

LAND FOR SALE

LISTING #17970

116.5 ACRES M/L
CLINTON COUNTY, IOWA



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

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION: The Southwest 1/4 of the Southeast 1/4, Section 3, and the North 1/2 of the Northeast 1/4, excluding an acreage in the Southeast corner, all being in Township 82 North, Range 3 East of the 5th P.M., Clinton County, Iowa. Exact legal description to come for the abstract.

COMMENTS & BUILDING INFORMATION:

We present an excellent 116.5 m/l acre in Clinton County, IA farm. This farm features 116.28 FSA tillable acres with an average CSR2 of 88.1. Of the tillable acres, 12.29 are enrolled in CRP with an annual payment of \$3,905, expiring 9-30-2031 and located just north of Welton, IA.

LEASE/FSA INFORMATION:

Open for the 2025 crop year.

116.5 Acres M/L, Clinton County, IA

TOTAL ACRES:	116.5 m/l
PRICE:	\$1,840,700
Price Per Acre:	\$15,800
Owner:	Gannon
Operator:	
County & State:	Clinton Co., IA
Location:	1 mile North of Welton, IA
Possession Date:	As agreed
Drainage Info:	natural
Average Productivity:	88.1
Taxable Acres:	110.34
Net RE Taxes:	\$8,060
Taxes Payable In:	2023-2024
Topography:	Level

F.S.A. INFORMATION:

Farmland:	116.28
Crop Acres:	116.28
CRP Acres:	12.29
Wheat Base:	
Wheat Yield:	
Corn Base:	76.94
Corn Yield:	192
Soybean Base:	25.65
Soybean Yield:	58

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	116.5
Tillable Acres:	103.99
CRP Acres:	12.29
Farmstead:	
Roads:	.22
Waterways:	
Timber:	
Pasture:	

DOUGLAS R. YEGGE

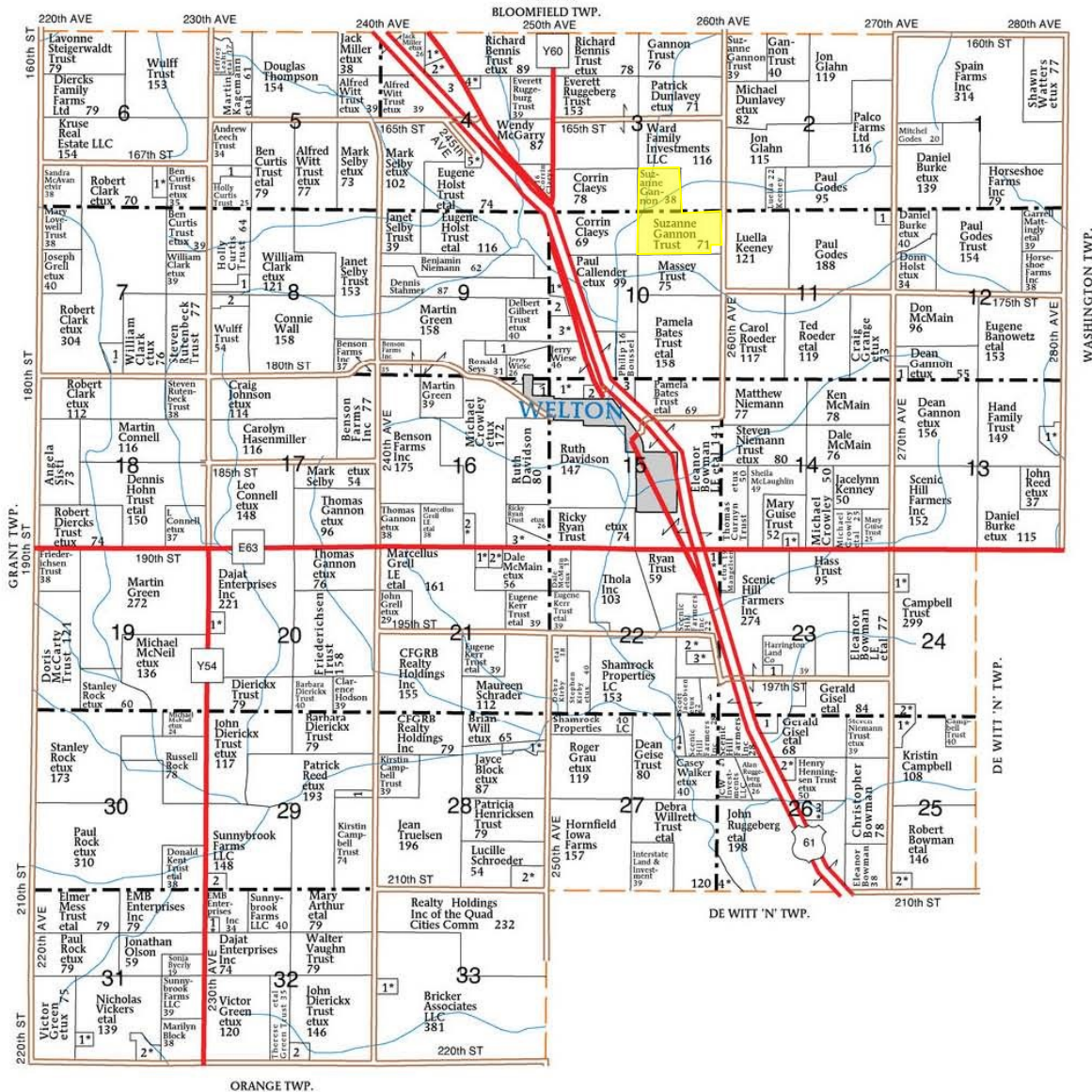
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700 6th Ave
DeWitt, Iowa 52742

**WELTON TOWNSHIP**

- SECTION 4**
 1. Lemke, Stephen et ux 6
 2. Roling, Steven et ux 9
 3. Kittleson, Mary 16
 4. Thiel, Robert et ux 5
 5. O'Neill, Ray et ux 8
- SECTION 5**
 1. Yackie Trust, Jason 14
- SECTION 6**
 1. Adams, Michael et ux 8
- SECTION 7**
 1. Burzlaff, Kerry et ux 9
- SECTION 8**
 1. Bousset, Stephen 14
 2. Bradour, Robert 6

SECTION 9

1. Clinton County Area
 Solid Waste Agency 24
- SECTION 10**
 1. Holst Trust, Eugene et ux 10
 2. Owens Trust 14
 3. Gilbert Trust, Delbert et ux 26
- SECTION 11**
 1. Godes Trust, Paul 5
- SECTION 12**
 1. Gannon Trust, Madonna 5
- SECTION 13**
 1. Passig, Roger et ux 9
- SECTION 14**
 1. Crowley, Michael et ux 6

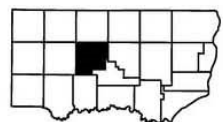
SECTION 15

1. Mitchell, Joshua et ux 15
 2. Berner, Jacob 6
 3. Bousset, Philip 10
- SECTION 16**
 1. Davidson, Ruth 9
 2. Pape, Dane et ux 6
 3. Feldman, Mark et ux 14
- SECTION 20**
 1. Flammang, Raymond et ux 9
- SECTION 21**
 1. Kageman, Martin et ux 6
 2. Hogan, Sarah et ux 9
- SECTION 22**
 1. Mangelsen, J et ux 22
 2. Arndt, Benjamin et ux 18
 3. Perdieu, Marcia et ux 5

- SECTION 27**
 1. Jacobsen, Scott et ux 10
- SECTION 28**
 1. Charlton, Larry et ux 7
 2. Brock, Bruce et ux 14
- SECTION 29**
 1. Bousset, Philip 6
 2. Peters, Michael 9
- SECTION 31**
 1. Vickers, Nicholas et ux 5
 2. Henningsen, Scott et ux 14
- SECTION 32**
 1. Hesse, Warren et ux 5
 2. Dierickx Trust, Barbara 10

SECTION 33

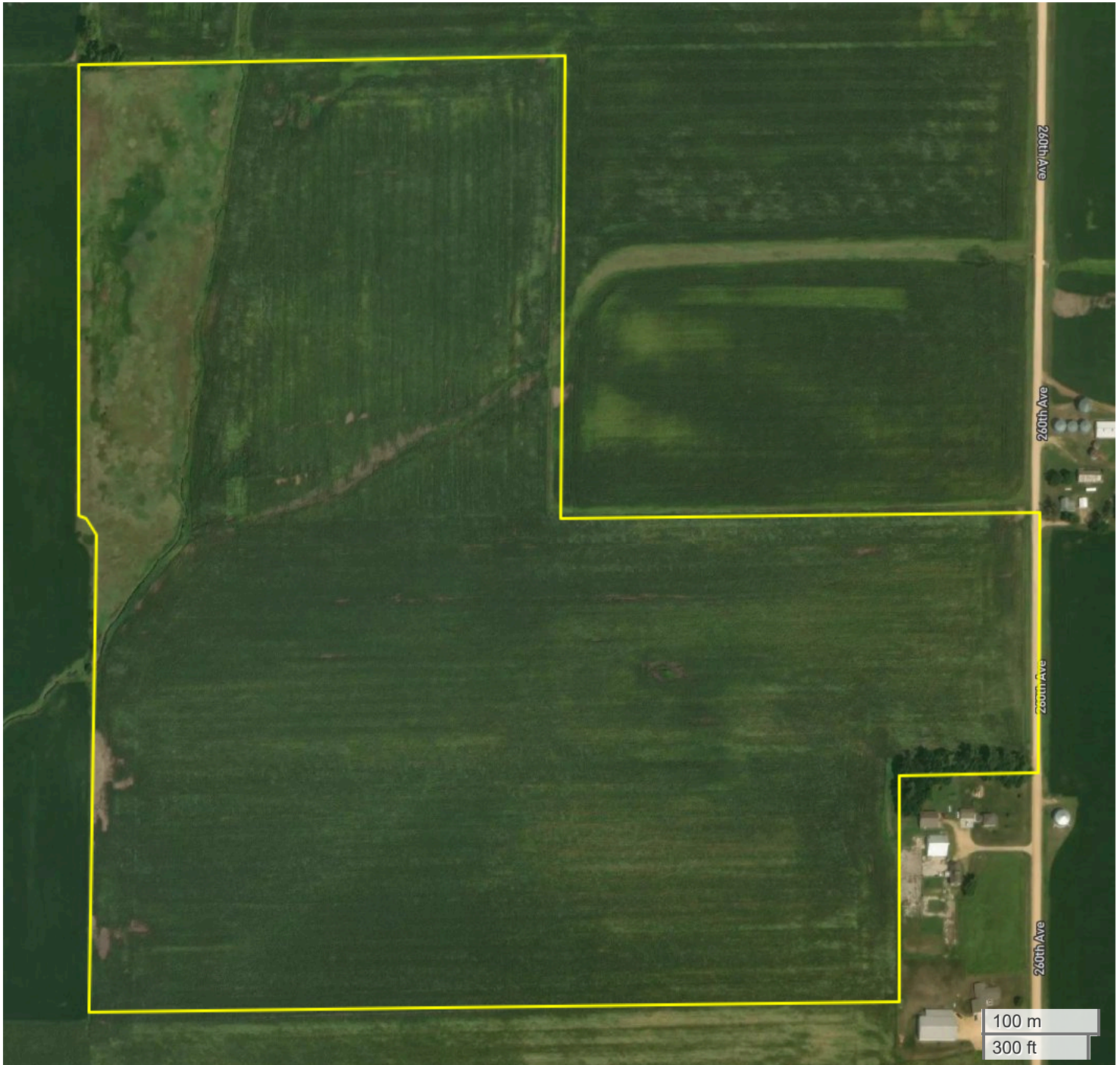
1. Lichtenstein, Alan et ux 10





SUZANNE GANNON 116.5 ACRES (116.50 AC TOTAL, 103.99 AC TILLABLE)

AERIAL MAP

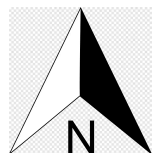


Center: 41.930963, -90.592054

10-82N-3E

Welton Township

Clinton County, IA

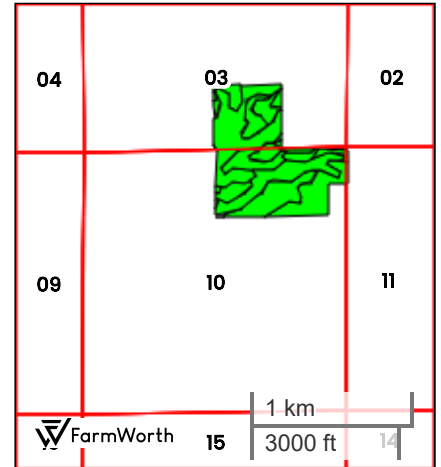
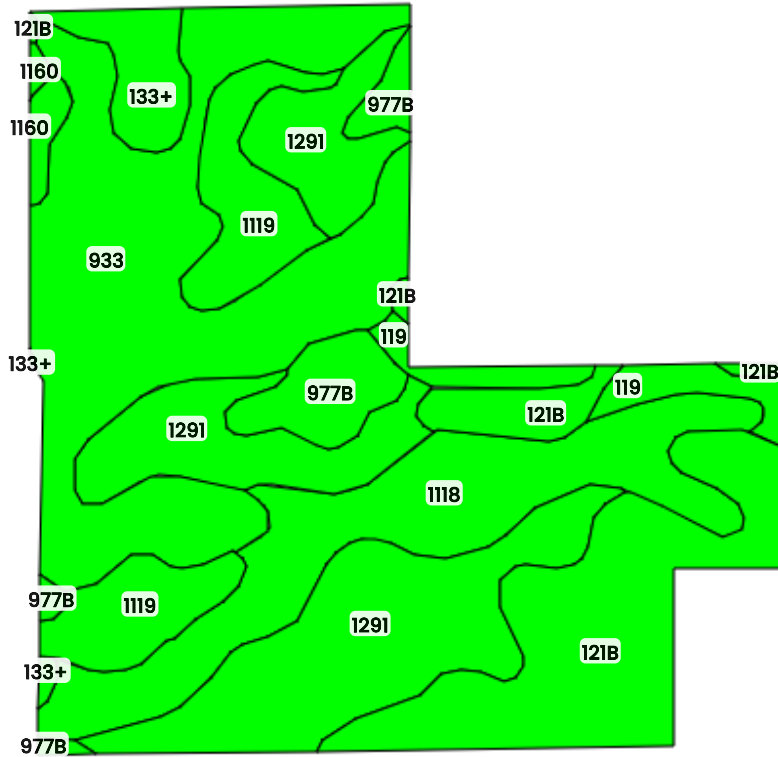


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SUZANNE GANNON 116.5 ACRES (116.50 AC TOTAL, 103.99 AC TILLABLE)

TOTAL SOILS



County: **Clinton County, IA**

Location: **10-82N-3E**

Township: **Welton**

Acres: **116.50**

Date: **11/13/2024**



Field borders obtained from Farm Service Agency
as of 2008

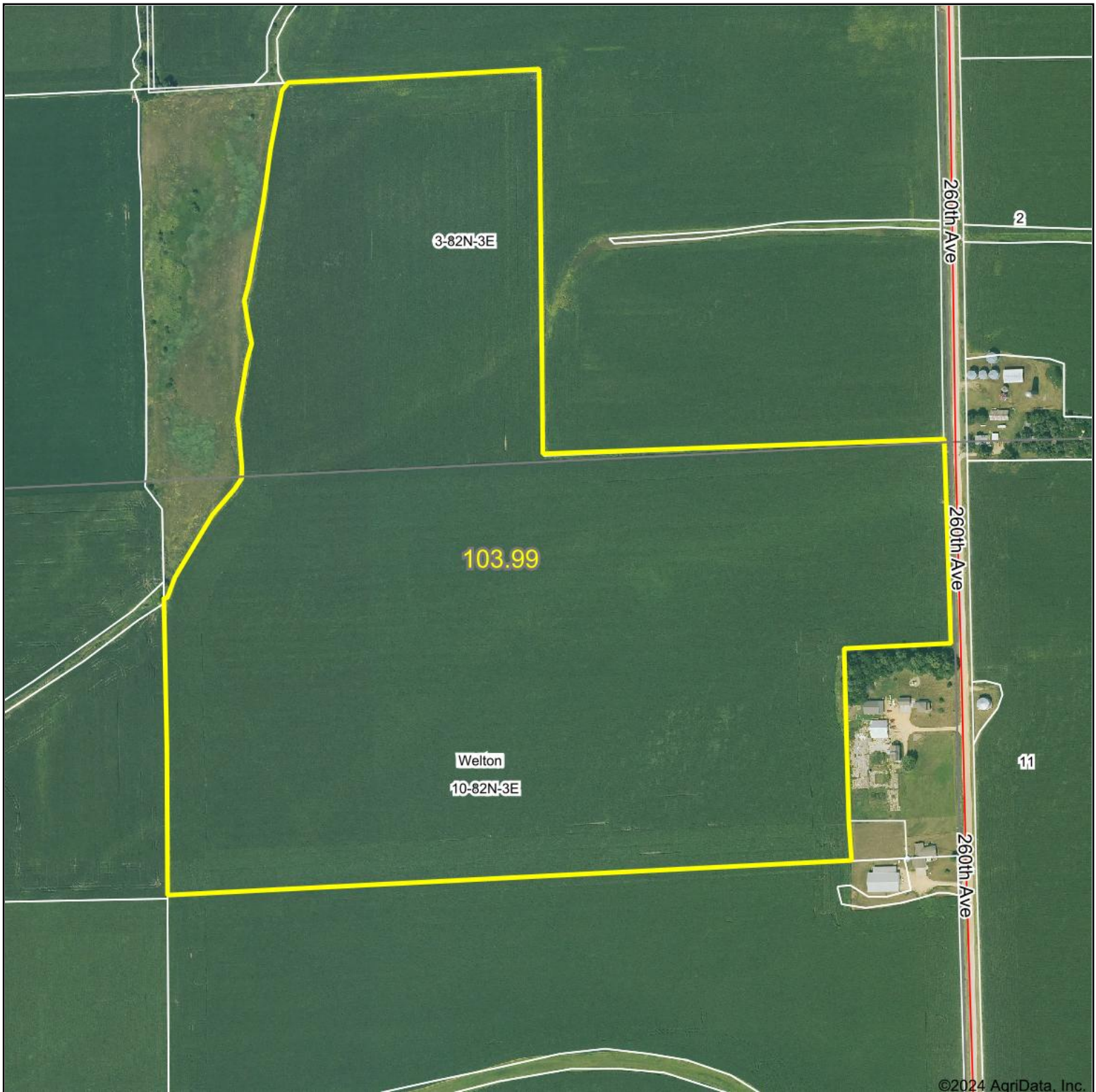
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Code	Description	Acres	% of field	IA CSR2	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	30.34	26.04 %	78	76	-	2	Poorly drained
1291	Atterberry silt loam, benches, 1 to 3 percent slopes	26.80	23.00 %	85	90	-	2	Somewhat poorly drained
121B	Tama silt loam, driftless, 2 to 6 percent slopes	19.48	16.72 %	95	92	-	2	Well drained
1118	Garwin silty clay loam, terrace, 0 to 2 percent slopes	17.10	14.68 %	94	92	-	2	Poorly drained
1119	Muscatine silt loam, benches, 1 to 3 percent slopes	9.53	8.18 %	95	91	-	1	Somewhat poorly drained
977B	Richwood silt loam, 1 to 6 percent slopes	5.09	4.37 %	90	89	-	2	Well drained
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	3.61	3.10 %	78	82	-	2	Poorly drained
119	Muscatine silt loam, 1 to 3 percent slopes	3.39	2.91 %	94	91	-	1	Somewhat poorly drained
462B	Downs silt loam, terrace, 2 to 5 percent slopes	0.94	0.81 %	90	90	-	2	Well drained
1160	Walford silt loam, benches, 0 to 1 percent slopes	0.22	0.19 %	85	85	-	3	Poorly drained
Average:				87.3	86.8			

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

Soils data provided by USDA and NRCS.

Aerial Map Tillable Acres



Boundary Center: 41° 55' 51.49, -90° 35' 31.36

0ft 515ft 1031ft

10-82N-3E
Clinton County
Iowa



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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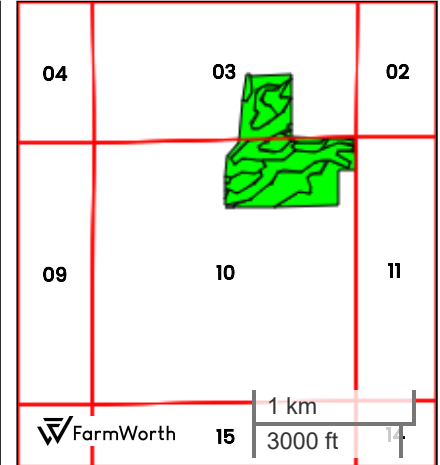
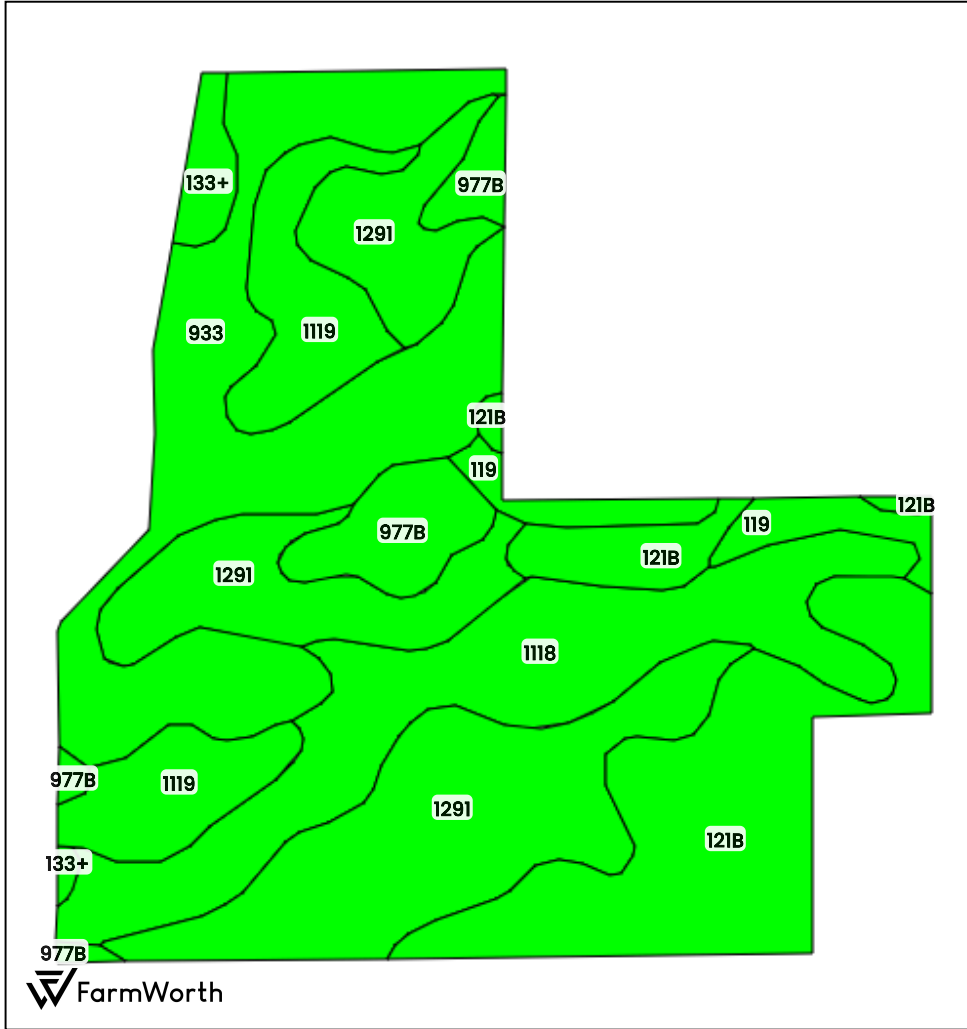
5/29/2024

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



SUZANNE GANNON 116.5 ACRES (116.50 AC TOTAL, 103.99 AC TILLABLE)

TILLABLE SOILS



County: Clinton County, IA

Location: 10-82N-3E

Township: Welton

Acres: 103.99

Date: 11/13/2024



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
1291	Atterberry silt loam, benches, 1 to 3 percent slopes	26.81	25.78 %	85	90	-	2	Somewhat poorly drained
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	21.76	20.93 %	78	76	-	2	Poorly drained
121B	Tama silt loam, driftless, 2 to 6 percent slopes	18.52	17.81 %	95	92	-	2	Well drained
1118	Garwin silty clay loam, terrace, 0 to 2 percent slopes	17.10	16.44 %	94	92	-	2	Poorly drained
1119	Muscatine silt loam, benches, 1 to 3 percent slopes	9.53	9.16 %	95	91	-	1	Somewhat poorly drained
977B	Richwood silt loam, 1 to 6 percent slopes	5.27	5.07 %	90	89	-	2	Well drained
119	Muscatine silt loam, 1 to 3 percent slopes	3.29	3.16 %	94	91	-	1	Somewhat poorly drained
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	1.71	1.64 %	78	82	-	2	Poorly drained
Average:				88.1	87.7			

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

Soils data provided by USDA and NRCS.

Aerial Map - CRP



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Boundary Center: 41° 55' 56.23, -90° 35' 45.77

0ft 836ft 1672ft

3-82N-3E
Clinton County
Iowa



Maps Provided By:



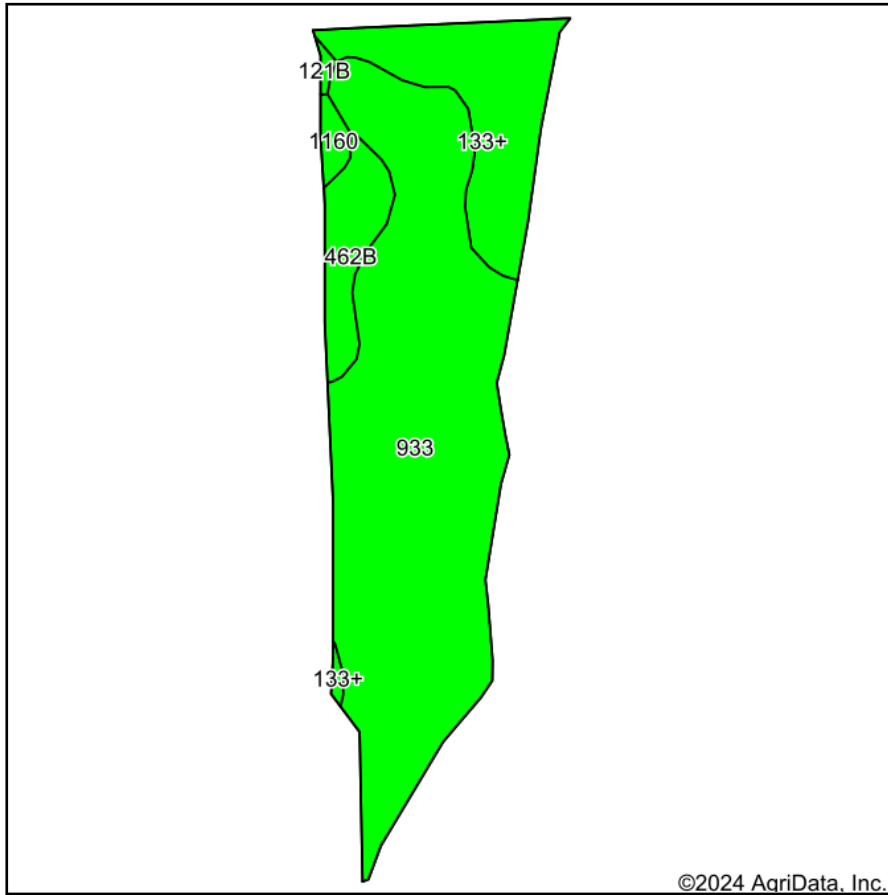
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5/29/2024

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

Soils Map - CRP Acres



State: **Iowa**
 County: **Clinton**
 Location: **10-82N-3E**
 Township: **Welton**
 Acres: **12.29**
 Date: **5/29/2024**



Maps Provided By:



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**	Corn Bu	Oats Bu	Soybeans Bu	*n NCCPI Overall
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	8.98	73.0%		Ilw	204.8	4.3	59.4	78				77
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	2.27	18.5%		Ilw	204.8	4.3	59.4	78				82
462B	Downs silt loam, terrace, 2 to 5 percent slopes	0.87	7.1%		Ile	219.2	6.1	63.6	90	7	4	3	90
1160	Walford silt loam, benches, 0 to 1 percent slopes	0.17	1.4%		Illw	216.0	4.5	62.6	85				85
Weighted Average					2.01	206	4.4	59.7	78.9	0.5	0.3	0.2	*n 79

**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

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 : 8824

Prepared : 5/29/24 10:24 AM CST

Crop Year : 2024

Operator Name : GREG GANNON
CRP Contract Number(s) : 11172
Recon ID : 19-045-2023-114
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
116.28	116.28	116.28	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	103.99	0.00			12.29	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	76.94	0.00	192	
Soybeans	25.65	0.00	58	
TOTAL	102.59	0.00		

NOTES

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Tract Number : 9706

Description : H-5 SE1/4 OF 3; NE1/4 OF 10
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 : SUZANNE M GANNON
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
116.28	116.28	116.28	0.00	0.00	0.00	0.00	0.0

Tract 9706 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	103.99	0.00	12.29	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	76.94	0.00	192
Soybeans	25.65	0.00	58
TOTAL	102.59	0.00	

NOTES

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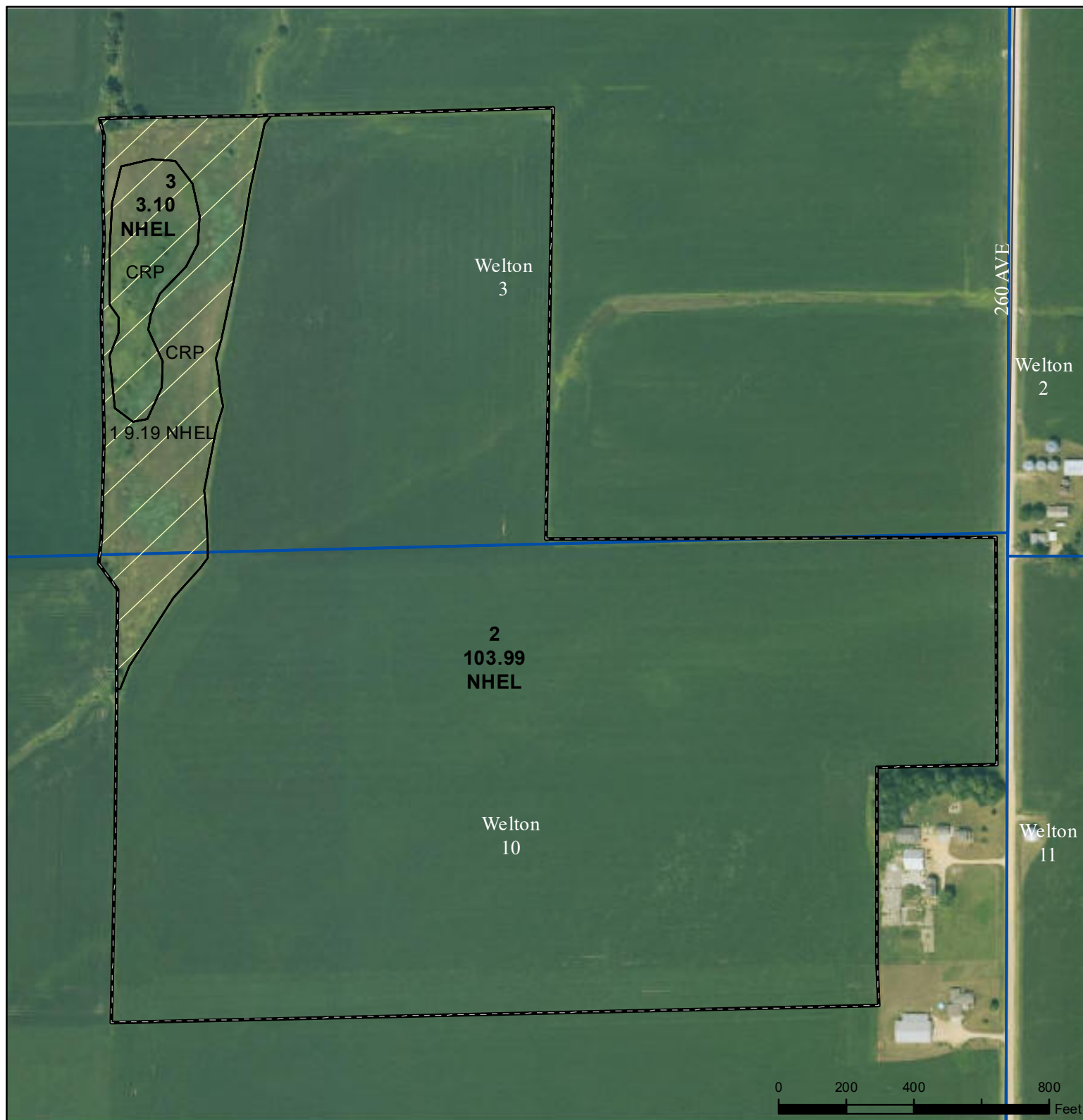
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United States
Department of
Agriculture

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: 116.28 acres

2024 Program Year

Map Created April 25, 2024

Farm **8824**

Tract **9706**

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CRP-1 (10-22-15)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO CODE LOCATION 19 045	ADMIN.	2. SIGN-UP NUMBER 48
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 11172	4. ACRES FOR ENROLLMENT 12.29	
		5. FARM NUMBER 0005035 8824	6. TRACT NUMBER(S) 0009706	
7A. COUNTY OFFICE ADDRESS (Include Zip Code) CLINTON COUNTY FARM SERVICE AGENCY 1212 17TH AVE DE WITT, IA 52742		8. OFFER (Select one) GENERAL ☐ ENVIRONMENTAL PRIORITY ☒		9. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-1-2016 9-30-2031
7B. TELEPHONE NUMBER (Include Area Code): (563) 659-3456		THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.		

10A. Rental Rate Per Acre	\$ 317.71	11. Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment	\$ 3,905	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
10C. First Year Payment	\$	0009706	0001	CP28	9.19	1,682
(Item 10C applicable only to continuous signup when the first year payment is prorated.)		0009706	0003	CP27	3.10	567

12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): SUZANNE M GANNON 2215 BULLIS DR MARION, IA 52302-4983	(2) SHARE 100.00%	(3) SIGNATURE <i>Suzanne M. Gannon</i>	(4) DATE (MM-DD-YYYY) 4-01-16
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)

13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE <i>Wore D...</i>	B. DATE (MM-DD-YYYY) 7-14-16
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NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

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☐ Original - County Office Copy

☐ Owner's Copy

☐ Operator's Copy



SUZANNE GANNON 116.5 ACRES (116.50 AC TOTAL, 103.99 AC TILLABLE)
PROXIMITY MAP

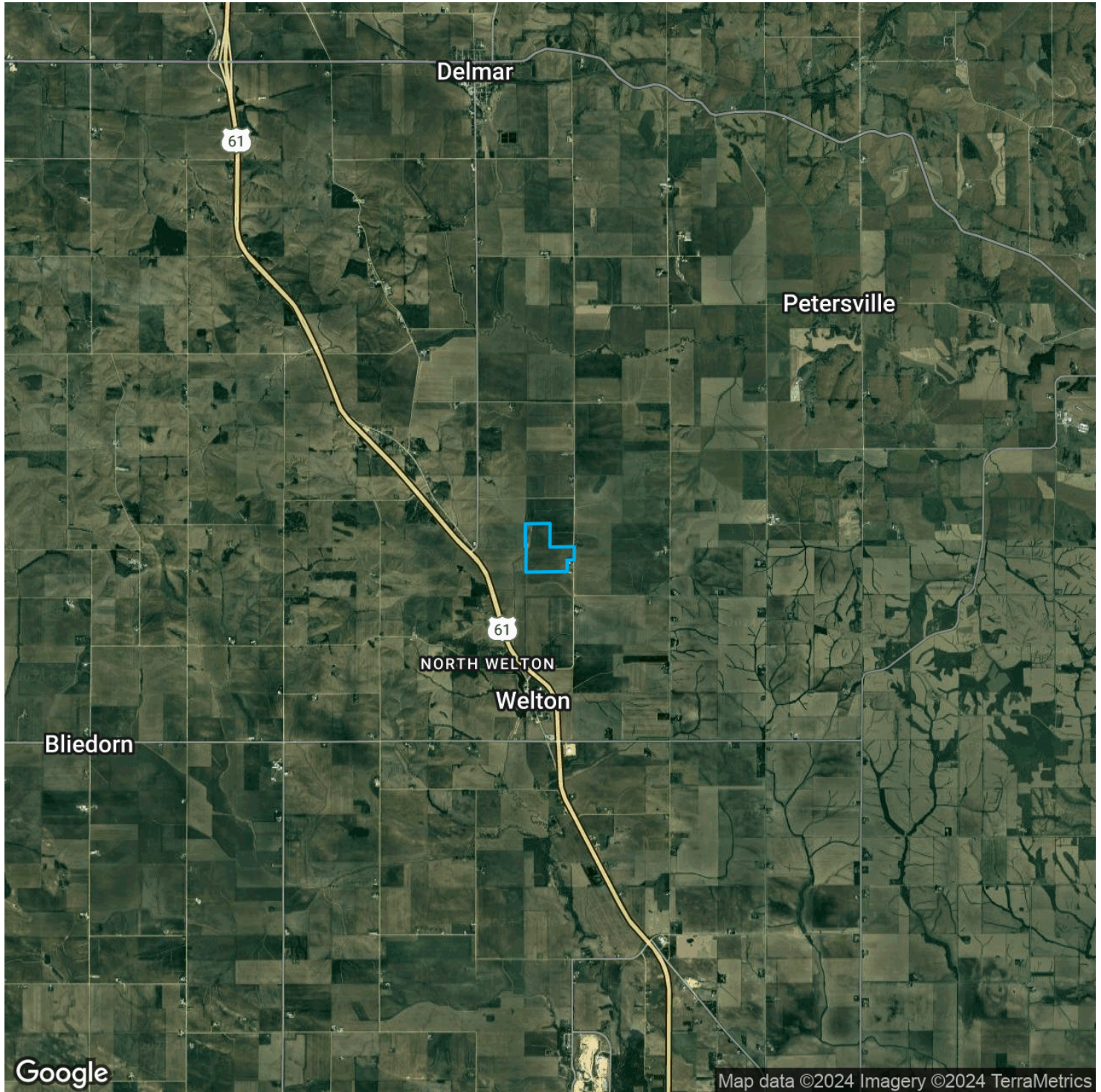


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SUZANNE GANNON 116.5 ACRES (116.50 AC TOTAL, 103.99 AC TILLABLE)

REGIONAL MAP



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