

LAND FOR SALE

LISTING #16705

72 ACRES M/L
CLINTON COUNTY, IA



DOUGLAS R. YEGGE

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ALAN MCNEIL

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PEOPLESCOMPANY.COM

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

72 Acres being part of the SE 1/4 of the NW 1/4, and part of the NE 1/4 of the SW 1/4, all located in Section 23, Township 83 North, Range 4 East, Waterford Township Clinton Co. Iowa.

COMMENTS & BUILDING INFORMATION:

Peoples Company is pleased to offer 72 acres m/l in Clinton County, Iowa. The 72-acre m/l farm contains 70.87 FSA cropland acres, of which approximately 69 acres m/l are currently being farmed carrying a Corn Suitability Rating of 48.9 (CSR2). Primary soil types include Fayette and Downs silt loam. The balance of the farm consists of waterways and roads. This farm would be a great add-on to an existing farming operation or a smart investment for the buyer looking to diversify their portfolio. The farm has undergone immense improvement with the farm being almost pattern tiled and trees being cleared along the fence line. Owner also has a yield history dating back to 2015. The farm is located just north of Charlotte, Iowa along 137th Street in Section 23 of Waterford Township.

LEASE/FSA INFORMATION:

The farm is open for the 2023 farming season. Please contact the agent for details.

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

PEOPLES COMPANY.COM

Wilson farm -72 Acres M/L, Clinton County, IA

TOTAL ACRES:	72
PRICE:	\$900,000
Price Per Acre:	\$12,500
Owner:	Wilson
Operator:	
County & State:	Clinton Co., IA
Location:	1 mile North of Charlotte, IA
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	48.9 CSR2
Taxable Acres:	71.55
Net RE Taxes:	\$1,968
Taxes Payable In:	2022-2023
Topography:	Level to Gently Rolling

F.S.A. INFORMATION:

Farmland:	70.87
Crop Acres:	70.87
Effective DCP Cropland	
CRP Acres:	
Corn Base:	64.2
Corn Yield:	177
Soybean Base:	4.8
Soybean Yield:	61

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	72
Tillable Acres:	70.87
CRP Acres:	
Farmstead:	
Roads:	1.13
Waterways:	
Timber:	
Pasture:	

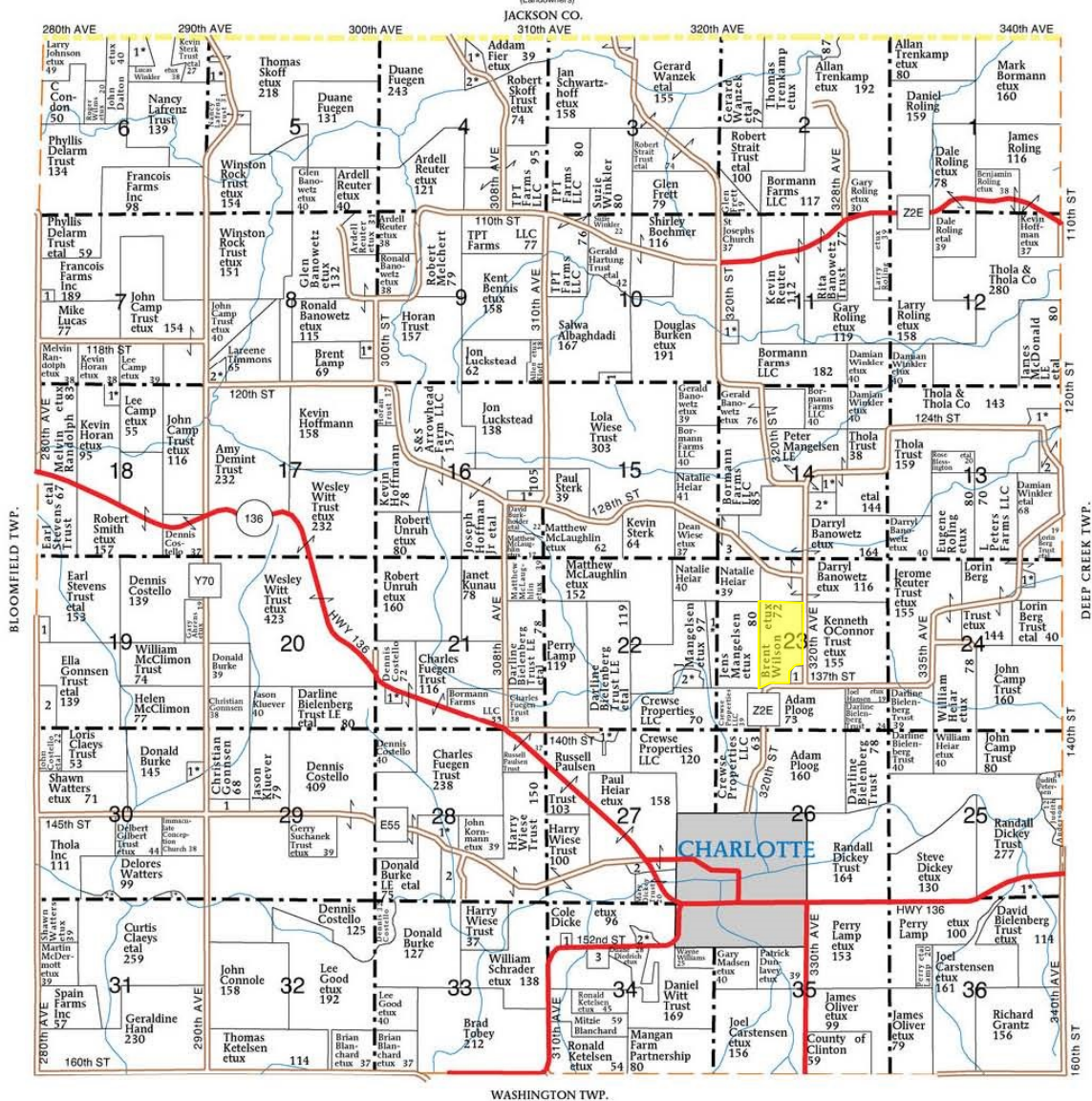
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563.659.8185

700 6th Ave
DeWitt, Iowa 52742

T-83-N

WATERFORD PLAT

R-4-E



WATERFORD TOWNSHIP

SECTION 4

1. Roling, Lawrence etux 11
2. Skoff Trust, Robert etux 11

SECTION 5

1. Henningsen Trust, Donald etux 9

SECTION 6

1. Sterk Trust, Kevin etal 15

SECTION 7

1. Metz, Melissa 8

SECTION 8

1. Delk, John etal 8

2. Andersen, Frederick etux 10

SECTION 11

1. Wiese Trust, Lola 5

SECTION 12

1. Bormann, Ronald etux 14

SECTION 13

1. Immel, Joseph etux 13

SECTION 14

2. Blanchard Bros LLC 12

SECTION 15

1. Mangelsen, Jan etux 5

SECTION 16

1. Rickertsen, Steve etux 9

SECTION 18

1. Horan, Kevin etux 8

SECTION 19

1. Bates, Robin 5

SECTION 21

1. Brusven, Todd etux 5

SECTION 22

1. Mangelsen, Jens etux 21

SECTION 23

2. Petersen, Clint etux 11

SECTION 24

1. Dickey, Steven 5

SECTION 24

1. Chambers Jr, Michael etux 6

SECTION 25

1. Bielenberg Trust, David etux 23

SECTION 27

1. Trenkamp, Travis etux 8

SECTION 28

2. Burken Trust, Bradley 9

SECTION 29

1. Kornmann, John etux 24

SECTION 29

2. Burke, Donald 14

SECTION 29

1. Tracy, Richard 9

SECTION 30

1. Broadfoot, Kevin etux 8

SECTION 30

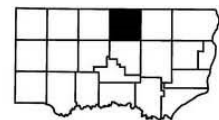
2. Claeys, Curtis etux 7

SECTION 30

3. Claeys, Curtis etux 8

SECTION 34

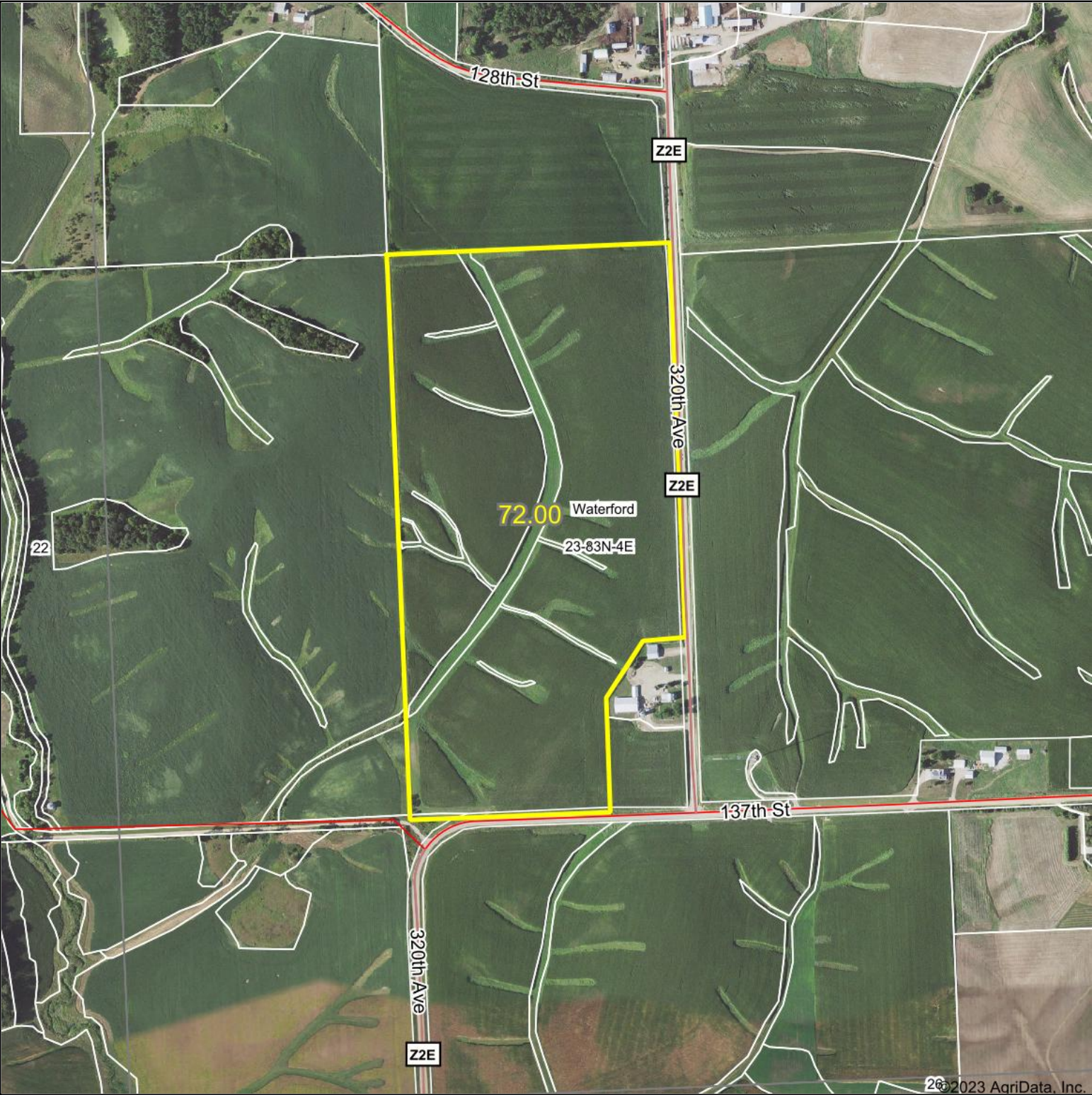
1. Johnson, Ryan 5
2. Blanchard, Brent etux 7
3. McAleer, Joanne 12



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CLINTON CO., IA

Aerial Map - Total Acres





Map Center: 41° 58' 55.66, -90° 27' 48.95

0ft 720ft 1441ft



3/6/2023

23-83N-4E
Clinton County
Iowa

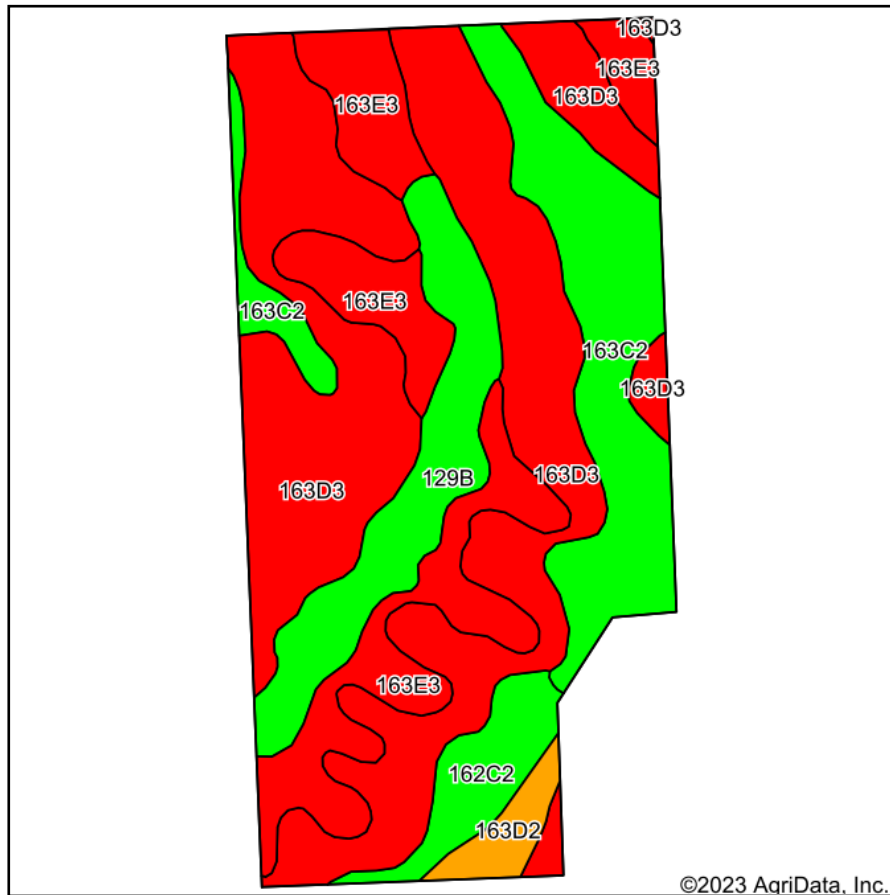
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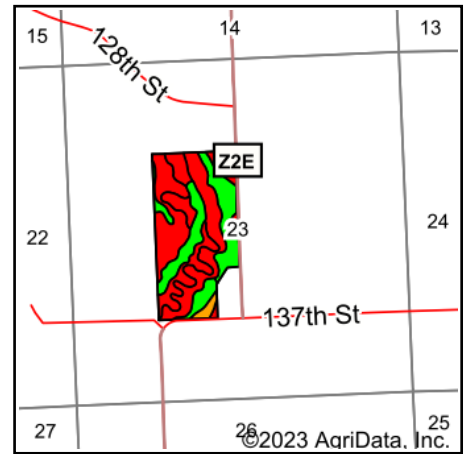
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **23-83N-4E**
 Township: **Waterford**
 Acres: **72**
 Date: **3/6/2023**

PC PEOPLES
 COMPANY
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Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA045, Soil Area Version: 28

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 Overall
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	33.00	45.8%		IVe	153.6	4.3	44.5	40	73
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	13.59	18.9%		VIe	129.6	3.6	37.6	29	70
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	12.55	17.4%		IIIe	193.6	5.4	56.1	72	81
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	7.69	10.7%		IIw	0.0	0.0	0.0	73	85
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	3.25	4.5%		IIIe	198.4	5.6	57.5	80	85
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	1.51	2.1%		IIIe	164.8	4.6	47.8	46	78
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	0.41	0.6%		IVe	140.8	3.9	40.8	35	74
Weighted Average					3.92	141.8	4	41.1	48.9	*n 75.8

**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.

Aerial Map - Tillable Acres



Map Center: 41° 58' 57.71, -90° 27' 48.39

0ft 510ft 1021ft

23-83N-4E
Clinton County
Iowa



3/6/2023

Maps Provided By:

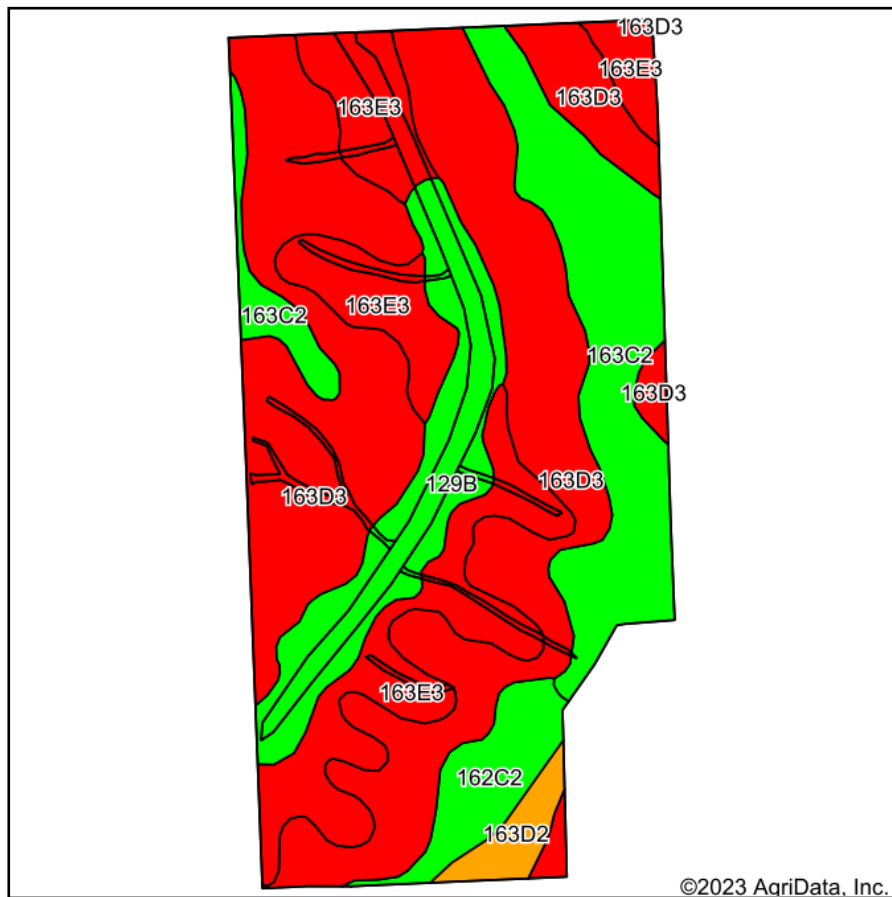


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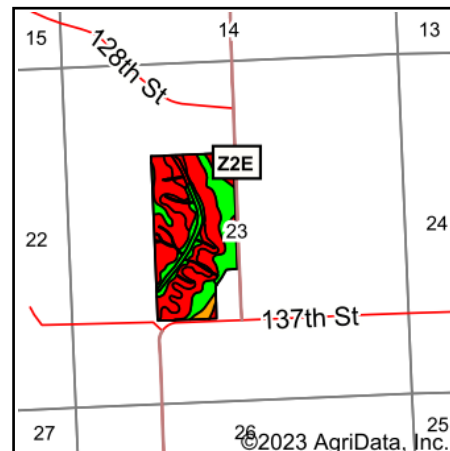
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **23-83N-4E**
 Township: **Waterford**
 Acres: **70.87**
 Date: **3/6/2023**



Maps Provided By:



Area Symbol: IA045, Soil Area Version: 28

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 Overall
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	32.70	46.1%		IVe	153.6	4.3	44.5	40	73
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	13.49	19.0%		VIe	129.6	3.6	37.6	29	70
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	12.16	17.2%		IIIe	193.6	5.4	56.1	72	81
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	7.70	10.9%		IIw	0.0	0.0	0.0	73	85
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	3.12	4.4%		IIIe	198.4	5.6	57.5	80	85
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	1.36	1.9%		IIIe	164.8	4.6	47.8	46	78
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	0.34	0.5%		IVe	140.8	3.9	40.8	35	74
Weighted Average					3.93	141.3	3.9	41	48.8	*n 75.7

**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



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary

- Iowa PLSS
- Iowa Roads

NAIP/USDA_CONUS_PRIME

Wetland Determination Identifiers

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

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

Tract Cropland Total: 70.87 acres

2022 Program Year

Map Created April 22, 2022

Farm **5841**
Tract **10737**

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IOWA
CLINTON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 5841
Prepared : 3/6/23 1:01 PM CST
Crop Year : 2023

Abbreviated 156 Farm Record

Tract Number : 10737

Description : L-3 SW1/4 OF 23

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 : Wetland determinations not complete

WL Violations : None

Owners : SONJA WILSON, BRENT B WILSON

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
70.87	70.87	70.87	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	70.87	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	64.20	0.00	177
Soybeans	4.80	0.00	61
TOTAL	69.00	0.00	

NOTES

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