

LAND FOR SALE

79.5 ACRES (TO BE SURVEYED)

LISTING #17386

CLINTON COUNTY, IOWA



DOUGLAS R. YEGGE

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DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

79.5 acres (to be surveyed) in the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4, Section 13, Township 83 North, Range 4 East, Clinton Co., IA.

COMMENTS & INFORMATION:

Peoples Company proudly presents the "Thola" farm, 79.5 acres, to be surveyed, of quality farmland located in Clinton Co., Iowa. The farm is comprised of 39 estimated cropland acres, with a CSR2 rating of 36.1. The farm primarily consists of Fayette silty clay loam. The property is located 4 miles north of Charlotte and 8 miles South of Preston. The farm is located in Section 13 of Waterford Township. The mix of tillable and CRP acres provides the perfect habitat for a wide range of game. The farm includes 62.7 acres enrolled in CRP split into 3 different contracts. The contracts together come to a total of \$9,742. Contract Agent for details on CRP.

LEASE/FSA INFORMATION:

OWNED & OPERATED

79.5 Acres (to be surveyed), Clinton County, IA

TOTAL ACRES:	79.5
PRICE:	\$564,450
Price Per Acre:	\$7,100
Owner:	Wayne Thola
Operator:	Wayne Thola
County & State:	Clinton County, Iowa
Location:	Preston, Iowa
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	36.1 CSR2
Taxable Acres:	38
Net RE Taxes:	\$666
Taxes Payable In:	2023-2024
Topography:	Rolling

F.S.A. INFORMATION:

Farmland:	79 est.
Crop Acres:	79 est.
CRP Acres:	34.79 est.
Tillable Acres	44.71 est.
Corn Base:	44.7 est.
Corn Yield:	194
Soybean Base:	-
Soybean Yield:	-

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	79.5
Tillable Acres:	44.71 est.
CRP Acres:	34.79 est.
Farmstead:	
Roads:	
Waterways:	.3
Timber:	0
Pasture:	0

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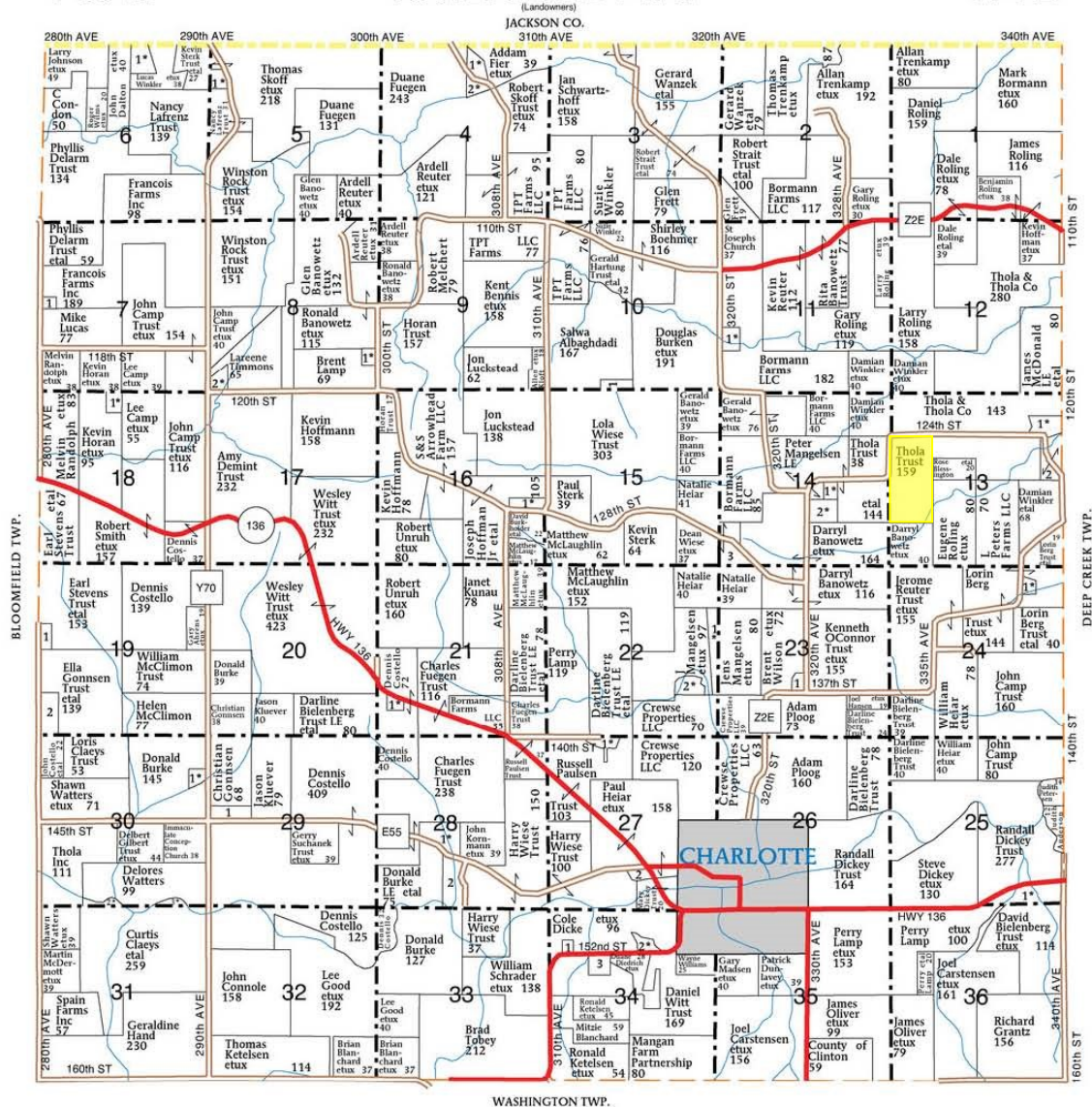
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**WATERFORD TOWNSHIP****SECTION 4**

1. Roling, Lawrence etux

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 10

1. Wiese Trust, Lola 5

SECTION 11

1. Bormann, Ronald etux 14

SECTION 13

1. Immel, Joseph etux 13

SECTION 14

1. Mangelsen, Jan etux 5

2. LaBarr, David etal 9

3. Heiar, Natalie 21

SECTION 16

1. Rickertsen, Steve etux 9

SECTION 18

1. Horan, Kevin etux 8

SECTION 19

1. Bates, Robin 5

2. Gonnens Farms Inc 17

SECTION 21

1. Brusven, Todd etux 5

SECTION 22

1. Mangelsen, Jens etux 21

2. Petersen, Clint etux 11

SECTION 23

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

2. Burken Trust, Bradley 9

SECTION 28

1. Kornmann, John etux 24

2. Burke, Donald 14

SECTION 29

1. Tracy, Richard 9

SECTION 30

1. Broadfoot, Kevin etux 8

2. Claes, Curtis etux 7

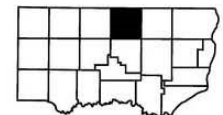
3. Claes, Curtis etux 8

SECTION 34

1. Johnson, Ryan 5

2. Blanchard, Brent etux 7

3. McAleer, Joanne 12



Aerial Map - Total Acres



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Boundary Center: 41° 59' 49.18, -90° 26' 57.88



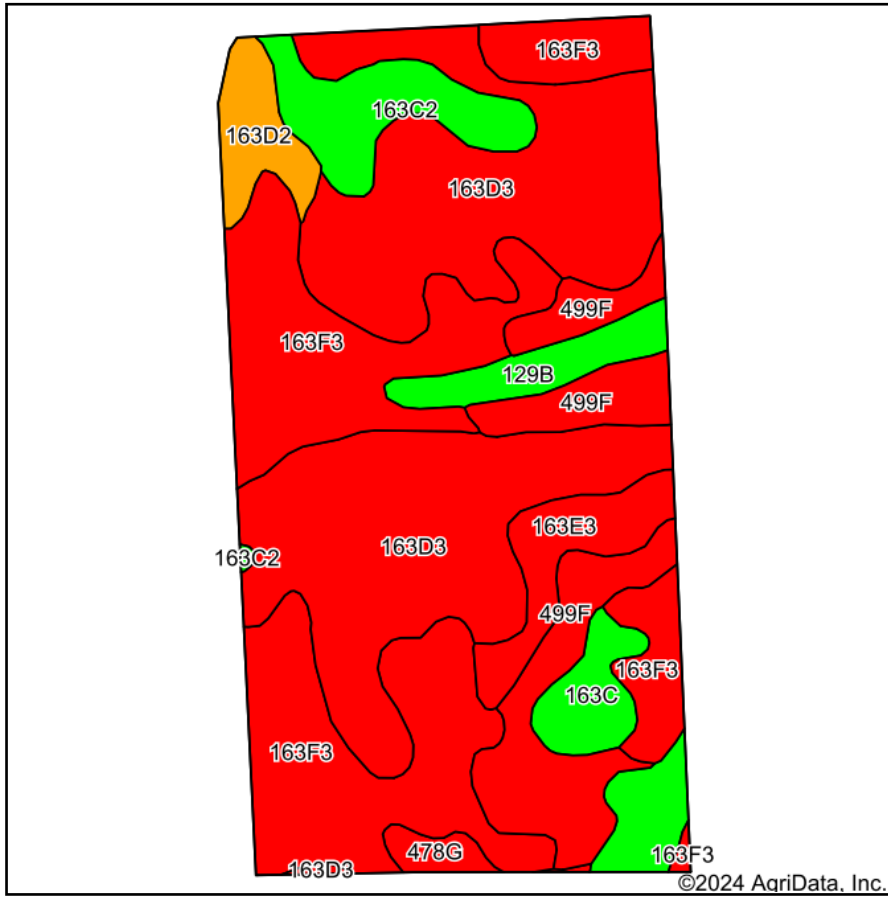
13-83N-4E
Clinton County
Iowa



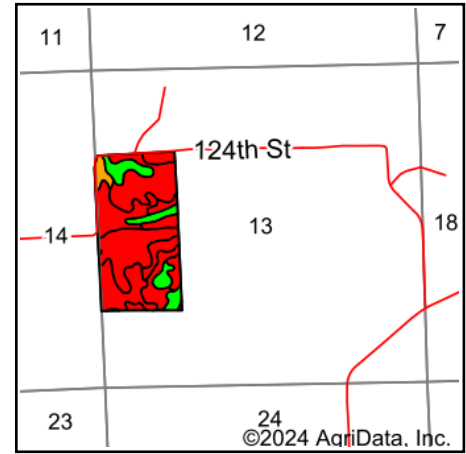
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 **surety**
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2/22/2024

Soils Map, Thola



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **13-83N-4E**
 Township: **Waterford**
 Acres: **79.5**
 Date: **2/5/2024**

PC PEOPLES
 COMPANY
 INTEGRATED LAND SOLUTIONS

Maps Provided By:

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Area Symbol: IA045, Soil Area Version: 29

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	30.00	37.7%		IVe	153.6	4.3	44.5	40	73
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	23.75	29.9%		VIIe	105.6	3.0	30.6	12	56
499F	Nordness silt loam, 14 to 25 percent slopes	8.77	11.0%		VIIIs	88.0	2.5	25.5	5	43
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	4.26	5.4%		IIw	0.0	0.0	0.0	73	85
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	4.17	5.2%		IIIe	193.6	5.4	56.1	72	81
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	3.21	4.0%		VIe	129.6	3.6	37.6	29	70
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	2.38	3.0%		IIIe	164.8	4.6	47.8	46	78
163C	Fayette silt loam, 5 to 9 percent slopes	2.11	2.7%		IIIe	198.4	5.6	57.5	75	86
478G	Rock outcrop-Nordness complex, 18 to 60 percent slopes	0.85	1.1%		VIIIIs	88.0	0.0	25.5	5	11
Weighted Average					5.13	125.7	3.5	36.4	31.5	*n 65.4

**IA has updated the CSR values for each county to CSR2.

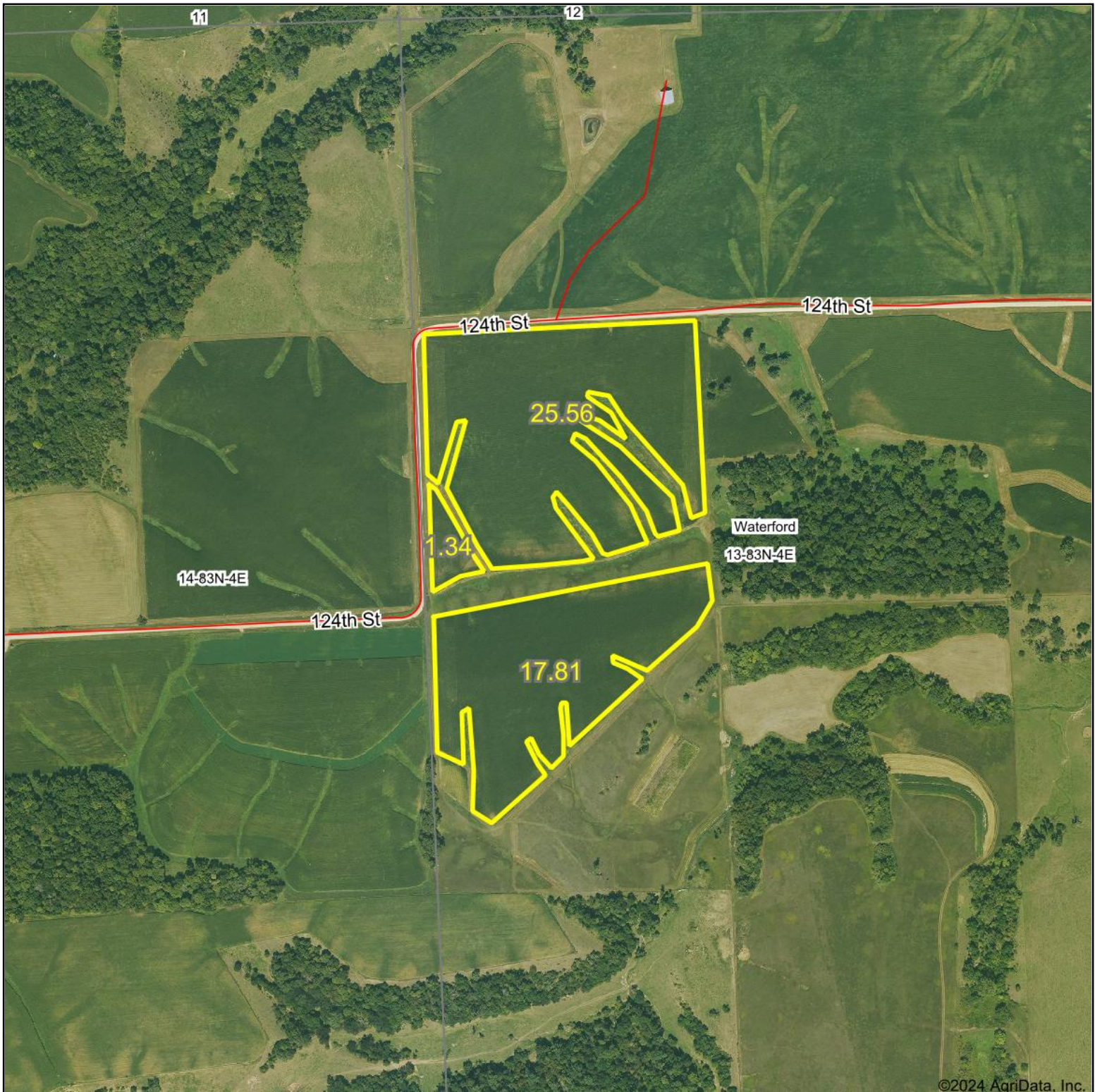
**IA has updated the CSR values for each county to CSR2.*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

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

**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.*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map - Tillable Acres



Boundary Center: 41° 59' 50.65, -90° 26' 57.87

0ft 709ft 1417ft

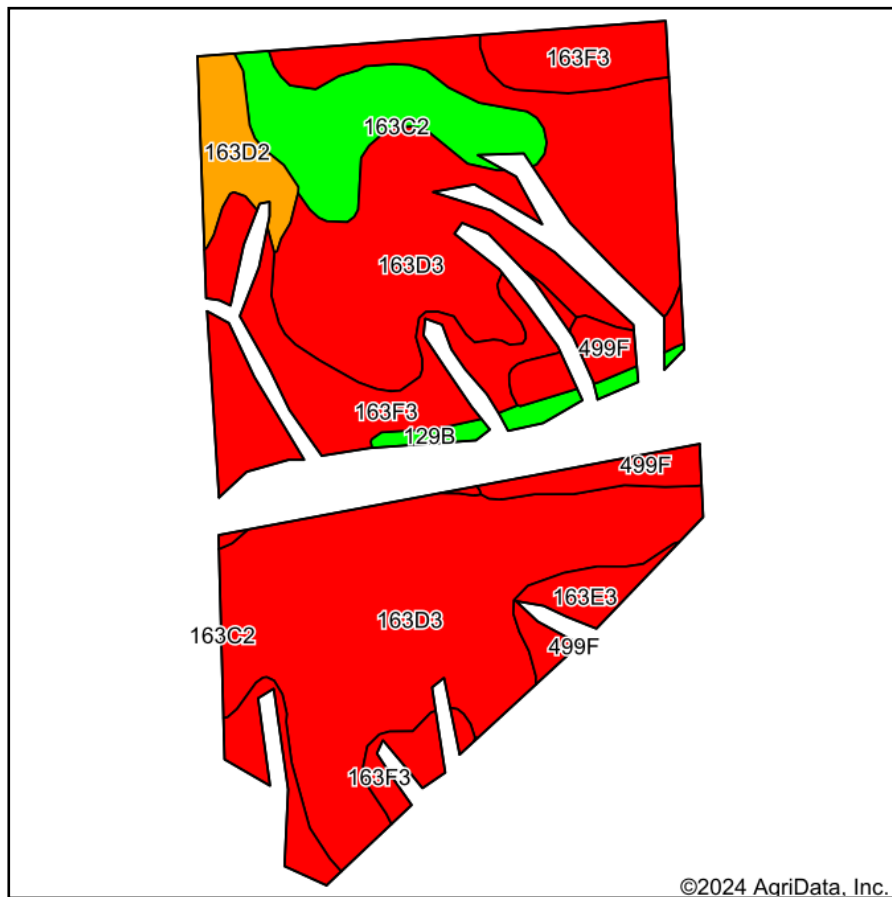
13-83N-4E
Clinton County
Iowa



Maps Provided By:
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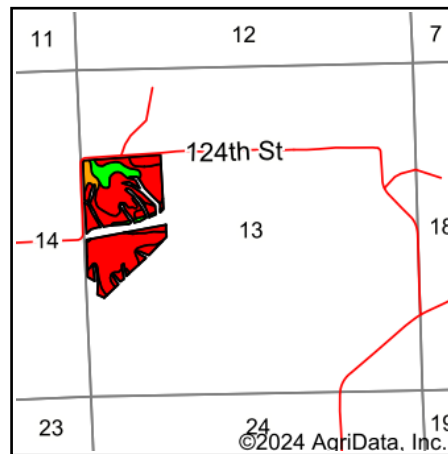
2/22/2024

Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.

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State: **Iowa**
 County: **Clinton**
 Location: **13-83N-4E**
 Township: **Waterford**
 Acres: **44.71**
 Date: **2/6/2024**



Maps Provided By:



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Area Symbol: IA045, Soil Area Version: 29

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	26.25	58.7%		IVe	153.6	4.3	44.5	40	73
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	9.04	20.2%		VIIe	105.6	3.0	30.6	12	56
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	3.91	8.7%		IIIe	193.6	5.4	56.1	72	81
499F	Nordness silt loam, 14 to 25 percent slopes	1.97	4.4%		VIIs	88.0	2.5	25.5	5	43
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	1.69	3.8%		IIIe	164.8	4.6	47.8	46	78
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	1.15	2.6%		VIe	129.6	3.6	37.6	29	70
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	0.70	1.6%		IIw	0.0	0.0	0.0	73	85
Weighted Average					4.63	141.9	4	41.1	36.1	*n 69.2

**IA has updated the CSR values for each county to CSR2.

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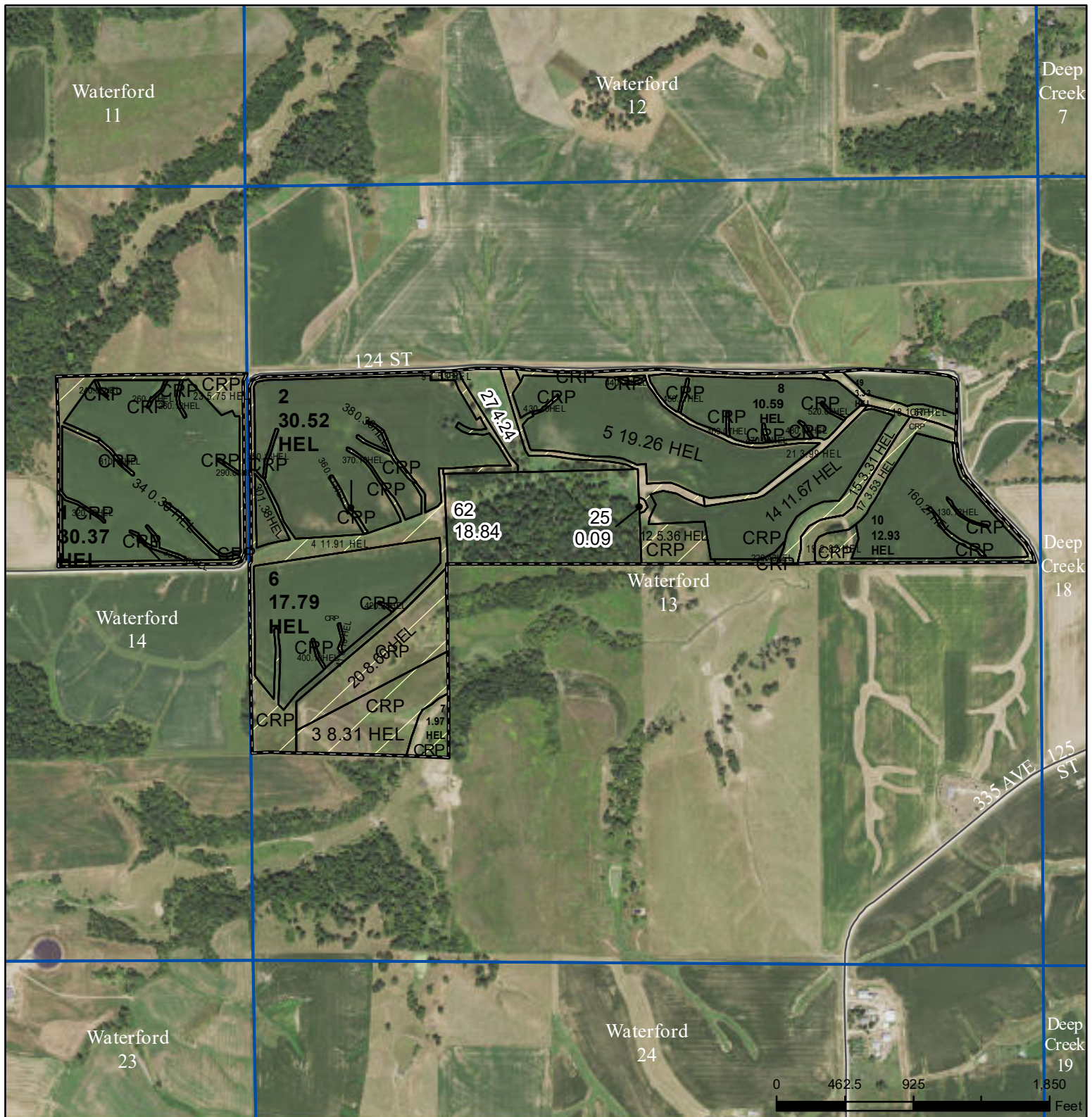
*n: The aggregation method is "Weighted Average using all components"

**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.*c: Using Capabilities Class Dominant Condition Aggregation Method



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

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2021 Program Year

Map Created March 22, 2021

Farm **5721**

Tract **11224**

Tract Cropland Total: 200.54 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 : 5721

Prepared : 4/8/22 3:27 PM

Crop Year : 2022

Operator Name : WAYNE A THOLA
Farms Associated with Operator : 19-045-5721, 19-045-6758
CRP Contract Number(s) : 10125B, 11329A, 11389A, 11436
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
223.71	200.54	200.54	0.00	0.00	62.70	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	137.84	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	PLC Yield	HIP
Corn	137.84	1.16	194	
TOTAL	137.84	1.16		

NOTES

Tract Number : 11224

Description : L-3 NE1/4, NW1/4, SW1/4 OF 13
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 : ELDRED-THOLA LIVING TRUST A THOLA
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
223.71	200.54	200.54	0.00	0.00	62.70	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	137.84	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	137.84	1.16	194

IOWA
CLINTON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 5721
Prepared : 4/8/22 3:27 PM
Crop Year : 2022

Abbreviated 156 Farm Record

Tract 11224 Continued ...

TOTAL	137.84	1.16
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NOTES

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