA INFORMATION:

The farm is leased for the 2022 crop year.

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

25.69 Surveyed Acres, County, State

TOTAL ACRES:	25.69
PRICE:	\$411,048
Price Per Acre:	\$16,000
Owner:	Rathje
Operator:	
County & State:	Clinton Co., IA
Location:	North edge of Clinton, IA
Possession Date:	At closing
Drainage Info:	Natural
Average Productivity:	53.3
Taxable Acres:	25 est.
Net RE Taxes:	\$830
Taxes Payable In:	2020
Topography:	Gently Rolling

F.S.A. INFORMATION:

Farmland:	25.69
Crop Acres:	25.25 est.
Effective DCP Cropland	
CRP Acres:	
Corn Base:	33.8 est.
Corn Yield:	180
Oat Base:	4.5 est.
Oat Yield:	70

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	25.69
Tillable Acres:	25.25 est.
CRP Acres:	
Farmstead:	
Roads:	.44
Waterways:	
Timber:	
Pasture:	

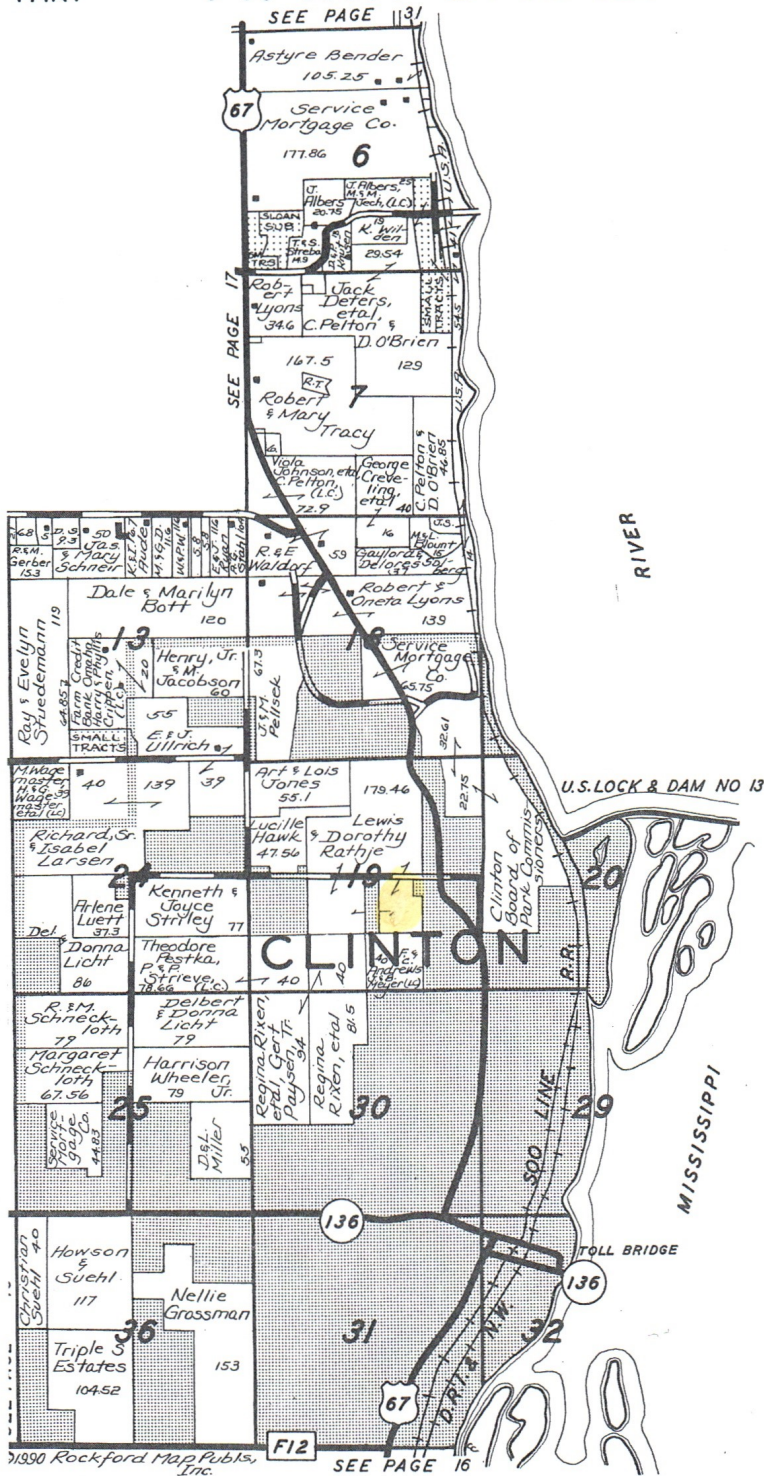
563-659-8185

700 6th Ave
 DeWitt, Iowa 52742

NORTHEAST
PART

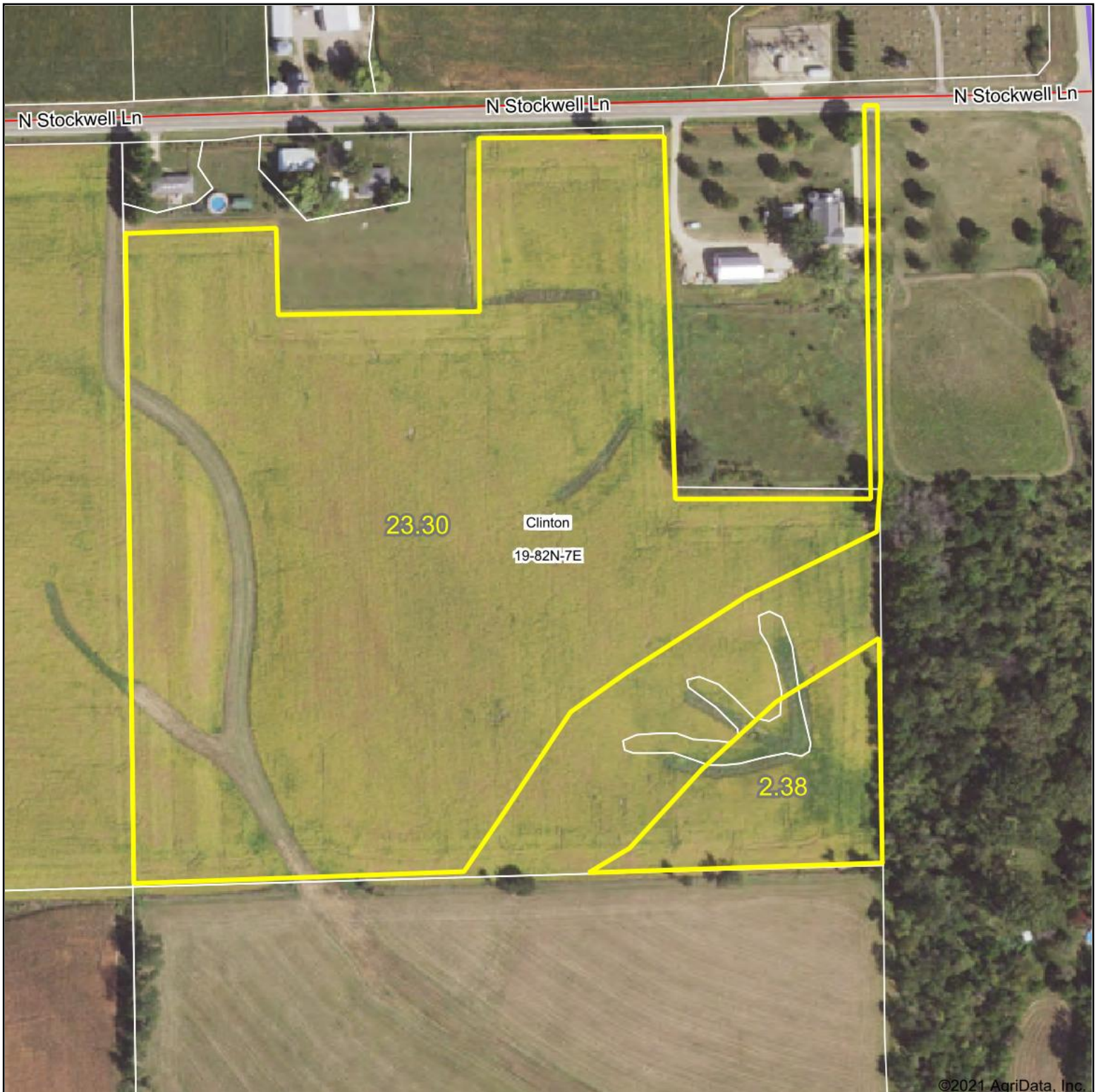
HAMPSHIRE

T. 82 N.-R. 6-7 E.



STATE OF ILLINOIS

Aerial Map



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Map Center: 41° 53' 36.46, -90° 11' 13.07

0ft 267ft 534ft

19-82N-7E
Clinton County
Iowa



11/30/2021

Maps Provided By:

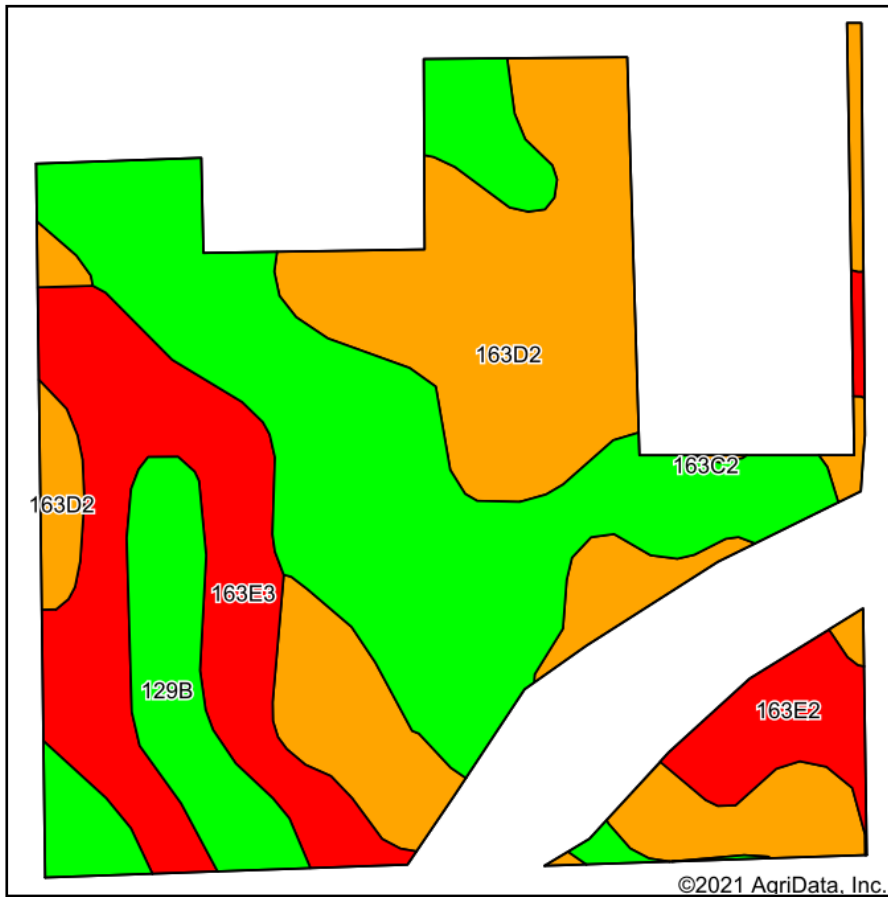


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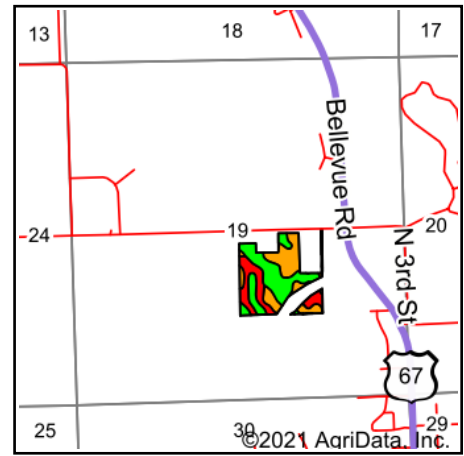
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **19-82N-7E**
 Township: **Clinton**
 Acres: **25.68**
 Date: **11/30/2021**

PC PEOPLES
 COMPANY
 INNOVATIVE. REAL ESTATE. SOLUTIONS.

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA045, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	8.96	34.9%		IIIe	193.6	5.4	56.1	72	84	68
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	8.91	34.7%		IIIe	164.8	4.6	47.8	46	80	64
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	4.75	18.5%		VIe	129.6	3.6	37.6	29	71	51
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	1.82	7.1%		IIw	0	0	0	73	86	84
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	1.24	4.8%		IVe	140.8	3.9	40.8	35	76	59
Weighted Average					3.53	155.5	4.3	45.1	53.3	*n 80	*n 64.2

**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.



United States
Department of
Agriculture

Clinton County, Iowa



Wetland Determination Identifiers

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



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.

2021 Program Year

Map Created March 22, 2021

Farm **6614**

Tract **10495**

Tract Cropland Total: 29.80 acres

IOWA
CLINTON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

FARM : 6614

Prepared : 12/1/21 9:16 AM

Crop Year : 2022

Abbreviated 156 Farm Record

Operator Name :
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
132.15	72.54	72.54	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	72.54	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	7.80	0.00	70	
Corn	57.40	0.00	180	
TOTAL	65.20	0.00		

NOTES

Tract Number : 10495

Description : S-6 SE1/4 OF 19
FSA Physical Location : IOWA/CLINTON
ANSI Physical Location : IOWA/CLINTON
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : ALLAN L RATHJE
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
32.84	29.80	29.80	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	29.80	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 10495 Continued ...

Oats	3.30	0.00	70
Corn	24.10	0.00	180
TOTAL	27.40	0.00	

NOTES

Tract Number : 12445

Description : NW, NE1/4 of 19, T82N, R7E
FSA Physical Location : IOWA/CLINTON
ANSI Physical Location : IOWA/CLINTON
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : ALLAN L RATHJE
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
99.31	42.74	42.74	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	42.74	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

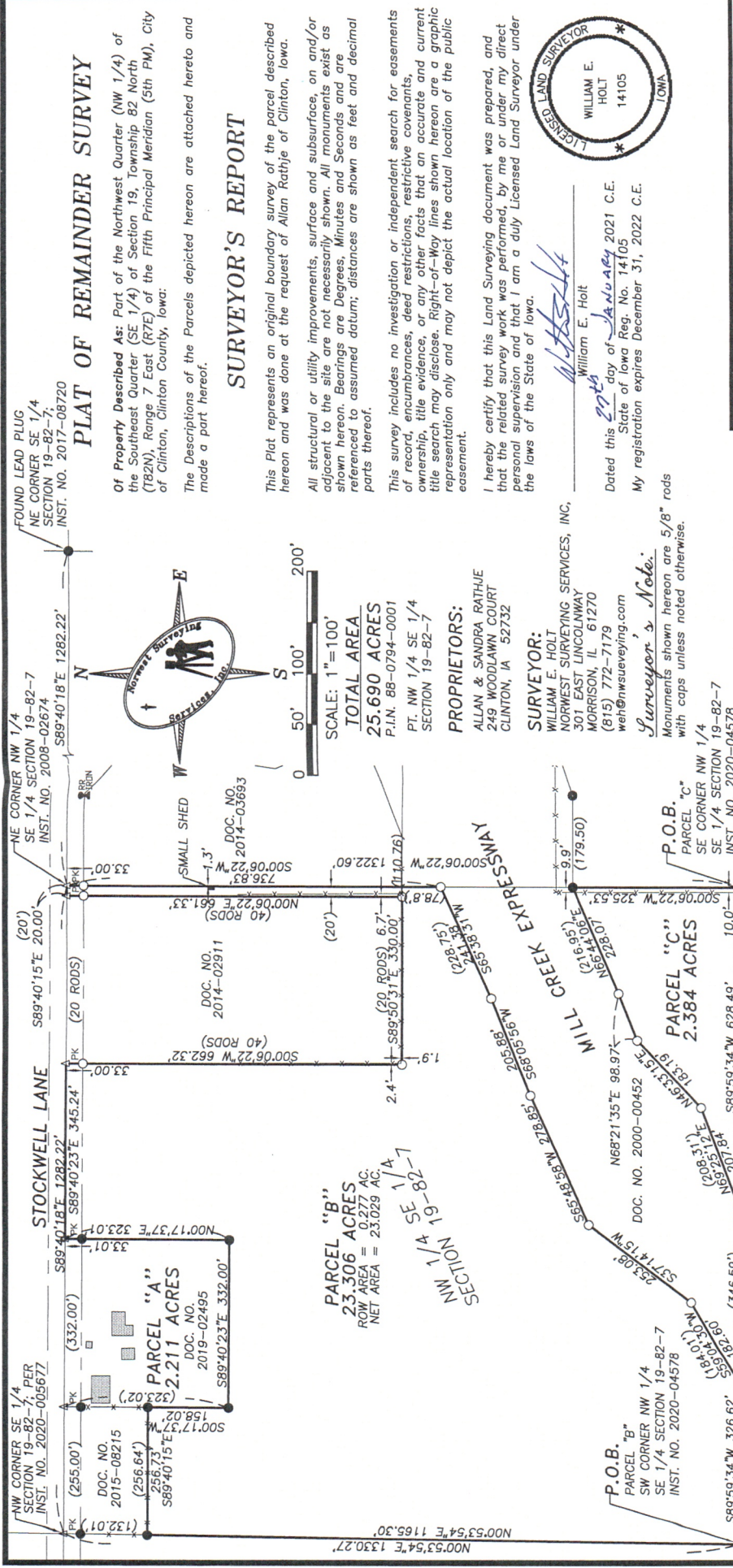
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	4.50	0.00	70
Corn	33.30	0.00	180
TOTAL	37.80	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



PLAT OF REMAINDER SURVEY

Of Property Described As: Part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 19, Township 82 North (T82N), Range 7 East (R7E) of the Fifth Principal Meridian (5th PM), City of Clinton, Clinton County, Iowa:

The Descriptions of the Parcels depicted hereon are attached hereto and made a part hereof.

SURVEYOR'S REPORT

This Plat represents an original boundary survey of the parcel described hereon and was done at the request of Allan Rathje of Clinton, Iowa.

All structural or utility improvements, surface and subsurface, on and/or adjacent to the site are not necessarily shown. All monuments exist as shown hereon. Bearings are Degrees, Minutes and Seconds and are referenced to assumed datum; distances are shown as feet and decimal parts thereof.

This survey includes no investigation or independent search for easements of record, encumbrances, deed restrictions, restrictive covenants, ownership, title evidence, or any other facts that an accurate and current title search may disclose. Right-of-Way lines shown hereon are a graphic representation only and may not depict the actual location of the public easement.

I hereby certify that this Land Surveying document was prepared, and that 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.

William E. Holt
William E. Holt
day of January 2021 C.E.
State of Iowa Reg. No. 14105
My registration expires December 31, 2022 C.E.

LEGEND

BOUNDARY OF SURVEY MONUMENT FOUND

STONE FOUND

SET IRON PIN W/CAP

CHISELED "X"

SECTION LINE

RIGHT OF WAY LINE

FENCE LINE

BUILDING SETBACK

UTILITY EASEMENT

DEED/PLAT DIMENSION

NOTE: BEARINGS ARE ASSUMED

RESERVED FOR RECORDER

LOCATION PLAN

REMAINDER PARCEL SURVEY

ALLAN & SANDRA RATHJE

NORWEST SURVEYING SERVICES, INC.
PROFESSIONAL LAND SURVEYORS & LAND PLANNERS
301 EAST LINCOLNWAY
MORRISON, ILLINOIS 61270
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-04159, EXPIRES 4-30-2021

SURVEYED BY JMW, AJH
FIELD WORK COMPLETED 1-26-21
DRAWN BY VEH
BOOK NO. 252-36
PLAT NO. 2018265B
DRAWING NAME 2003260
REVISION DATES
CHECKED BY
SCALE 1"=200'

PROJECT
REMAINDER PARCEL SURVEY
TITLE
ALLAN & SANDRA RATHJE

BOUNDARY DESCRIPTIONS

ALLAN & SANDRA RATHJE PARCELS

PROJECT NO. 2018265B

PARCEL "B"

Part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 19, Township 82 North (T82N), Range 7 East (R7E) of the Fifth Principal Meridian (5th PM), City of Clinton, Clinton County, Iowa, bounded and described as follows, to wit:

Beginning at the Southwest corner of said Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 19; thence North 00 Degrees 53 Minutes 54 Seconds East, along the West line thereof, a distance of 1165.30 feet to the Southwest corner of the property described on the deed recorded as Document No. 2015-08215 in the Office of the Clinton County Recorder; thence South 89 Degrees 40 Minutes 15 Seconds East, along the South line thereof, a distance of 256.73 feet (to the West line of the property described on the deed recorded as Document No. 2019-02495 in said Office of the Clinton County Recorder; thence South 00 Degrees 17 Minutes 37 Seconds West, along said West line, a distance of 158.02 feet to the Southwest corner of said property; thence South 89 Degrees 40 Minutes 23 Seconds East, along the South line thereof, a distance of 332.00 feet; thence North 00 Degrees 17 Minutes 37 Seconds East, along the East line thereof, a distance of 323.01 feet to the North line of said Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 19; thence South 89 Degrees 40 Minutes 23 Seconds East, along said North line, a distance of 345.24 feet to the Northwest corner of the property described on the deed recorded as Document No. 2014-02911 in said Office of the Clinton County Recorder; thence South 00 Degrees 06 Minutes 22 Seconds West, along the West line thereof, a distance of 662.32 feet (40 Rods deeded); thence South 89 Degrees 50 Minutes 31 Seconds East, along the South line thereof, a distance of 330.00 feet (20 Rods deeded); thence North 00 Degrees 06 Minutes 22 Seconds East, along the East line thereof, a distance of 661.33 feet (40 Rods deeded) to said North line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 19; thence South 89 Degrees 40 Minutes 15 Seconds East, along said North line, a distance of 20.00 feet to the Northeast corner thereof; thence South 00 Degrees 06 Minutes 22 Seconds West, along the East line of said Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 19, a distance of 736.83 feet to the Northerly line of the Mill Creek Expressway property, according to the deed recorded as Document No. 2000-00452 in said Office of the Clinton County Recorder; thence South 65 Degrees 38 Minutes 31 Seconds West, along said Northerly line, a distance of 241.38 feet (228.75 feet deeded); thence South 68 Degrees 05 Minutes 56 Seconds West, along said Northerly line, a distance of 205.88 feet; thence South 65 Degrees 48 Minutes 58 Seconds West, along said Northerly line, a distance of 278.85 feet; thence South 37 Degrees 14 Minutes 15 Seconds West, along said Northerly line, a distance of 253.08 feet; thence South 59 Degrees 04 Minutes 30 Seconds West, along said Northerly line, a distance of 182.60 feet (184.01 feet deeded) to the South line of said Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 19; thence South 89 Degrees 59 Minutes 34 Seconds West, along said South line, a distance of 326.62 feet to the Point of Beginning;

Containing 23.306 acres, more or less.

PARCEL "C"

Part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 19, Township 82 North (T82N), Range 7 East (R7E) of the Fifth Principal Meridian (5th PM), City of Clinton, Clinton County, Iowa, bounded and described as follows, to wit:

Beginning at the Southeast corner of said Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 19; thence South 89 Degrees 59 Minutes 34 Seconds West, along the South line thereof, a distance of 628.49 feet to the Southerly line of the Mill Creek Expressway property, according to the deed recorded as Document No. 2000-00452 in said Office of the Clinton County Recorder; thence North 69 Degrees 25 Minutes 12 Seconds East, along said Southerly line, a distance of 207.84 feet (208.31 feet deeded); thence North 46 Degrees 33 Minutes 15 Seconds East, along said Southerly line, a distance of 183.19 feet; thence North 68 Degrees 21 Minutes 35 Seconds East, a distance of 98.97 feet; thence North 66 Degrees 44 Minutes 06 Seconds East, a distance of 228.07 feet (216.95 feet deeded) to the East line of said Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 19; thence South 00 Degrees 06 Minutes 22 Seconds West, along said East line, a distance of 325.53 feet to the Point of Beginning;

Containing 2.384 acres, more or less.