

LAND AUCTION

194.27 ACRES(TO BE SURVEYED) OFFERED IN 3 TRACTS

SEESER FAMILY TRUST, CLINTON COUNTY, IOWA

THU., NOV. 7TH, 2024 AT 10:00 A.M.

MURPHY'S PUB

#17884

613 10TH ST., DEWITT, IA



DOUGLAS R. YEGGE

C: 563.320.9900

O: 563.659.8185

Doug@PeoplesCompany.com

ALAN MCNEIL

C: 563-321-1125

O: 563-659-8185

Alan@PeoplesCompany.com

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700 6th Ave
DeWitt, Iowa 52742

370TH AVE.

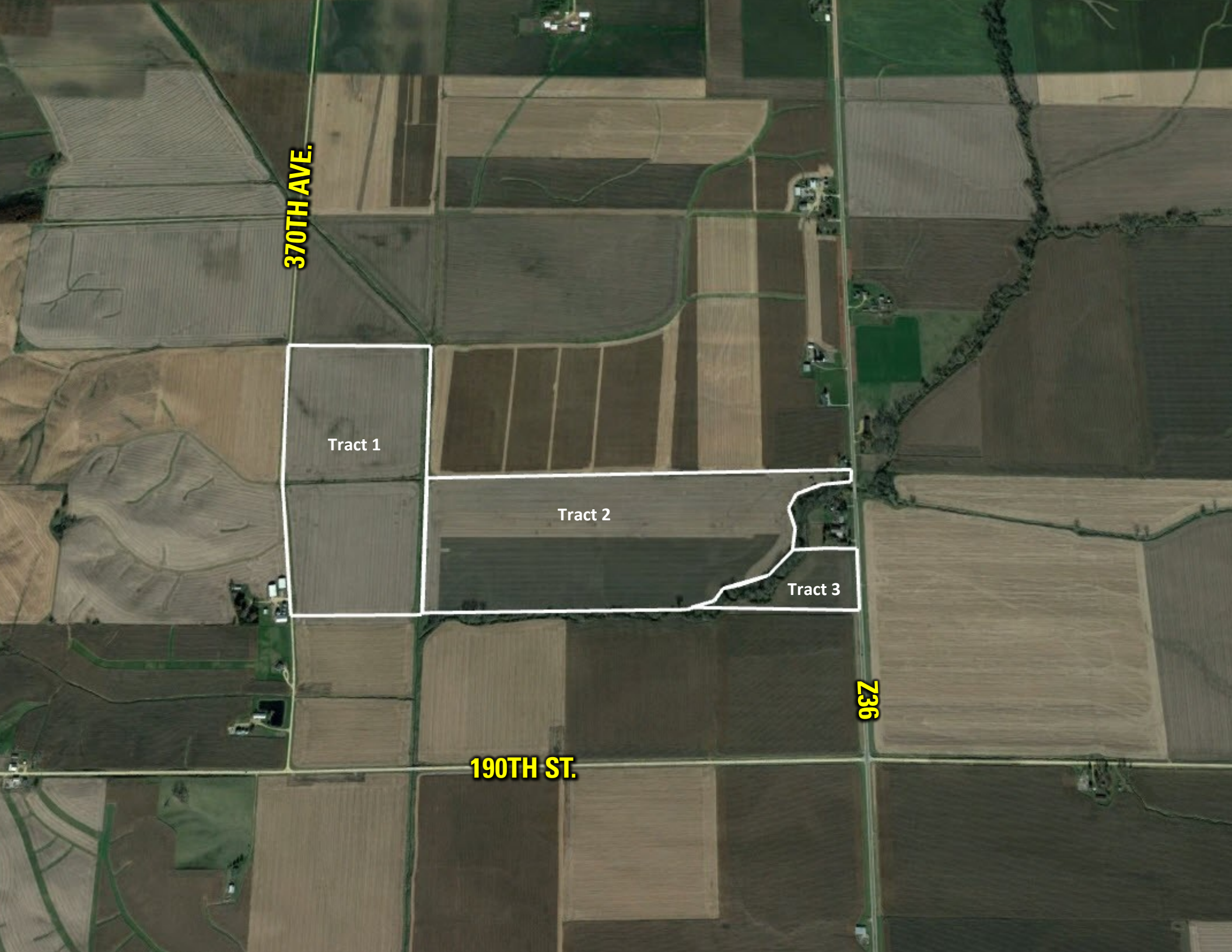
Tract 1

Tract 2

Tract 3

190TH ST.

Z36



TRACT #1

LEGAL DESCRIPTION: The Southwest 1/4 of the Northwest 1/4 of Section 15 and part of the Northwest 1/4 of the Southwest 1/4 of Section 15 all in Township 82 North Range 5 East of the 5th P.M., Clinton County, Iowa. Exact legal to come from survey.

COMMENTS & BUILDING INFORMATION:

Tract 1: Consists of 76.3 acres m/l with 75.3 FSA cropland acres. The tillable acres boast an average CSR2 soil rating of 75.6, well above the Clinton County average CSR2 soil rating of 62. The primary soil types include Elvira silty clay loam, Sawmill silty clay loam, and Colo silt loam with the cropland acres classified as NHEL (Non-Highly Erodible).

LEASE/FSA INFORMATION: The farm lease has been terminated and farming rights will be made available to Winning Bidder for the 2025 crop season.

SALE METHOD:

The farmland will be sold in 3 individual tracts via Bidder's Choice method.

There will be the option of Live and Online bidding available.

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

[PeoplesCompany.com](https://www.PeoplesCompany.com)

Seeser Family Trust, Tract 1 - 76 Acres m/l (to be surveyed), Clinton County, IA

TOTAL ACRES:	76 a. m/l
TERMS:	10% earnest money day of the auction. Closing on or about Monday, Nov. 22, 2024
Price Per Acre:	
Owner:	Seeser Family Trust
Operator:	
County & State:	Clinton Co., IA
Location:	4.5 mi. south of Goose Lake, IA
Possession Date:	At closing, subject to existing lease
Drainage Info:	Natural
Average Productivity:	75.6 CSR2
Taxable Acres:	76 est.
Net RE Taxes:	\$3,070 est.
Taxes Payable In:	2024-2025
Topography:	Level

F.S.A. INFORMATION: ESTIMATED

Farmland:	76.27 m/l
Crop Acres:	75.30
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	56.1
Corn Yield:	170
Soybean Base:	19.2
Soybean Yield:	39

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	76 m/l
Tillable Acres:	75.30
CRP Acres:	
Farmstead:	
Roads:	.7
Waterways:	
Timber:	
Pasture:	

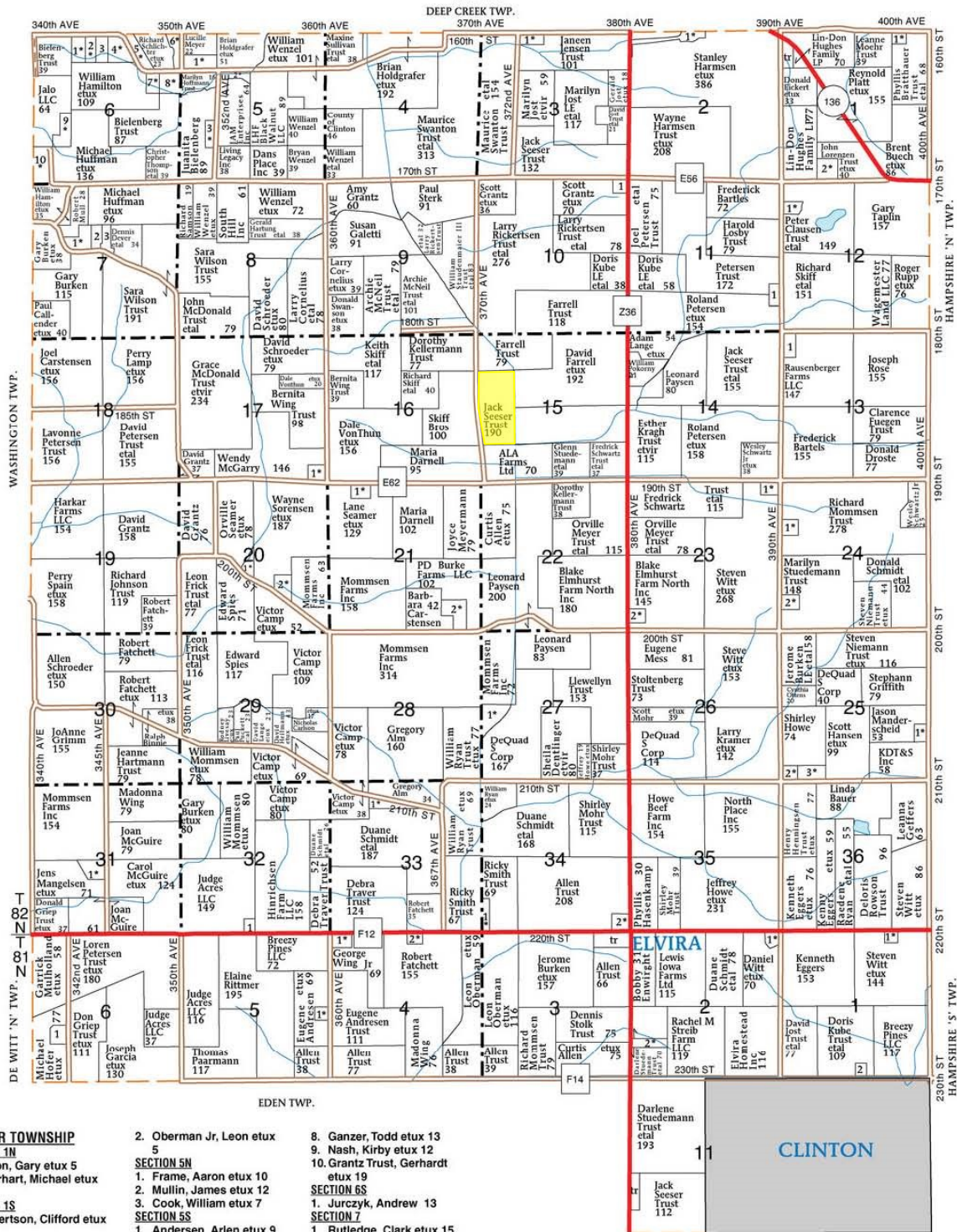
PeoplesCompany.com
563.659.8185

700 6th Ave
 DeWitt, Iowa 52742

T-81-82-N

CENTER PLAT

R-5-E



CENTER TOWNSHIP

SECTION 1N

1. Olson, Gary et ux 5
2. Eberhart, Michael et ux 10

SECTION 1S

1. Robertson, Clifford et ux 9
2. Zarate, Raul 8

SECTION 2N

1. Voss, Mark et ux 12

SECTION 2S

1. Boyd, Kevin et ux 6
2. Munck, Curtis et ux 6

SECTION 3N

1. Swanton, Joseph et ux 9

SECTION 4S

1. Wulweber, Billy et ux 8

2. Oberman Jr, Leon et ux 5

SECTION 5N

1. Frame, Aaron et ux 10
2. Mullin, James et ux 12
3. Cook, William et ux 7

SECTION 5S

1. Andersen, Arlen et ux 9

SECTION 6N

1. Housenga Trust, Robert et ux 10

SECTION 6S

2. Vawter, Michael et ux 8
3. Stuit, James 11
4. Gluesing, John et ux 13
5. Newsom, Joseph et ux 13
6. Trujillo, Matthew et ux 13
7. Franks, Robert et ux 9

8. Ganzer, Todd et ux 13
9. Nash, Kirby et ux 12
10. Grantz Trust, Gerhardt et ux 19

SECTION 6S

1. Jurczyk, Andrew 13

SECTION 7

1. Rutledge, Clark et ux 15
2. Edwards, Terry 9
3. Sledge, Michael 5

SECTION 10

1. Grantz, Scott 6

SECTION 11N

1. Gradert, Jay 6

SECTION 12

1. Lauritzen, James et ux 7

SECTION 13

1. Gradert, Joan 9

SEE PAGE 93 FOR
ADDITIONAL NAMES NOT
LISTED ON MAPS.

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CLINTON CO., IA

LEGAL DESCRIPTION: The southwest quarter (SW $\frac{1}{4}$) of the northwest quarter (NW $\frac{1}{4}$) of section fifteen (15) in township eighty-two (82) north, range five (5), East of the 5th P.M., Clinton County, Iowa; containing forty-one and two hundred sixteen-thousandths (41.216) acres, more or less, and

Part of the northwest quarter (NW $\frac{1}{4}$) of the southwest quarter (SW $\frac{1}{4}$) of section fifteen (15) in township eighty-two (82) north, range five (5), East of the 5th P.M., Clinton County, Iowa, bounded and described as follows, to wit:

Beginning at the northwest corner of said northwest quarter (NW $\frac{1}{4}$) of the southwest quarter (SW $\frac{1}{4}$) of section fifteen (15); thence north 88° 54' 50" east, along the north line thereof, a distance of one thousand three hundred thirty-seven and fifty-eight-hundredths (1337.58) feet to the northeast corner thereof; thence south 00° 09' 23" west, along the east line of said northwest quarter (NW $\frac{1}{4}$) of the southwest quarter (SW $\frac{1}{4}$) of section fifteen (15), a distance of one thousand three hundred forty-one and one-hundredth (1341.01) feet to the southeast corner thereof; thence south 88° 44' 30" west, along the south line of said northwest quarter (NW $\frac{1}{4}$) of the southwest quarter (SW $\frac{1}{4}$) of section fifteen (15), a distance of one thousand one hundred forty-four and thirty-seven-hundredths (1144.37) feet to the centerline of the public road; thence north 06° 49' 02" west, along said centerline, a distance of two hundred forty-nine and twenty-nine-hundredths (249.29) feet; thence north 07° 08' 18" west, along said centerline, a distance of five hundred nine and eight-hundredths (509.08) feet; thence north 09° 26' 55" west, along said centerline, a distance of four hundred thirty-five and thirty-eight-hundredths (435.38) feet; thence north 09° 02' 56" west, a distance of one hundred sixty and sixty-four-hundredths (160.64) feet to the point of beginning; containing thirty-eight and thirty-five-thousandths (38.035) acres more or less.

LAST GRANTEE, DEVISEE, OR HEIR OF RECORD: Jack Seeser Marital Trust by Court Officer Deed dated October 31, 2006 and recorded October 31, 2006 at 10:15 A.M. as Instrument No. 2006-09411.

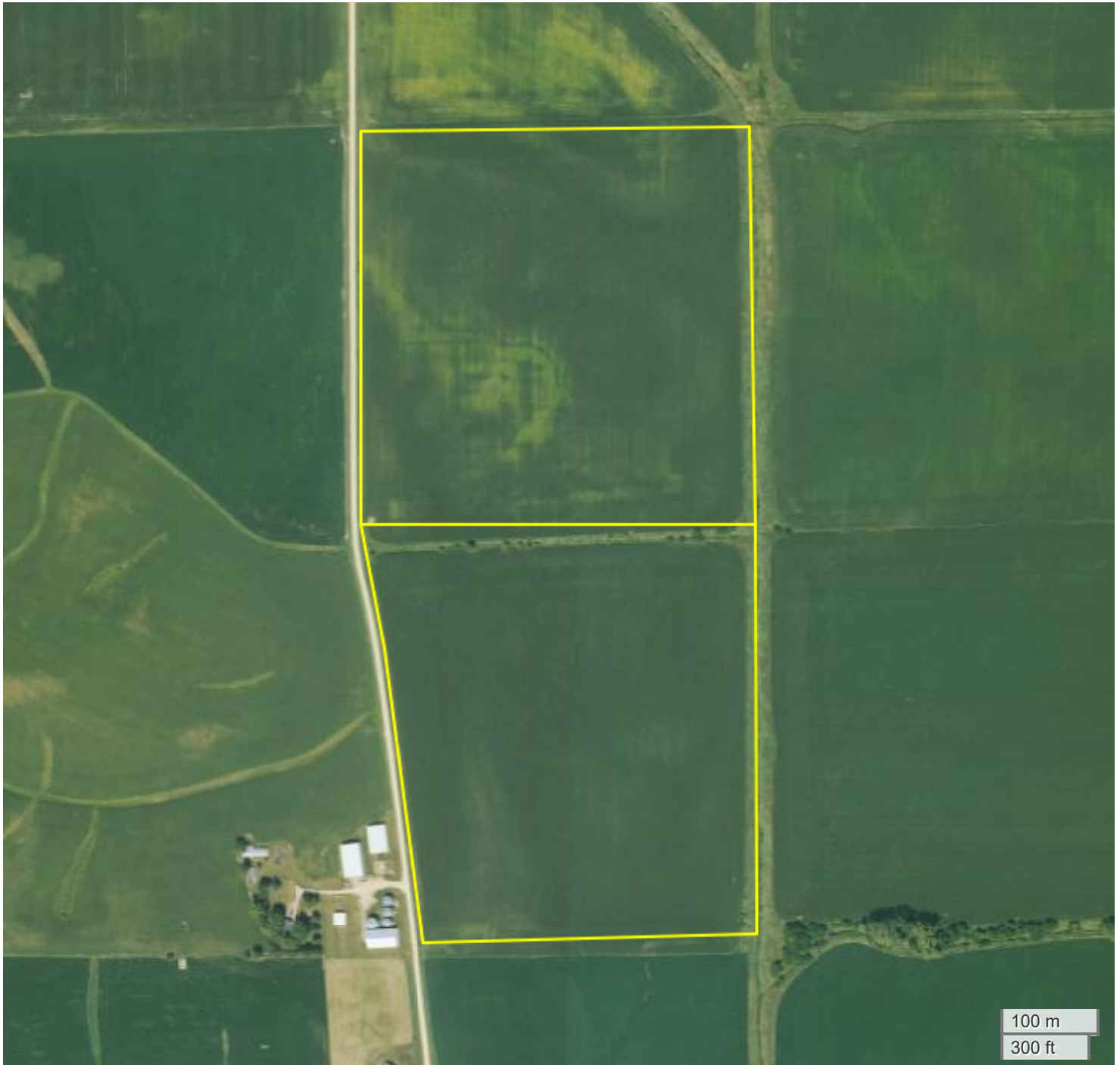
Jack Seeser Marital Trust by Re-Recorded Court Officer Deed dated October 31, 2006 and recorded November 2, 2006 at 3:33 P.M. as Instrument No. 2006-09538.

Recites: This Court Officer Deed is re-recorded as there was a typographical error in the legal description in Document#2006-09411 that was originally recorded on October 31, 2006 in the Clinton County, Iowa Recorder's Office.



76.3 ACRES (76.96 AC TOTAL, 75.30 AC TILLABLE)

AERIAL MAP

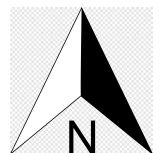


Center: 41.909896, -90.371829

15-82N-5E

Center Township

Clinton County, IA

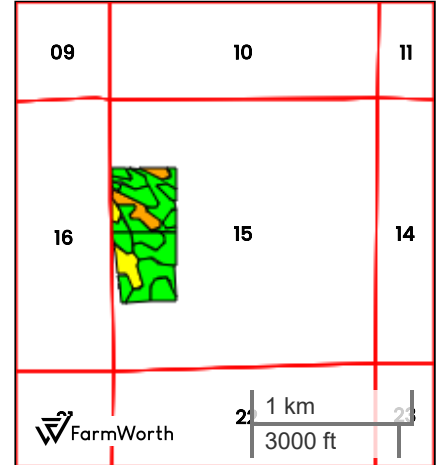
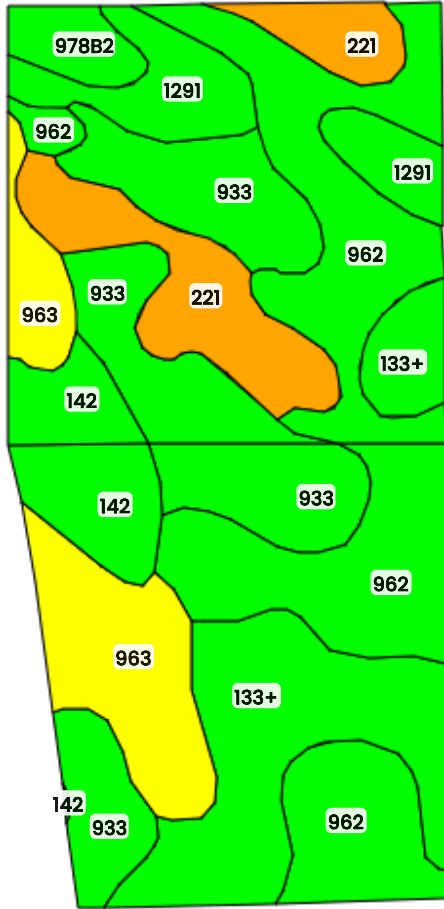


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76.3 ACRES (76.96 AC TOTAL, 75.30 AC TILLABLE)

TOTAL SOILS



County: **Clinton County, IA**

Location: **15-82N-5E**

Township: **Center**

Acres: **76.96**

Date: **09/30/2024**



Field borders obtained from Farm Service Agency
as of 2008

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Code	Description	Acres	% of field	IA CSR2	Overall NCCPI
962	Elvira silty clay loam, 0 to 2 percent slopes	21.91	28.47 %	83	73
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	15.09	19.61 %	78	76
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	12.00	15.59 %	78	82
963	Elvers silt loam, 0 to 2 percent slopes	8.26	10.73 %	64	81
221	Klossner muck, 1 to 4 percent slopes	7.64	9.93 %	48	89
142	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	5.20	6.76 %	79	82
1291	Atterberry silt loam, benches, 1 to 3 percent slopes	5.12	6.65 %	85	90
978B2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	1.72	2.23 %	84	81
Average:				75.6	79.4

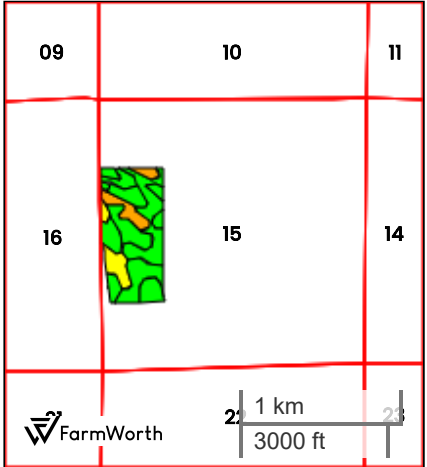
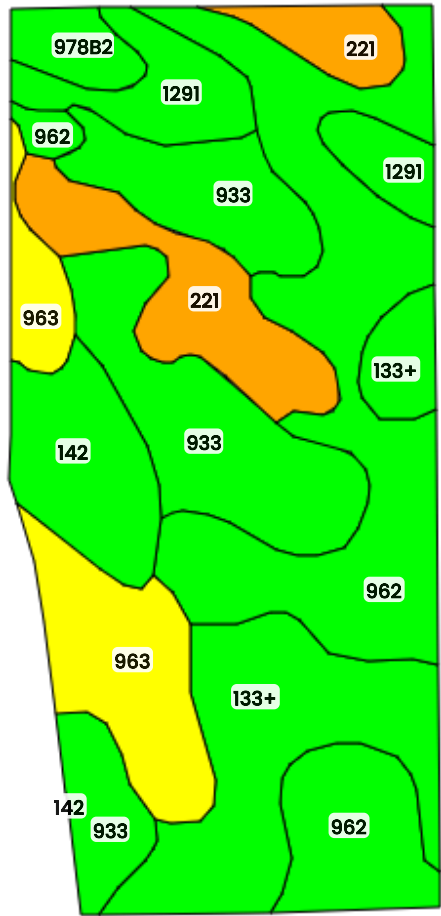
IA has updated the CSR values for each county to CSR2.

Soils data provided by USDA and NRCS.



76.3 ACRES (76.96 AC TOTAL, 75.30 AC TILLABLE)

TILLABLE SOILS



County: **Clinton County, IA**
Location: **15-82N-5E**
Township: **Center**
Acres: **75.30**
Date: **09/30/2024**



Field borders obtained from Farm Service Agency
as of 2008

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Code	Description	Acres	% of field	IA CSR2	Overall NCCPI
962	Elvira silty clay loam, 0 to 2 percent slopes	21.30	28.29 %	83	73
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	14.97	19.88 %	78	76
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	11.64	15.46 %	78	82
963	Elvers silt loam, 0 to 2 percent slopes	7.92	10.52 %	64	81
221	Klossner muck, 1 to 4 percent slopes	7.66	10.17 %	48	89
142	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	5.14	6.83 %	79	82
1291	Atterberry silt loam, benches, 1 to 3 percent slopes	4.96	6.59 %	85	90
978B2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	1.70	2.26 %	84	81
Average:				75.6	79.4

IA has updated the CSR values for each county to CSR2.
Soils data provided by USDA and NRCS.

Abbreviated 156 Farm Record

Tract 2527 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	78.92	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	71.86	0.00	170

TOTAL 71.86 0.00

NOTES

Tract Number : 11354

Description : N-6 NW1/4, SW1/4 OF 15
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 : Wetland determinations not complete
WL Violations : None
Owners : JACK SEESER MARITAL TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
76.27	75.30	75.30	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	75.30	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	56.10	0.00	170
Soybeans	19.20	0.00	39

TOTAL 75.30 0.00

NOTES



United States
Department of
Agriculture

Clinton County, Iowa



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 75.30 acres

2024 Program Year
Map Created October 23, 2023

Farm **8470**
Tract **11354**

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USDA is an equal opportunity provider, employer, and lender.

TRACT #2

LEGAL DESCRIPTION: The Northwest 1/4 of the Southwest 1/4 and part of the North 1/2 of the Southeast 1/4 all in Section 15, Township 82 North, Range 5 East. Clinton Co. Iowa. Exact legal to come from survey.

COMMENTS & BUILDING INFORMATION:

Tract 2: consists of 105.398 surveyed acres with 96.96 FSA cropland acres, of which 1.94 acres are certified as grass, with the balance of the tract in well-maintained waterways. The tillable acres boast an average CSR2 soil rating of 83.2, well above the Clinton County average CSR2 soil rating of 62. The primary soil types include Dinsdale silty clay loam, Colo-Ely complex, and Kenyon loam with the cropland acres classified as HEL (Highly Erodible Land).

LEASE/FSA INFORMATION: The farm lease has been terminated and farming rights will be made available to Winning Bidder for the 2025 crop season.

SALE METHOD:

The farmland will be sold in 3 individual tracts via Bidder's Choice method.

There will be the option of Live and Online bidding available.

TO CONTACT LISTING AGENT:

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Office: 563.659.8185
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Call: Alan McNeil
Cell: 563.321.1125
Office: 563.659.8185
Alan@PeoplesCompany.com

PeoplesCompany.com

**Seeser Family Trust, Tract 2 - 105.398 Surveyed Acres,
Clinton County, IA**

TOTAL ACRES:	105.398
TERMS:	10% earnest money day of the auction. Closing on or about Monday, Nov. 22, 2024
Price Per Acre:	
Owner:	Seeser Family Trust
Operator:	
County & State:	Clinton Co., IA
Location:	4.5 mi. south of Goose Lake, IA
Possession Date:	At closing, subject to existing lease
Drainage Info:	Natural
Average Productivity:	83.9 CSR2
Taxable Acres:	105 est.
Net RE Taxes:	\$4,627 est.
Taxes Payable In:	2024-2025
Topography:	Level

F.S.A. INFORMATION: ESTIMATED

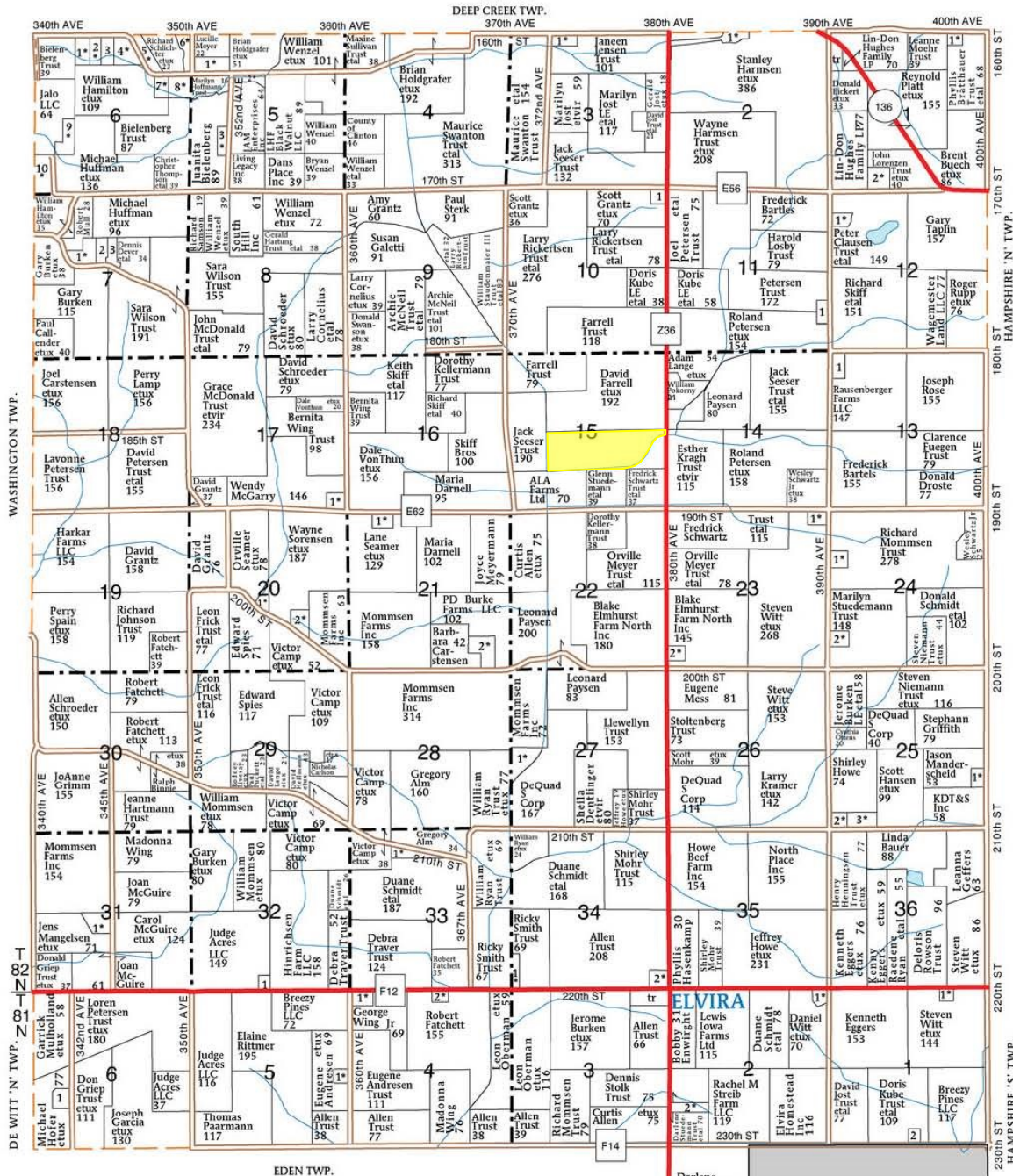
Farmland:	105.398
Crop Acres:	96.96
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	95.98 est.
Corn Yield:	170
Soybean Base:	.91 est.
Soybean Yield:	39

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	105.398
Tillable Acres:	96.96
CRP Acres:	
Farmstead:	
Roads:	1.438
Waterways:	
Timber:	7
Pasture:	

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742



CENTER TOWNSHIP

SECTION 1N

1. Olson, Gary et ux 5
2. Eberhart, Michael et ux 10

SECTION 1S

1. Robertson, Clifford et ux 9
2. Zarate, Raul 8

SECTION 2N

1. Voss, Mark et ux 12

SECTION 2S

1. Boyd, Kevin et ux 6
2. Munck, Curtis et ux 6

SECTION 3N

1. Swanton, Joseph et ux 9

SECTION 4S

1. Wullweber, Billy et ux 8

2. Oberman Jr, Leon et ux 5

SECTION 5N

1. Frame, Aaron et ux 10
2. Mullin, James et ux 12

SECTION 5S

1. Cook, William et ux 7

SECTION 6N

1. Andersen, Arlen et ux 9

SECTION 6S

1. Housenga Trust, Robert et ux 10

SECTION 7N

1. Vawter, Michael et ux 8
2. Stuit, James 11

SECTION 7S

1. Gluesing, John et ux 13
2. Newsom, Joseph et ux 13
3. Trujillo, Matthew et ux 13
4. Franks, Robert et ux 9

8. Ganzer, Todd et ux 13
9. Nash, Kirby et ux 12
10. Grantz Trust, Gerhardt et ux 19

SECTION 6S

1. Jurczyk, Andrew 13

SECTION 7

1. Rutledge, Clark et ux 15
2. Edwards, Terry 9
3. Sledge, Michael 5

SECTION 10

1. Grantz, Scott 6

SECTION 11N

1. Gradert, Jay 6

SECTION 12

1. Lauritzen, James et ux 7

SECTION 13

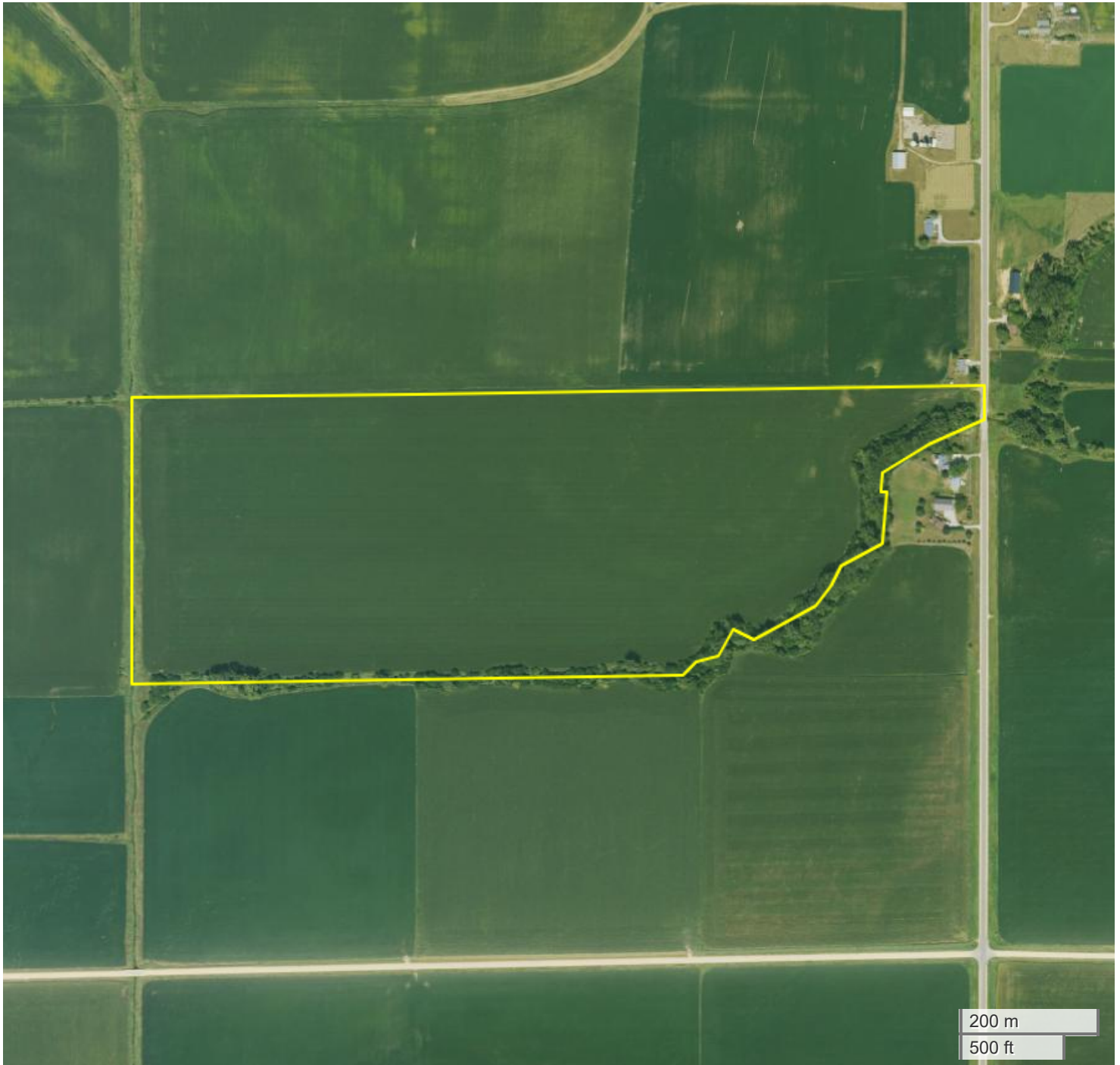
1. Gradert, Joan 9

SEE PAGE 93 FOR
ADDITIONAL NAMES NOT
LISTED ON MAPS.



TRACT 2: 105 ACRES M/L (105.39 AC TOTAL, 96.96 AC TILLABLE)

AERIAL MAP

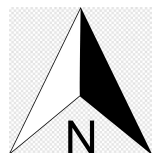


Center: 41.908138, -90.362120

15-82N-5E

Center Township

Clinton County, IA

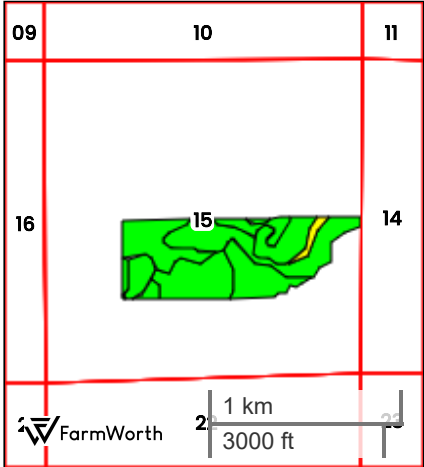
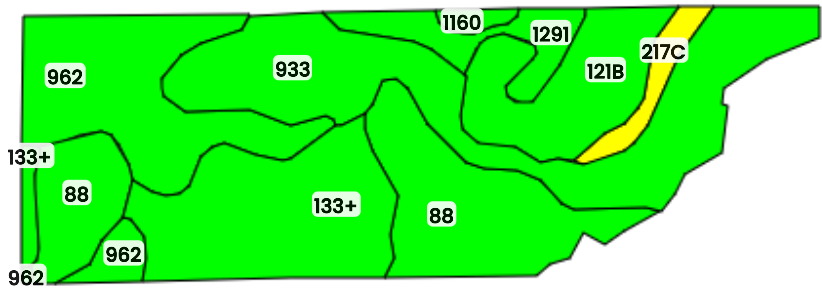


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TRACT 2: 105 ACRES M/L (105.39 AC TOTAL, 96.96 AC TILLABLE)

TOTAL SOILS



County: **Clinton County, IA**
Location: **15-82N-5E**
Township: **Center**
Acres: **105.39**
Date: **10/30/2024**



Field borders obtained from Farm Service Agency as of 2008

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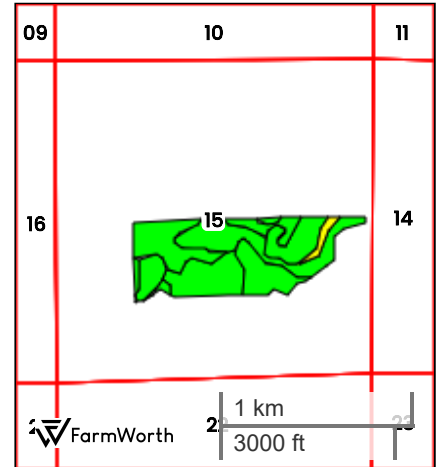
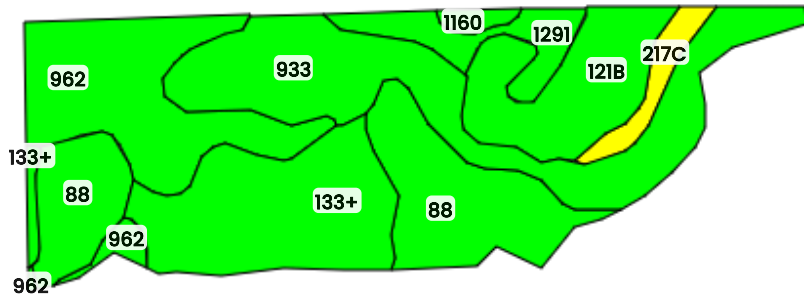
Code	Description	Acres	% of field	IA CSR2	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	26.59	25.23 %	78	76	-	2	Poorly drained
88	Nevin silty clay loam, 0 to 2 percent slopes	20.99	19.92 %	95	98	-	1	Somewhat poorly drained
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	19.33	18.34 %	78	82	-	2	Poorly drained
962	Elvira silty clay loam, 0 to 2 percent slopes	18.76	17.80 %	83	73	-	2	Poorly drained
121B	Tama silt loam, driftless, 2 to 6 percent slopes	11.21	10.64 %	95	92	-	2	Well drained
1291	Atterberry silt loam, benches, 1 to 3 percent slopes	5.07	4.81 %	85	90	-	2	Somewhat poorly drained
217C	Ripon silt loam, 30 to 40 inches to limestone, 5 to 9 percent slopes	2.57	2.44 %	52	65	-	3	Well drained
1160	Walford silt loam, benches, 0 to 1 percent slopes	0.86	0.82 %	85	85	-	3	Poorly drained
Average:				83.8	83.1			

IA has updated the CSR values for each county to CSR2.
Soils data provided by USDA and NRCS.



TRACT 2: 105 ACRES M/L (105.00 AC TOTAL, 96.96 AC TILLABLE)

TILLABLE SOILS



County: **Clinton County, IA**
Location: **15-82N-5E**
Township: **Center**
Acres: **96.96**
Date: **10/01/2024**



Field borders obtained from Farm Service Agency
as of 2008

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Code	Description	Acres	% of field	IA CSR2	Overall NCCPI
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	23.01	23.73 %	78	76
88	Nevin silty clay loam, 0 to 2 percent slopes	18.68	19.27 %	95	98
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	17.97	18.53 %	78	82
962	Elvira silty clay loam, 0 to 2 percent slopes	17.50	18.05 %	83	73
121B	Tama silt loam, driftless, 2 to 6 percent slopes	11.25	11.60 %	95	92
1291	Atterberry silt loam, benches, 1 to 3 percent slopes	5.09	5.25 %	85	90
217C	Ripon silt loam, 30 to 40 inches to limestone, 5 to 9 percent slopes	2.58	2.66 %	52	65
1160	Walford silt loam, benches, 0 to 1 percent slopes	0.89	0.92 %	85	85
Average:				83.9	83.2

IA has updated the CSR values for each county to CSR2.
Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Clinton County, Iowa



Legend

Non-Cropland	CRP	Iowa PLSS
Cropland	Tract Boundary	Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 105.91 acres

2024 Program Year

Map Created October 23, 2023

Farm **8470**
Tract **12089**

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.



Abbreviated 156 Farm Record

Tract Number	: 11470
Description	: O-8 NW1/4 OF 12
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	: Wetland determinations not complete
WL Violations	: None
Owners	: PAULETTE SEESER, BRENT A SEESER
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
151.08	144.74	144.74	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	144.74	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	71.84	0.00	170
Soybeans	72.90	0.00	58
TOTAL	144.74	0.00	

NOTES

Tract Number	: 12089
Description	: N-6SW1/4 OF 15
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	: Wetland determinations not complete
WL Violations	: None
Owners	: JACK SEESER MARITAL TRUST
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
121.99	105.91	105.91	0.00	0.00	0.00	0.00	0.0

Tract 12089 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	105.91	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	104.90	0.00	170
Soybeans	1.00	0.00	38
TOTAL	105.90	0.00	

NOTES

Tract Number : 12229

Description : SW 1/4, SE 1/4 of 3
FSA Physical Location : IOWA/CLINTON
ANSI Physical Location : IOWA/CLINTON
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JACK SEESER MARITAL TRUST
Other Producers : None
Recon ID : 19-045-2006-1

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
133.02	130.90	130.90	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	130.90	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	97.57	0.00	170
Soybeans	33.33	0.00	38
TOTAL	130.90	0.00	

NOTES

TRACT #3

LEGAL DESCRIPTION: 11 Acres being part of the Northeast 1/4 of the Southeast 1/4 of Section 15, Township 82 North, Range 5 East, Clinton Co. Iowa. Exact legal to come from survey.

COMMENTS & BUILDING INFORMATION:

Tract 3: Includes 12.573 acres with 8.95 FSA tillable acres m/l carrying a CSR2 soil rating of 93.7, well above the Clinton County, Iowa average CSR2 soil rating of 62. The primary soil types of this high-quality farmland tract include Tama and Nevin silty loam.

The farm is located northeast of DeWitt, Iowa 17 miles, and northwest of Clinton, Iowa 13 Miles. Located on a paved road, this tract would be an excellent potential building site. *Pending approval from Clinton County Board of Supervisors.

LEASE/FSA INFORMATION: The farm lease has been terminated and farming rights will be made available to Winning Bidder for the 2025 crop season.

SALE METHOD:

The farmland will be sold in 3 individual tracts via Bidder's Choice method.

There will be the option of Live and Online bidding available.

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

[PeoplesCompany.com](https://www.PeoplesCompany.com)

**Seeser Family Trust, Tract 3 - 12.573 Surveyed Acres,
 Clinton County, IA**

TOTAL ACRES:	12.573
TERMS:	10% earnest money day of the auction. Closing on or about Monday, Nov. 22, 2024
Price Per Acre:	
Owner:	Seeser Family Trust
Operator:	
County & State:	Clinton Co., IA
Location:	4.5 mi. south of Goose Lake, IA
Possession Date:	At closing, subject to existing lease
Drainage Info:	Natural
Average Productivity:	93.7 CSR2
Taxable Acres:	11 est.
Net RE Taxes:	\$423 est.
Taxes Payable In:	2024-2025
Topography:	Level

F.S.A. INFORMATION: ESTIMATED

Farmland:	12.573
Crop Acres:	8.95
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	8.92 est.
Corn Yield:	170
Soybean Base:	.09 est.
Soybean Yield:	39

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	12.573
Tillable Acres:	8.95
CRP Acres:	
Farmstead:	
Roads:	1.323
Waterways:	
Timber:	2
Pasture:	

PeoplesCompany.com
563.659.8185

700 6th Ave
 DeWitt, Iowa 52742



TRACT 3: 11 ACRES M/L (12.57 AC TOTAL, 8.95 AC TILLABLE)

AERIAL MAP

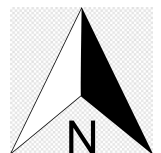


Center: 41.907195, -90.356882

15-82N-5E

Center Township

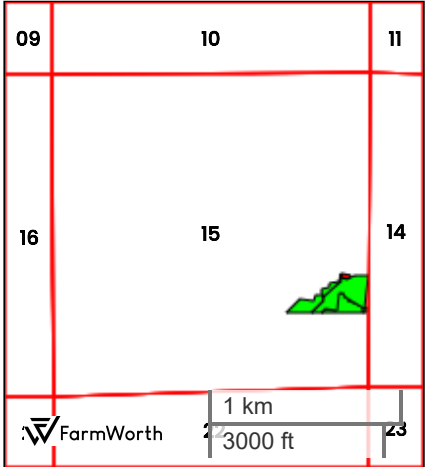
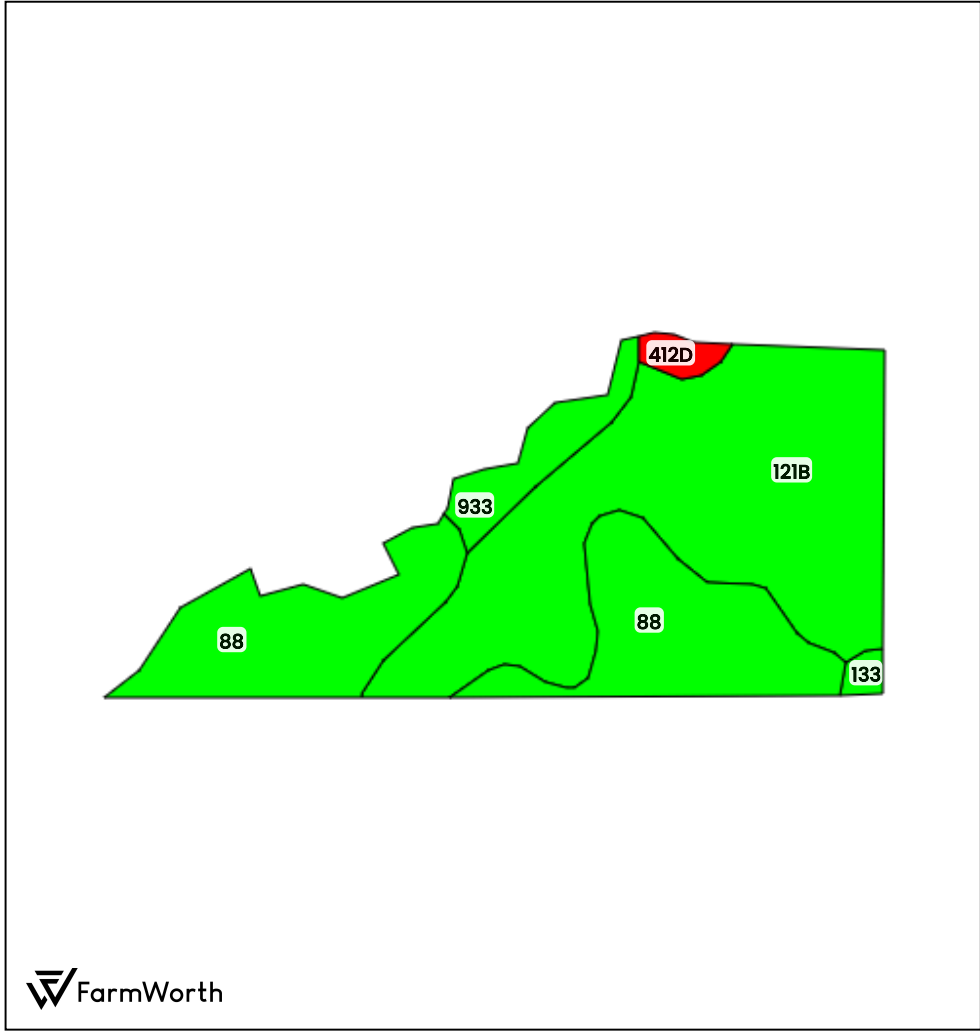
Clinton County, IA



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TRACT 3: 11 ACRES M/L (12.57 AC TOTAL, 8.95 AC TILLABLE)
TOTAL SOILS



County: **Clinton County, IA**
Location: **15-82N-5E**
Township: **Center**
Acres: **12.57**
Date: **10/30/2024**



Field borders obtained from Farm Service Agency
as of 2008

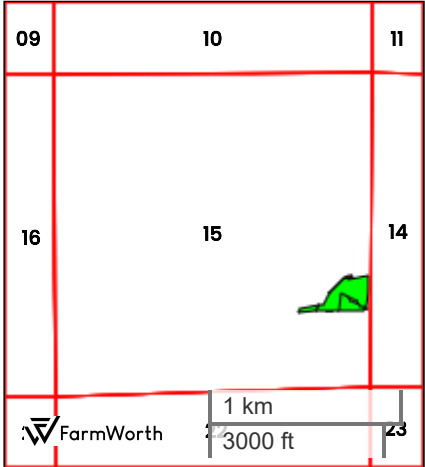
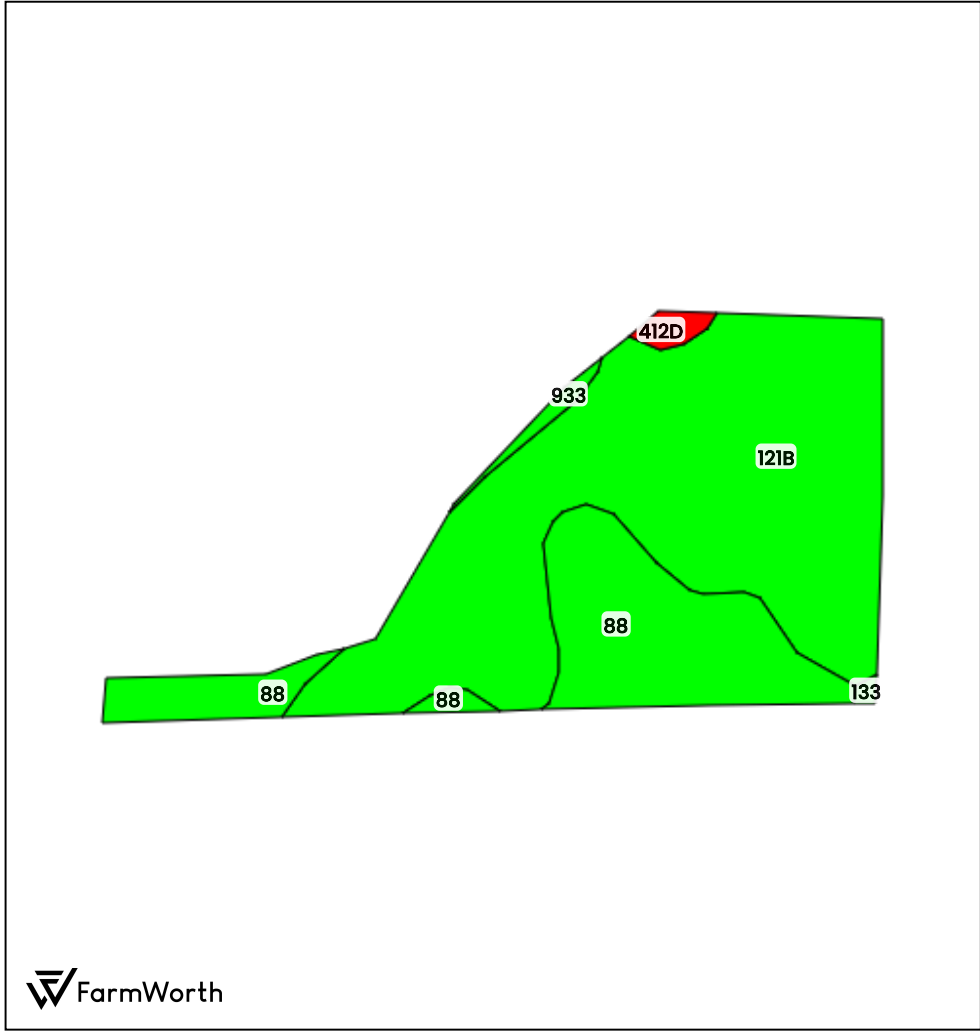
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Code	Description	Acres	% of field	IA CSR2	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
121B	Tama silt loam, driftless, 2 to 6 percent slopes	6.83	54.34 %	95	92	-	2	Well drained
88	Nevin silty clay loam, 0 to 2 percent slopes	4.64	36.91 %	95	98	-	1	Somewhat poorly drained
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	0.77	6.13 %	78	76	-	2	Poorly drained
412D	Sogn loam, 5 to 14 percent slopes	0.21	1.67 %	5	37	-	6	Somewhat excessively drained
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.11	0.88 %	78	77	-	2	Poorly drained
Average:				92.3	92.2			

IA has updated the CSR values for each county to CSR2.
Soils data provided by USDA and NRCS.



TRACT 3: 11 ACRES M/L (11.00 AC TOTAL, 8.95 AC TILLABLE)
TILLABLE SOILS



County: **Clinton County, IA**
Location: **15-82N-5E**
Township: **Center**
Acres: **8.95**
Date: **10/01/2024**

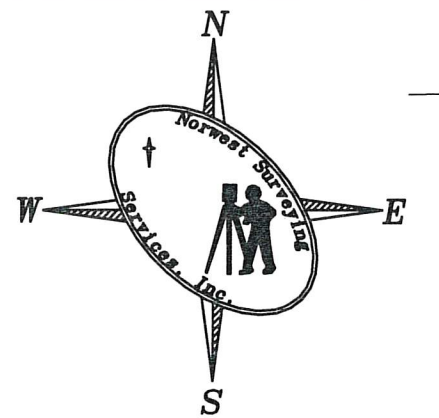


Field borders obtained from Farm Service Agency
as of 2008

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information and/or data.

Code	Description	Acres	% of field	IA CSR2	Overall NCCPI
121B	Tama silt loam, driftless, 2 to 6 percent slopes	6.30	70.39 %	95	92
88	Nevin silty clay loam, 0 to 2 percent slopes	2.42	27.04 %	95	98
412D	Sogn loam, 5 to 14 percent slopes	0.11	1.23 %	5	37
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	0.10	1.12 %	78	76
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.02	0.22 %	78	77
Average:				93.7	92.7

IA has updated the CSR values for each county to CSR2.
Soils data provided by USDA and NRCS.



0 200' 400' 800'

SCALE: 1"=400'
TOTAL AREA
117.971 ACRES
ROW=1.126 ACRES
NET=116.845 ACRES
1848 360TH AVENUE
GOOSE LAKE, IA 52750

REQUESTOR:

AGENT ALAN McNEIL
700 6th Avenue
DeWitt, IA 52742

PROPRIETOR:

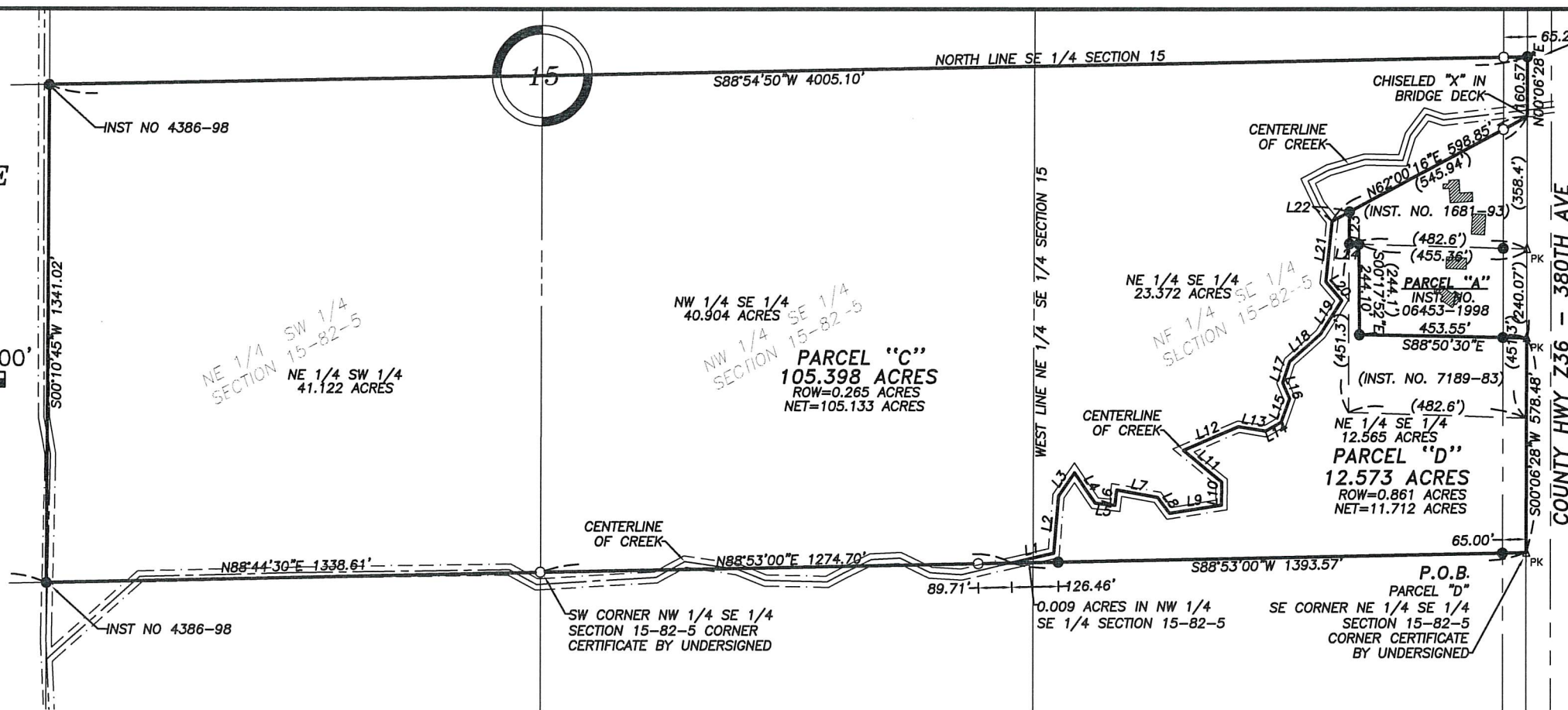
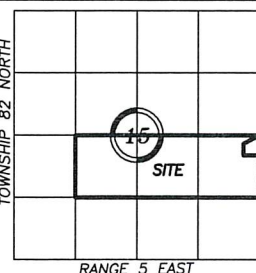
SEESER JACK FAMILY TRUST
2200 N WASHINGTON BLVD
CAMANCHE, IA 52730

P.I.N. 12-0426-0000
P.I.N. 12-0427-0000
P.I.N. 12-0428-0000

SURVEYOR:

WILLIAM E. HOLT, PLS
NORWEST SURVEYING SERVICES
301 EAST LINCOLNWAY
MORRISON, IL 61270
(815) 772-7179
WEH@NWSURVEYING.COM

LOCATION PLAN



Surveyor's Notes:

All monuments depicted hereon are 5/8" capped rods, unless otherwise noted.

These real estate parcels are zoned A-1 Prime Agricultural District and are being sold and transferred as such. The parcels are not being sold or transferred for development purposes, and the property may not be subdivided without compliance with Clinton County's Subdivision Ordinance and Regulations.

COUNTY ZONING APPROVAL

This plat meets the Subdivision & Zoning Ordinance Requirements for Clinton County, Ia.

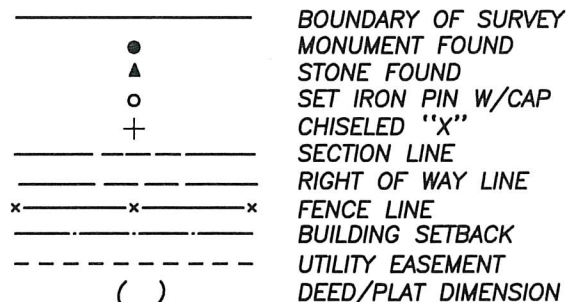
Thomas Barnes Date
Clinton County Zoning Administrator

RESERVED FOR RECORDER

LINE TABLE

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	N76°59'32"E	117.64'	L13	S80°45'22"E	74.59'
L2	N04°37'50"E	154.52'	L14	N59°54'01"E	48.42'
L3	N34°13'56"E	75.83'	L15	N19°24'51"E	67.00'
L4	S34°28'12"E	99.49'	L16	N23°37'00"W	46.41'
L5	S83°28'28"E	53.63'	L17	N18°13'31"E	60.20'
L6	N06°05'22"E	41.62'	L18	N48°32'44"E	112.81'
L7	S79°55'18"E	112.69'	L19	N32°06'45"E	106.61'
L8	S36°17'34"E	53.30'	L20	N40°11'09"W	66.04'
L9	N81°01'57"E	143.07'	L21	N05°57'32"E	164.23'
L10	N00°52'31"E	61.78'	L22	N62°00'16"E	52.92'
L11	N50°47'45"W	134.71'	L23	S00°06'28"W	86.20'
L12	N66°43'38"E	162.12'	L24	S88°20'21"E	26.38'

LEGEND



NOTE: BEARINGS ARE ASSUMED

P.O.B
PARCEL "C"
FOUND RR SPIKE
NE CORNER SE 1/4
SECTION 15-82-5
DOC NO 2003-00262

SURVEYOR'S REPORT

This Plat represents an original boundary survey of the parcel described hereon and was done at the request of Agent Alan McNeil of DeWitt, Ia. The Descriptions of the parcels depicted hereon is attached hereto and made a part hereof.

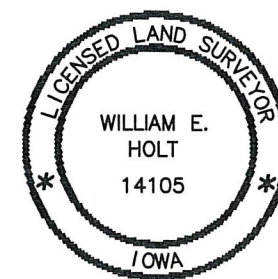
All structural or utility improvements, surface and subsurface, on and/or adjacent to the site are not necessarily shown. All monuments exist as shown hereon. Bearings are Degrees, Minutes and Seconds and are referenced to assumed datum; distances are shown as feet and decimal parts thereof.

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.

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

Dated this 30th day of October, 2024 C.E.
State of Iowa Reg. No. 14105
My registration expires December 31, 2024 C.E.



NORWEST SURVEYING SERVICES, INC.
PROFESSIONAL LAND SURVEYORS & LAND PLANNERS
301 EAST LINCOLNWAY MORRISON, ILLINOIS 61270
PHONE (815) 772-7179 NWSURVEYING@MCHSI.COM
SERVING ILLINOIS & IOWA SINCE 1974

SURVEYED BY JMW, CFW	FIELD WORK COMPLETED 10-22-24	JOB NO. 2024239	DRAWN BY WEH
BOOK NO. 272-48	PLAT NO. 2024239	DRAWING NAME 99313	DRAWING DATE 29 OCT 24
REVISION DATES 10-30-24	CHECKED BY	SCALE 1"=400'	

FARM PARCEL SURVEY

TITLE
JACK SEESER FAMILY TRUST

BOUNDARY DESCRIPTIONS

JACK SEESER FAMILY TRUST

PROJECT NO. 2024239

PARCEL "C"

Part of the North Half (N 1/2) of the South Half (S 1/2) of Section 15 in Township 82 North (T82N), Range 5 East (R5E) of the Fifth Principal Meridian (5th PM), Clinton County, Iowa, bounded and described as follows, to wit:

Beginning at the Northeast corner of the Southeast Quarter (SE 1/4) of said Section 15; thence South 88 Degrees 54 Minutes 50 Seconds West, along the North line of said South Half (S 1/2) of Section 15 a distance of 4,005.10 feet to the Northwest corner of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of said Section 15; thence South 00 Degrees 10 Minutes 45 Seconds West, along the West line thereof, a distance of 1,341.02 feet to the Southwest corner of said Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of said Section 15; thence North 88 Degrees 44 Minutes 30 Seconds East, along the South line thereof, a distance of 1,338.61 feet to the Southwest corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 15; thence North 88 Degrees 53 Minutes 00 Seconds East, along the South line thereof, a distance of 1,274.70 feet to the Centerline of the Creek running through said Southeast Quarter (SE 1/4) of Section 15; thence, along said Centerline the following courses, North 76 Degrees 59 Minutes 32 Seconds East, a distance of 117.64 feet; thence North 04 Degrees 37 Minutes 50 Seconds East, a distance of 154.52 feet; thence North 34 Degrees 13 Minutes 56 Seconds East, a distance of 75.83 feet; thence South 34 Degrees 28 Minutes 12 Seconds East, a distance of 99.49 feet; thence South 83 Degrees 28 Minutes 28 Seconds East, a distance of 53.63 feet; thence North 06 Degrees 05 Minutes 22 Seconds East, a distance of 41.62 feet; thence South 79 Degrees 55 Minutes 18 Seconds East, a distance of 112.69 feet; thence South 36 Degrees 17 Minutes 34 Seconds East, a distance of 53.30 feet; thence North 81 Degrees 01 Minutes 57 Seconds East, a distance of 143.07 feet; thence North 00 Degrees 52 Minutes 31 Seconds East, a distance of 61.78 feet; thence North 50 Degrees 47 Minutes 45 Seconds West, a distance of 134.71 feet; thence North 66 Degrees 43 Minutes 38 Seconds East, a distance of 162.12 feet; thence South 80 Degrees 45 Minutes 22 Seconds East, a distance of 74.59 feet; thence North 59 Degrees 54 Minutes 01 Seconds East, a distance of 48.42 feet; thence North 19 Degrees 24 Minutes 51 Seconds East, a distance of 67.00 feet; thence North 23 Degrees 37 Minutes 00 Seconds West, a distance of 46.41 feet; thence North 18 Degrees 13 Minutes 31 Seconds East, a distance of 60.20 feet; thence North 48 Degrees 32 Minutes 44 Seconds East, a distance of 112.81 feet; thence North 32 Degrees 06 Minutes 45 Seconds East, a distance of 106.61 feet; thence North 40 Degrees 11 Minutes 09 Seconds West, a distance of 66.04 feet; thence North 05 Degrees 57 Minutes 32 Seconds East, a distance of 164.23 feet to the Southwesterly extension of the Northwesterly line of the property described on the deed recorded as Instrument No. 1681-93 in the Office of the Clinton County Recorder; thence North 62 Degrees 00 Minutes 16 Seconds East, along said Northwesterly line, and the Southwesterly extension thereof, a distance of 598.85 feet to the East line of said Southeast Quarter (SE 1/4) of Section 15; thence North 00 Degrees 06 Minutes 28 Seconds East, along said East line, a distance of 160.57 feet to the Point of Beginning;

Containing 105.398 acres, more or less.

PARCEL "D"

Part of the North Half (N 1/2) of the South Half (S 1/2) of Section 15 in Township 82 North (T82N), Range 5 East (R5E) of the Fifth Principal Meridian (5th PM), Clinton County, Iowa, bounded and described as follows, to wit:

Beginning at the Southeast corner of said North Half (N 1/2) of the South Half (S 1/2) of Section 15; thence South 88 Degrees 53 Minutes 00 Seconds West, along the South line thereof, a distance of 1,393.57 feet to the Centerline of the Creek running through said Southeast Quarter (SE 1/4) of Section 15; thence, along said Centerline the following courses, North 76 Degrees 59 Minutes 32 Seconds East, a distance of 117.64 feet; thence North 04 Degrees 37 Minutes 50 Seconds East, a distance of 154.52 feet; thence North 34 Degrees 13 Minutes 56 Seconds East, a distance of 75.83 feet; thence South 34 Degrees 28 Minutes 12 Seconds East, a distance of 99.49 feet; thence South 83 Degrees 28 Minutes 28 Seconds East, a distance of 53.63 feet; thence North 06 Degrees 05 Minutes 22 Seconds East, a distance of 41.62 feet; thence South 79 Degrees 55 Minutes 18 Seconds East, a distance of 112.69 feet; thence South 36 Degrees 17 Minutes 34 Seconds East, a distance of 53.30 feet; thence North 81 Degrees 01 Minutes 57 Seconds East, a distance of 143.07 feet; thence North 00 Degrees 52 Minutes 31 Seconds East, a distance of 61.78 feet; thence North 50 Degrees 47 Minutes 45 Seconds West, a distance of 134.71 feet; thence North 66 Degrees 43 Minutes 38 Seconds East, a distance of 162.12 feet; thence South 80 Degrees 45 Minutes 22 Seconds East, a distance of 74.59 feet; thence North 59 Degrees 54 Minutes 01 Seconds East, a distance of 48.42 feet; thence North 19 Degrees 24 Minutes 51 Seconds East, a distance of 67.00 feet; thence North 23 Degrees 37 Minutes 00 Seconds West, a distance of 46.41 feet; thence North 18 Degrees 13 Minutes 31 Seconds East, a distance of 60.20 feet; thence North 48 Degrees 32 Minutes 44 Seconds East, a distance of 112.81 feet; thence North 32 Degrees 06 Minutes 45 Seconds East, a distance of 106.61 feet; thence North 40 Degrees 11 Minutes 09 Seconds West, a distance of 66.04 feet; thence North 05 Degrees 57 Minutes 32 Seconds East, a distance of 164.23 feet to the Southwesterly extension of the Northwesterly line of the property described on the deed recorded as Instrument No. 1681-93 in the Office of the Clinton County Recorder; thence North 62 Degrees 00 Minutes 16 Seconds East, along said Southwesterly extension, a distance of 52.92 feet to the Northwest corner of said property; thence South 00 Degrees 06 Minutes 28 Seconds West, along the West line thereof, a distance of 86.20 feet (86.7 feet deeded); thence South 88 Degrees 20 Minutes 21 Seconds East, along the South line of said property, a distance of 26.38 feet to the Northwest corner of the property described on the deed recorded as Instrument No. 06453-1998 in said Office of the Clinton County Recorder; thence South 00 Degrees 17 Minutes 52 Seconds East, along the West line thereof, a distance of 244.10 feet (244.1 feet deeded); thence South 88 Degrees 50 Minutes 30 Seconds East, along the South line of said property, a distance of 453.55 feet to the East line of said Southeast Quarter (SE 1/4) of Section 15; thence South 00 Degrees 06 Minutes 28 Seconds West, along said East line, a distance of 578.48 feet to the Point of Beginning;

Containing 12.573 acres, more or less.