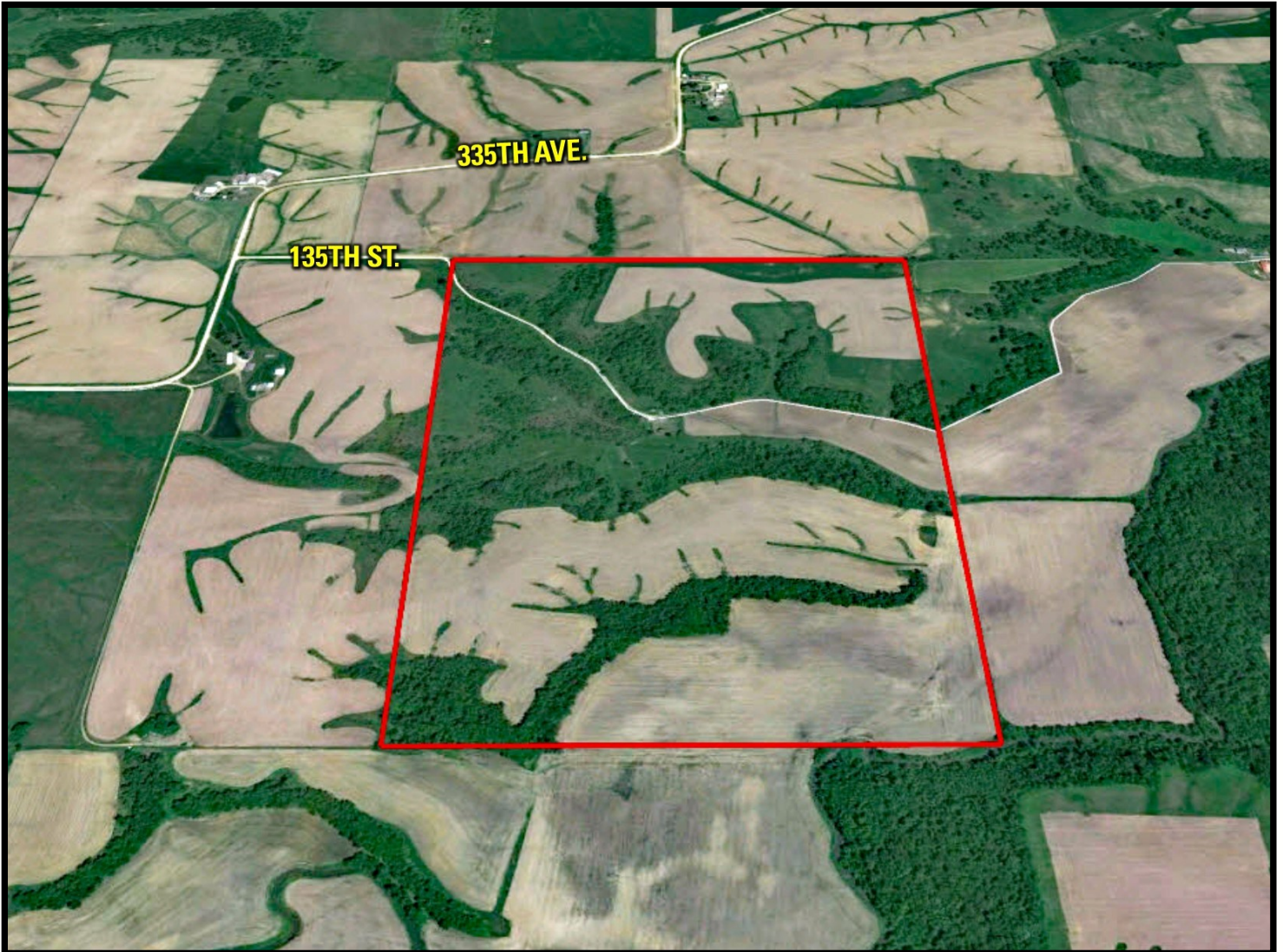


# LAND FOR SALE

240 ACRES M/L

LISTING #14677

JAMES CAMP TRUST, CLINTON CO., 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

[YEGGEMCNEILLAND.COM](http://YEGGEMCNEILLAND.COM)

**PeoplesCompany.com**  
**563.659.8185**

700 6th Ave  
DeWitt, Iowa 52742

# LAND FOR SALE

## LEGAL DESCRIPTION:

Being in the Southeast 1/4 of Section 24 and the North 1/2 of the Northeast 1/4 of Section 25, Waterford Township, Clinton Co., IA

## COMMENTS & BUILDING INFORMATION:

We are proud to present 240 acres m/l of quality farmland located in Clinton County, Iowa. This farm consists of 240 acres m/l with 129.63 FSA cropland acres carrying a CSR2 rating of 59.2. The balance of the property includes pasture, timber and an acreage. The farm primarily consists of high quality Fayette, Chaseburg and Festina silt loams.

## LEASE/FSA INFORMATION:

### 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](http://Yeggemcneilland.com)

James Camp Trust, 240 Acres M/L, Clinton County, IA

TOTAL ACRES:	240
PRICE:	\$1,080,000
Price Per Acre:	\$4,500
Owner:	James Camp Trust - Clinton National Bank, Trustee
Operator:	
County & State:	Clinton Co., IA
Location:	1.5 miles Northeast of Charlotte, IA
Possession Date:	To be determined
Drainage Info:	Natural
Average Productivity:	59.2 CSR2
Taxable Acres:	240
Net RE Taxes:	\$5,750
Taxes Payable In:	2018-2019
Topography:	Rolling

## F.S.A. INFORMATION:

Farmland:	240.59
Crop Acres:	129.63
Effective DCP Cropland	
CRP Acres:	
Corn Base:	71.24
Corn Yield:	164
Soybean Base:	41.7
Soybean Yield:	49

## APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	240
Tillable Acres:	129.63
CRP Acres:	
Farmstead:	
Roads:	.37
Waterways:	
Timber:	
Pasture:	110

**PeoplesCompany.com**  
**563.659.8185**

700 6th Ave  
DeWitt, Iowa 52742

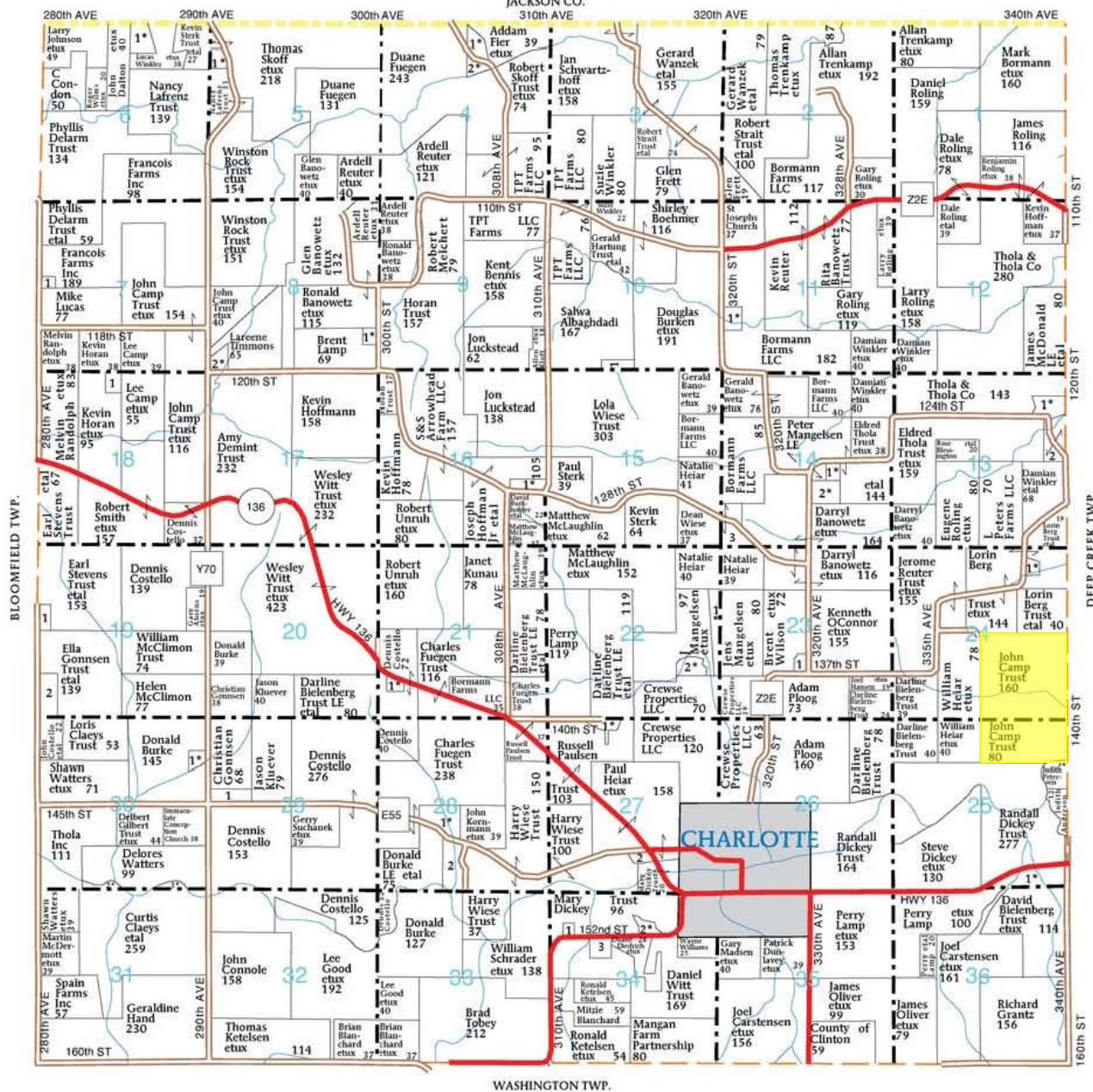
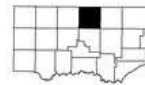


T-83-N

## WATERFORD PLAT

(Landowners)

R-4-E

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

1. Roling, Lawrence et ux 11

2. Skoff Trust, Robert et ux 11

**SECTION 5**

1. Henningsen Trust, Donald et ux 9

**SECTION 6**

1. Sterk Trust, Kevin et ux 15

**SECTION 7**

1. Metz, Melissa 8

**SECTION 8**

1. Delk, John et ux 8

2. Costello, Cameron et ux 10

**SECTION 10**

1. Wiese Trust, Lola 5

**SECTION 11**

1. Bormann, Ronald et ux 14

**SECTION 13**

1. Immel, Joseph et ux 13

2. Blanchard Brothers LLC 12

**SECTION 14**

1. Mangelsen, Jan et ux 5

2. LaBarr, David et ux 9

3. Heiar, Natalie 21

**SECTION 16**

1. Rickertsen, Steve et ux 9

**SECTION 18**

1. McDonald, Donald 8

**SECTION 19**

1. Bates, Robin 5

2. Gonnens Farms Inc 17

**SECTION 21**

1. Brusven, Todd et ux 5

**SECTION 22**

1. Mangelsen, Jens et ux 21

2. Petersen, Clint et ux 11

**SECTION 23**

1. Dickey, Steven 5

**SECTION 24**

1. Chambers Jr, Michael et ux 6

**SECTION 25**

1. Bielenberg Trust, David et ux 23

**SECTION 27**

1. Trenkamp, Travis et ux 8

2. Burken Trust, Bradley 9

**SECTION 28**

1. Kormann, John et ux 24

2. Burke, Donald 14

**SECTION 29**

1. Tracy, Richard 9

**SECTION 30**

1. Broadfoot, Kevin et ux 8

2. Claes, Curtis et ux 7

3. Claes, Curtis et ux 8

**SECTION 34**

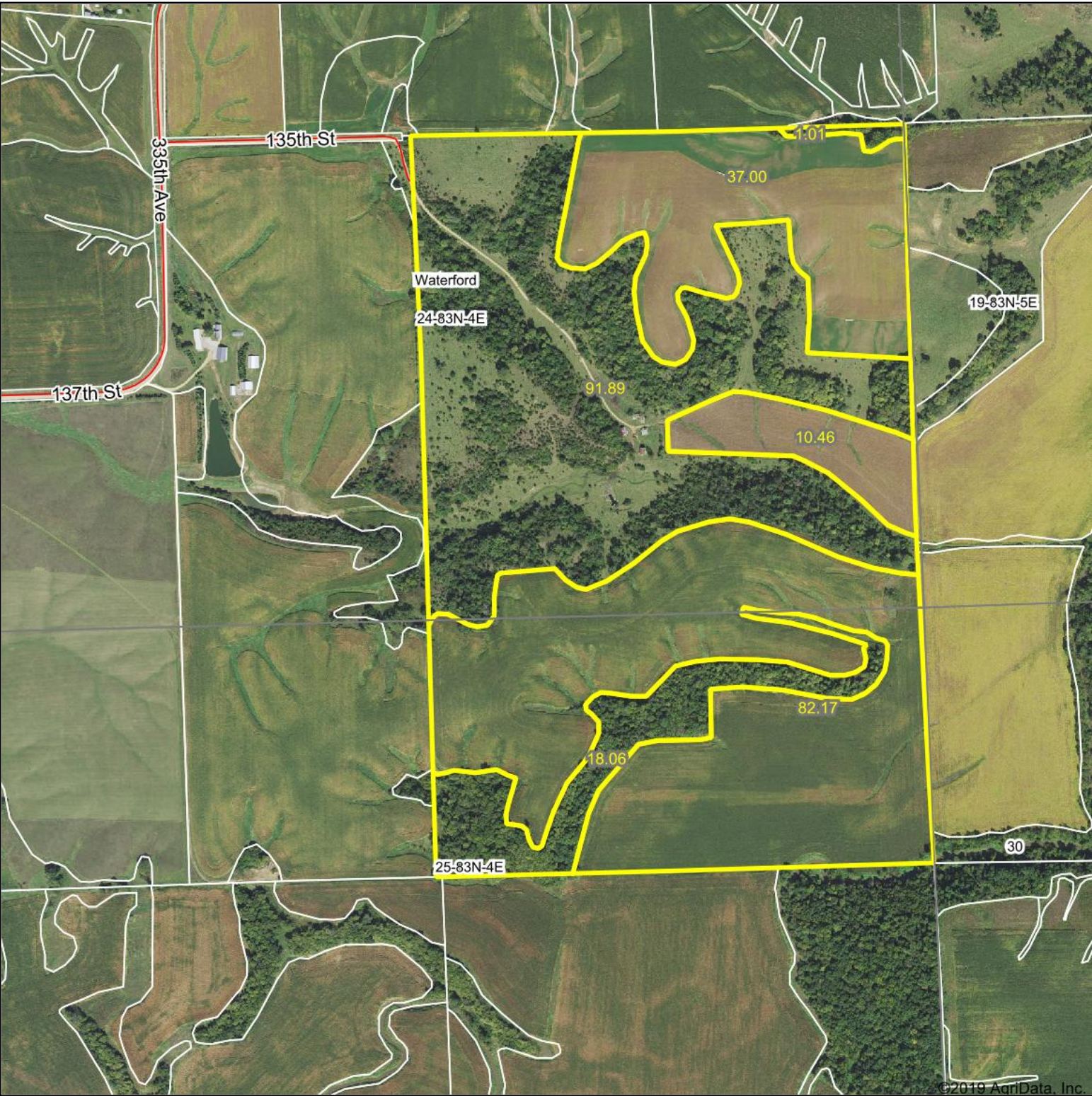
1. Johnson, Ryan 5

2. Blanchard, Brent et ux 7

3. McAleer, Joanne 12



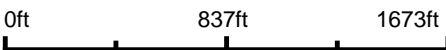
Aerial Map - Total Acres



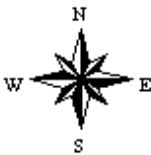
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Map Center: 41° 58' 34.71, -90° 26' 21.62



**24-83N-4E**  
**Clinton County**  
**Iowa**



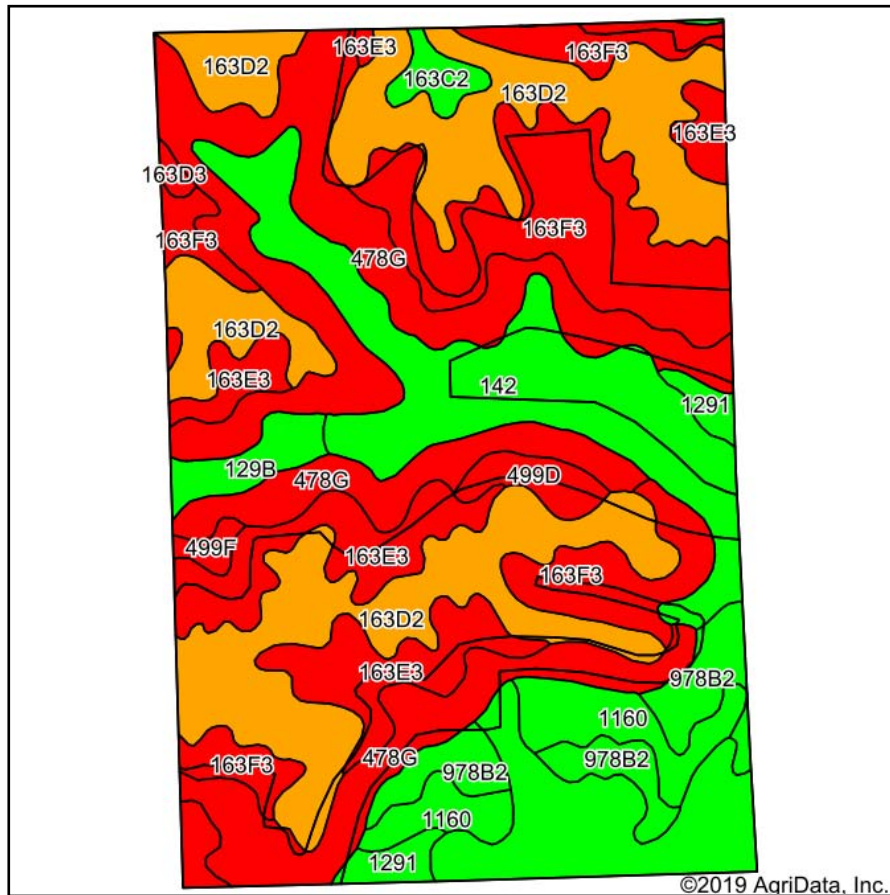
9/24/2019

Maps Provided By:  
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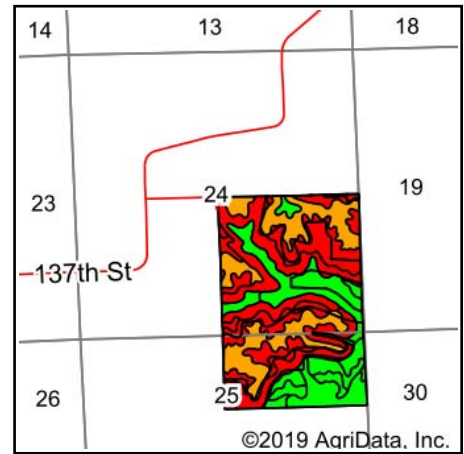
Field borders provided by Farm Service Agency as of 5/21/2008.



# Soils Map - Total Acres



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Clinton**  
 Location: **24-83N-4E**  
 Township: **Waterford**  
 Acres: **240.59**  
 Date: **9/24/2019**

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Maps Provided By:

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Area Symbol: IA045. Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	56.06	23.3%		IIle	164.8	4.6	47.8	3	4.9	46	58	72	72	50	61
478G	Rock outcrop-Nordness complex, 18 to 60 percent slopes	49.65	20.6%		VIIls	88	0	25.5	1.6	2.6	5	5	8	4	1	1
142	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	42.57	17.7%		IIlw	180.8	5.1	52.4	3.3	5.4	79	88	85	82	56	85
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	37.95	15.8%		VIIle	105.6	3	30.6	1.9	3.2	12	25	40	40	19	30
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	22.29	9.3%		Vle	129.6	3.6	37.6	2.3	3.9	29	45	50	50	29	41

978B2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	9.68	4.0%		Ile						84		72	72	53	69
1160	Walford silt loam, benches, 0 to 1 percent slopes	9.13	3.8%		Illw	216	4.5	62.6	3.9	6.5	85	65	89	89	16	81
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	3.56	1.5%		Ilw	0	0	0	0	0	73		84	84	63	81
1291	Atterberry silt loam, benches, 1 to 3 percent slopes	3.06	1.3%		Ile	224	5.8	65	4	6.7	85	80	98	98	67	97
499D	Nordness silt loam, 5 to 14 percent slopes	2.83	1.2%		Vls	88	2.5	25.5	1.6	2.6	5	5	46	46	36	28
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	2.23	0.9%		Ille	193.6	5.4	56.1	3.5	5.8	72	68	75	75	52	65
499F	Nordness silt loam, 14 to 25 percent slopes	1.04	0.4%		Vlls	88	2.5	25.5	1.6	2.6	5	5	39	39	27	22
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	0.54	0.2%		IVe	153.6	4.3	44.5	2.8	4.6	40	55	53	53	31	44
<b>Weighted Average</b>						<b>131.8</b>	<b>3.1</b>	<b>38.2</b>	<b>2.4</b>	<b>3.9</b>	<b>39.9</b>	<b>*-</b>	<b>*n 54.7</b>	<b>*n 53.3</b>	<b>*n 33.1</b>	<b>*n 47.4</b>

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

\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

\*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

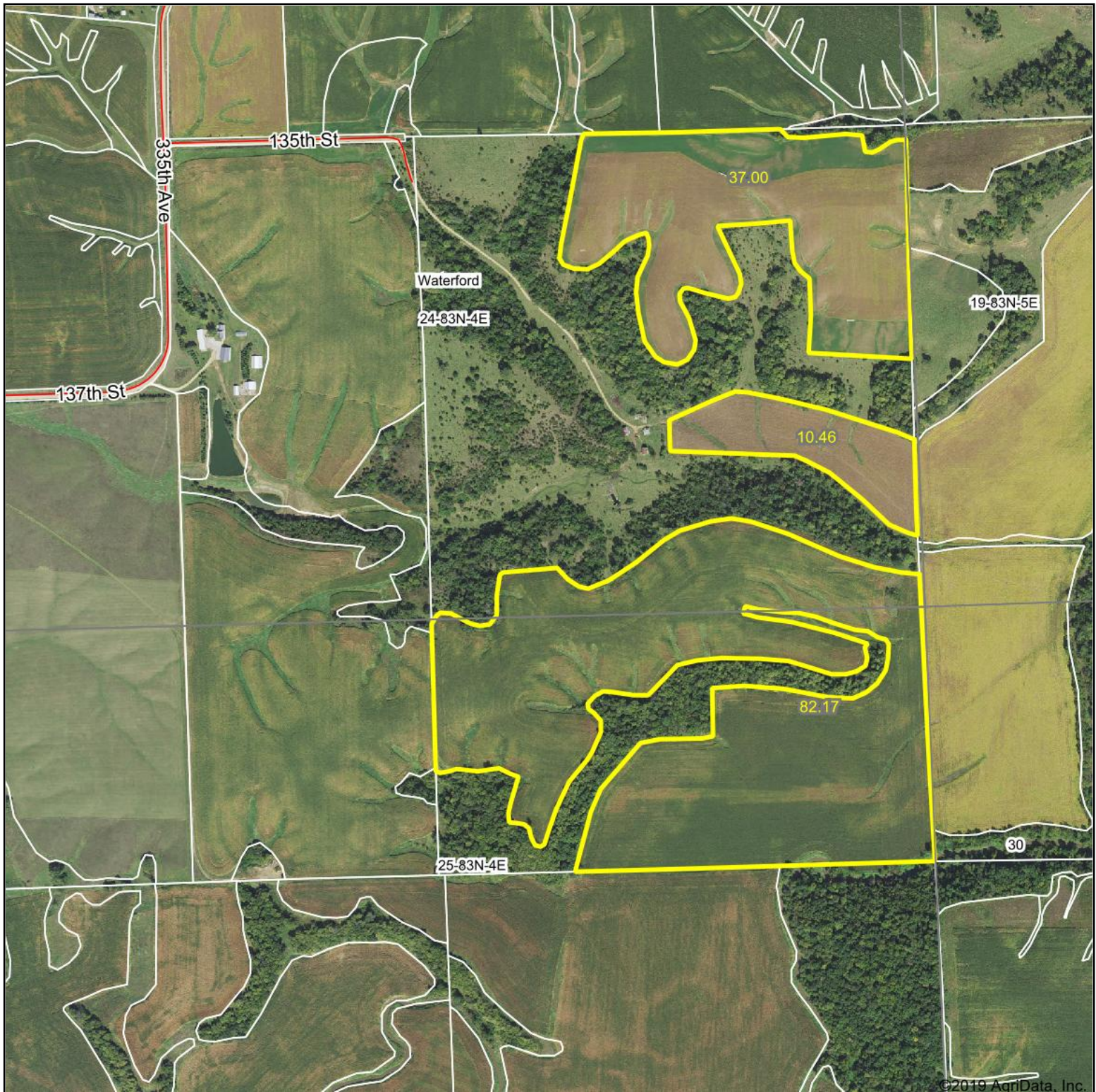
\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# Aerial Map - Tillable Acres



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Map Center: 41° 58' 34.71, -90° 26' 21.62

0ft 837ft 1673ft

**24-83N-4E**  
**Clinton County**  
**Iowa**



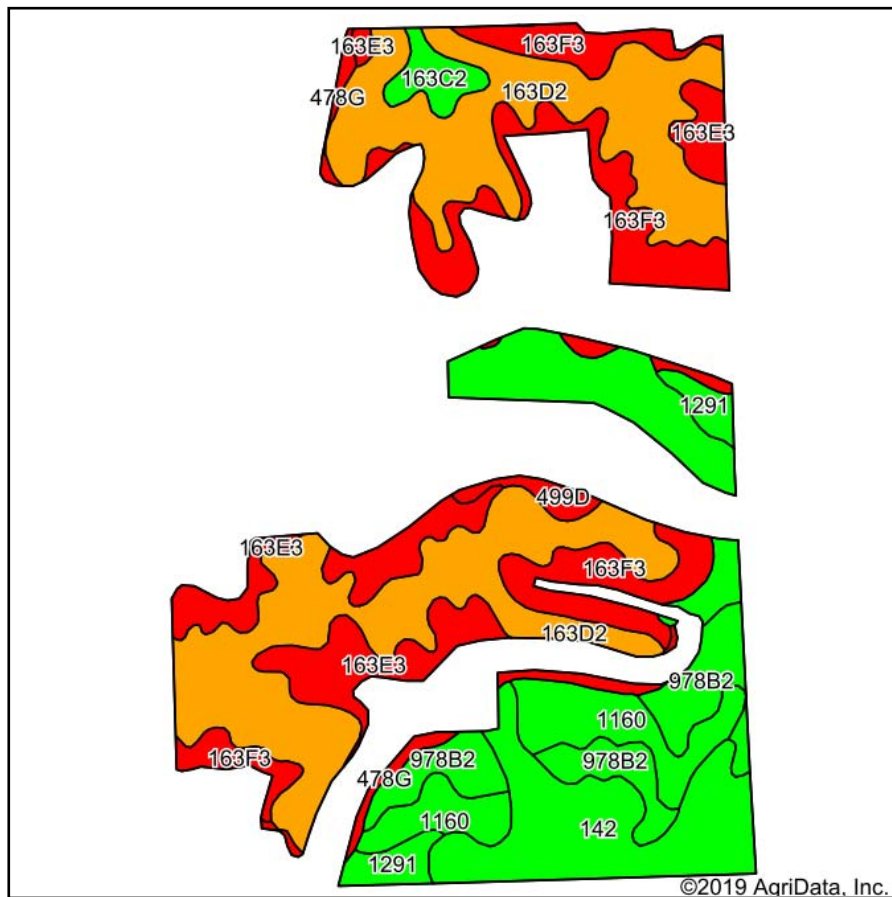
9/24/2019

Maps Provided By:  
  
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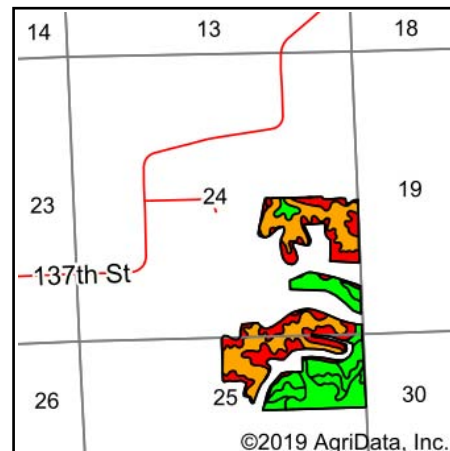
Field borders provided by Farm Service Agency as of 5/21/2008.



# Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Clinton**  
 Location: **24-83N-4E**  
 Township: **Waterford**  
 Acres: **129.63**  
 Date: **9/24/2019**

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Area Symbol: IA045. Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	44.76	34.5%		Ille	164.8	4.6	47.8	3	4.9	46	58	72	72	50	61
142	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	24.12	18.6%		Ilw	180.8	5.1	52.4	3.3	5.4	79	88	85	82	56	85
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	18.99	14.6%		Vlle	105.6	3	30.6	1.9	3.2	12	25	40	40	19	30
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	13.32	10.3%		Vle	129.6	3.6	37.6	2.3	3.9	29	45	50	50	29	41
978B2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	9.55	7.4%		lle						84		72	72	53	69



1160	Walford silt loam, benches, 0 to 1 percent slopes	9.13	7.0%		Illw	216	4.5	62.6	3.9	6.5	85	65	89	89	16	81
478G	Rock outcrop-Nordness complex, 18 to 60 percent slopes	3.26	2.5%		Vlls	88	0	25.5	1.6	2.6	5	5	8	4	1	1
1291	Atterberry silt loam, benches, 1 to 3 percent slopes	3.00	2.3%		Ile	224	5.8	65	4	6.7	85	80	98	98	67	97
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	2.23	1.7%		Ille	193.6	5.4	56.1	3.5	5.8	72	68	75	75	52	65
499D	Nordness silt loam, 5 to 14 percent slopes	1.27	1.0%		Vls	88	2.5	25.5	1.6	2.6	5	5	46	46	36	28
<b>Weighted Average</b>						<b>146.1</b>	<b>3.9</b>	<b>42.4</b>	<b>2.6</b>	<b>4.4</b>	<b>50.9</b>	<b>*</b>	<b>*n 67.5</b>	<b>*n 66.8</b>	<b>*n 41.3</b>	<b>*n 59.9</b>

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

\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

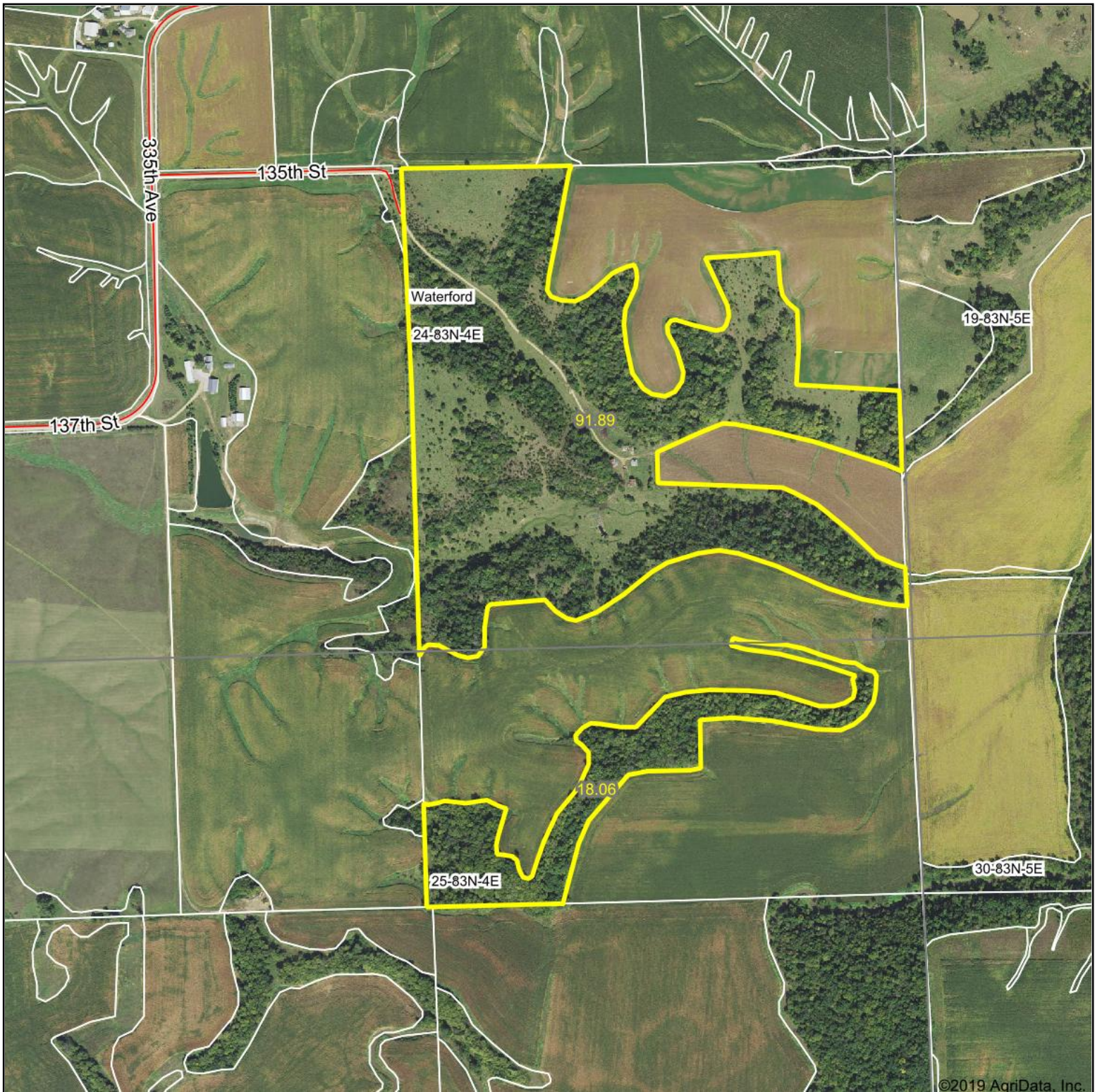
\*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

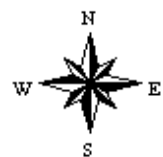
# Aerial Map - Pasture Acres



Map Center: 41° 58' 36.39, -90° 26' 20.74

0ft 837ft 1673ft

**24-83N-4E**  
**Clinton County**  
**Iowa**



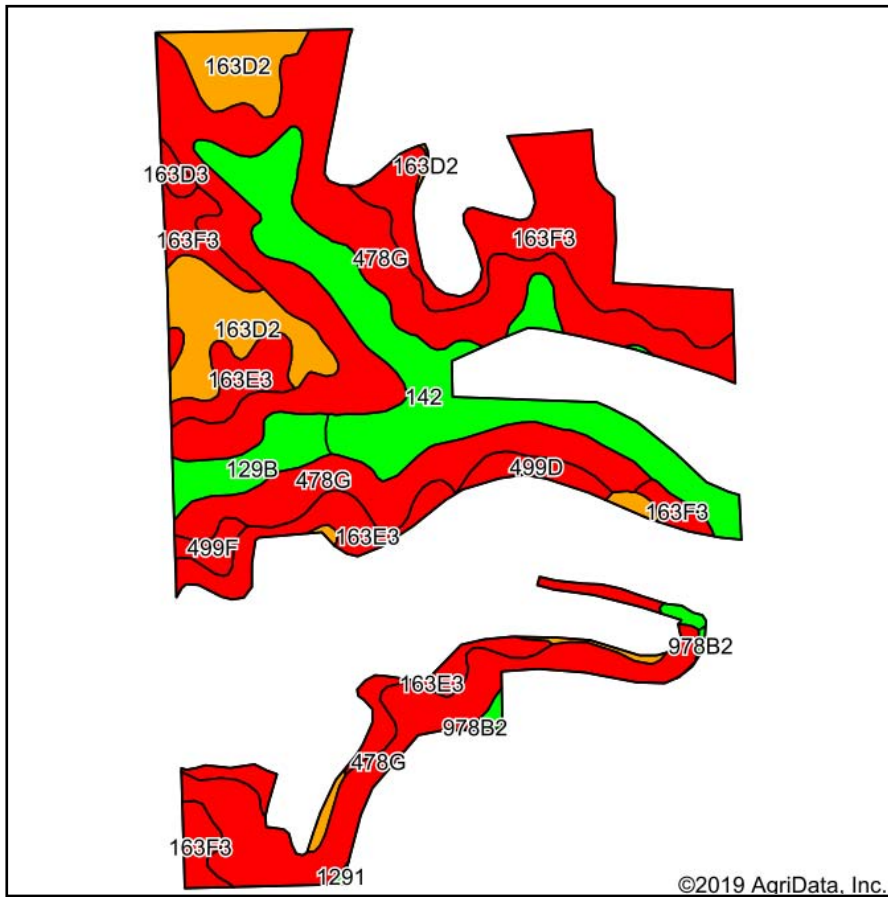
9/27/2019

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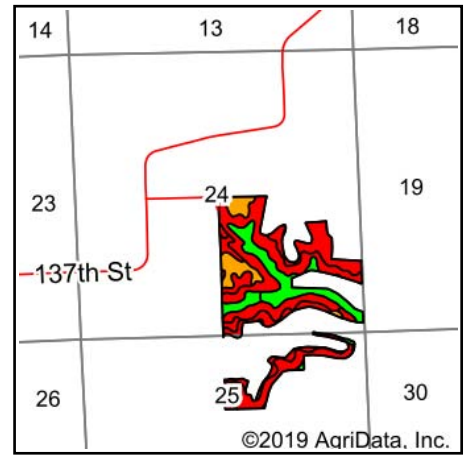
Field borders provided by Farm Service Agency as of 5/21/2008.



# Soils Map - Pasture Acres



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Clinton**  
 Location: **24-83N-4E**  
 Township: **Waterford**  
 Acres: **109.95**  
 Date: **9/27/2019**

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Area Symbol: IA045. Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
478G	Rock outcrop-Nordness complex, 18 to 60 percent slopes	46.38	42.2%		Vlls	88	0	25.5	1.6	2.6	5	5	8	4	1	1
142	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	18.36	16.7%		llw	180.8	5.1	52.4	3.3	5.4	79	88	85	82	56	85
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	18.05	16.4%		Vlle	105.6	3	30.6	1.9	3.2	12	25	40	40	19	30
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	11.31	10.3%		Ille	164.8	4.6	47.8	3	4.9	46	58	72	72	50	61
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	8.96	8.1%		Vle	129.6	3.6	37.6	2.3	3.9	29	45	50	50	29	41

129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	3.56	3.2%		Ilw	0	0	0	0	0	73		84	84	63	81
499D	Nordness silt loam, 5 to 14 percent slopes	1.56	1.4%		Vls	88	2.5	25.5	1.6	2.6	5	5	46	46	36	28
499F	Nordness silt loam, 14 to 25 percent slopes	1.04	0.9%		Vlls	88	2.5	25.5	1.6	2.6	5	5	39	39	27	22
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	0.54	0.5%		IVe	153.6	4.3	44.5	2.8	4.6	40	55	53	53	31	44
978B2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	0.13	0.1%		Ile						84		72	72	53	69
1291	Atterberry silt loam, benches, 1 to 3 percent slopes	0.06	0.1%		Ile	224	5.8	65	4	6.7	85	80	98	98	67	97
<b>Weighted Average</b>						<b>115.1</b>	<b>2.2</b>	<b>33.4</b>	<b>2.1</b>	<b>3.4</b>	<b>27.2</b>	<b>*-</b>	<b>*n 39.8</b>	<b>*n 37.6</b>	<b>*n 23.5</b>	<b>*n 32.7</b>

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

\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

\*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 major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

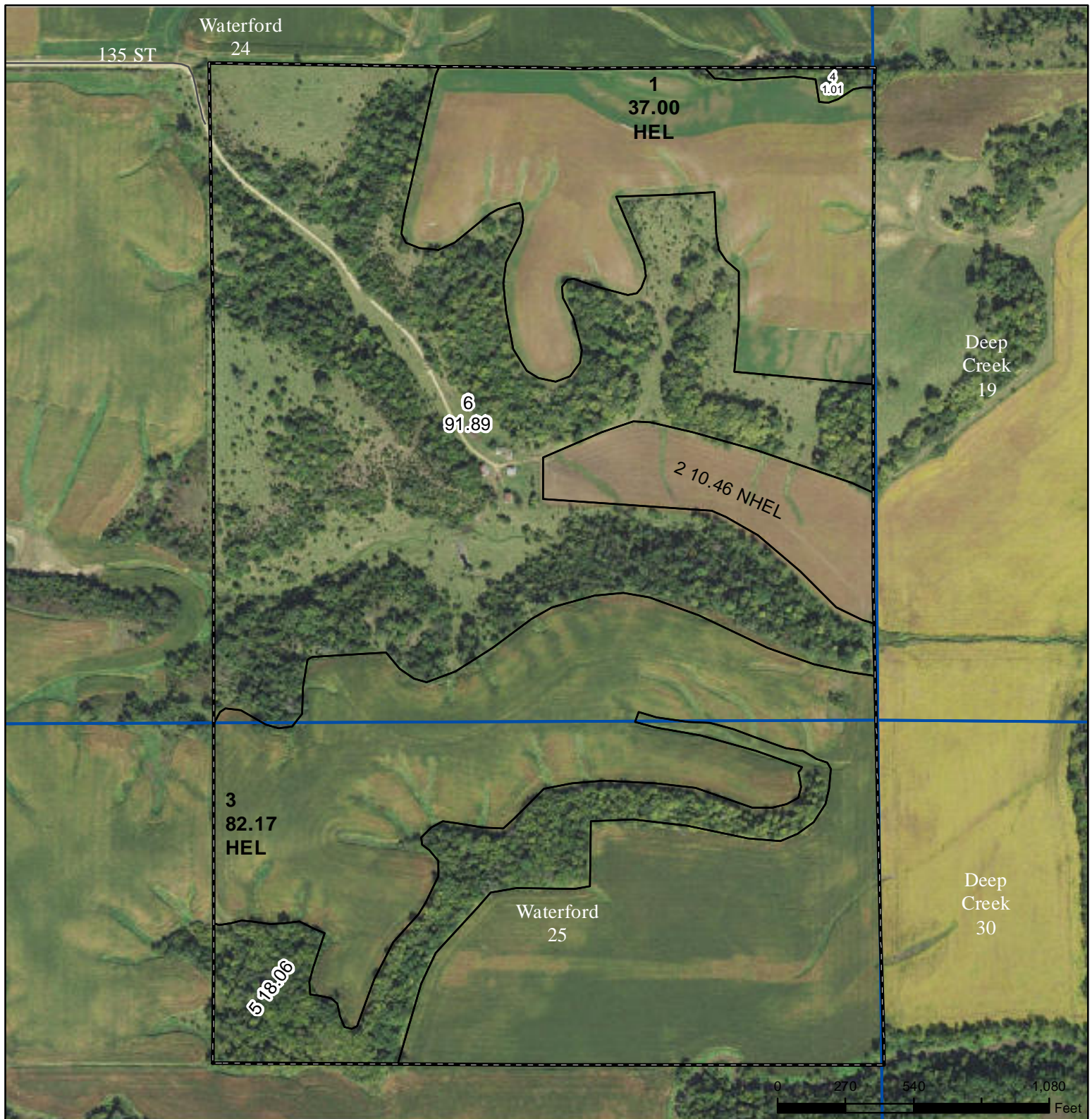
Soils data provided by USDA and NRCS.





United States  
Department of  
Agriculture

## Clinton County, Iowa



### Legend

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

### Wetland Determination Identifiers

- Restricted Use
- 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.

2019 Program Year

Map Created April 17, 2019

Farm 1033

Tract 1895

Tract Cropland Total: 129.63 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 : 1033**

Prepared : Sep 24, 2019

Crop Year : 2020

**Operator Name** : SCOTT L BRATTHAUER  
**Farms Associated with Operator** : 19-045-979, 19-045-1033, 19-045-1230, 19-045-6042  
**CRP Contract Number(s)** : None  
**Recon ID** : None  
**ARCPLC G/I/F Eligibility** : Eligible

#### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
394.75	282.38	282.38	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	282.38	0.00		0.00		0.00	0.00	0.00

#### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	155.18	0.00	164	
Soybeans	90.82	0.00	49	
<b>TOTAL</b>	<b>246.00</b>	<b>0.00</b>		

#### NOTES

**Tract Number** : 1895

**Description** : L-3, L-4; SE1/4 OF 24; NE1/4 OF 25  
**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** : JAMES W CAMP REVOCABLE LIVING TRUST  
**Other Producers** : RONALD J BORMANN  
**Recon ID** : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
240.59	129.63	129.63	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	129.63	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	71.24	0.00	164





















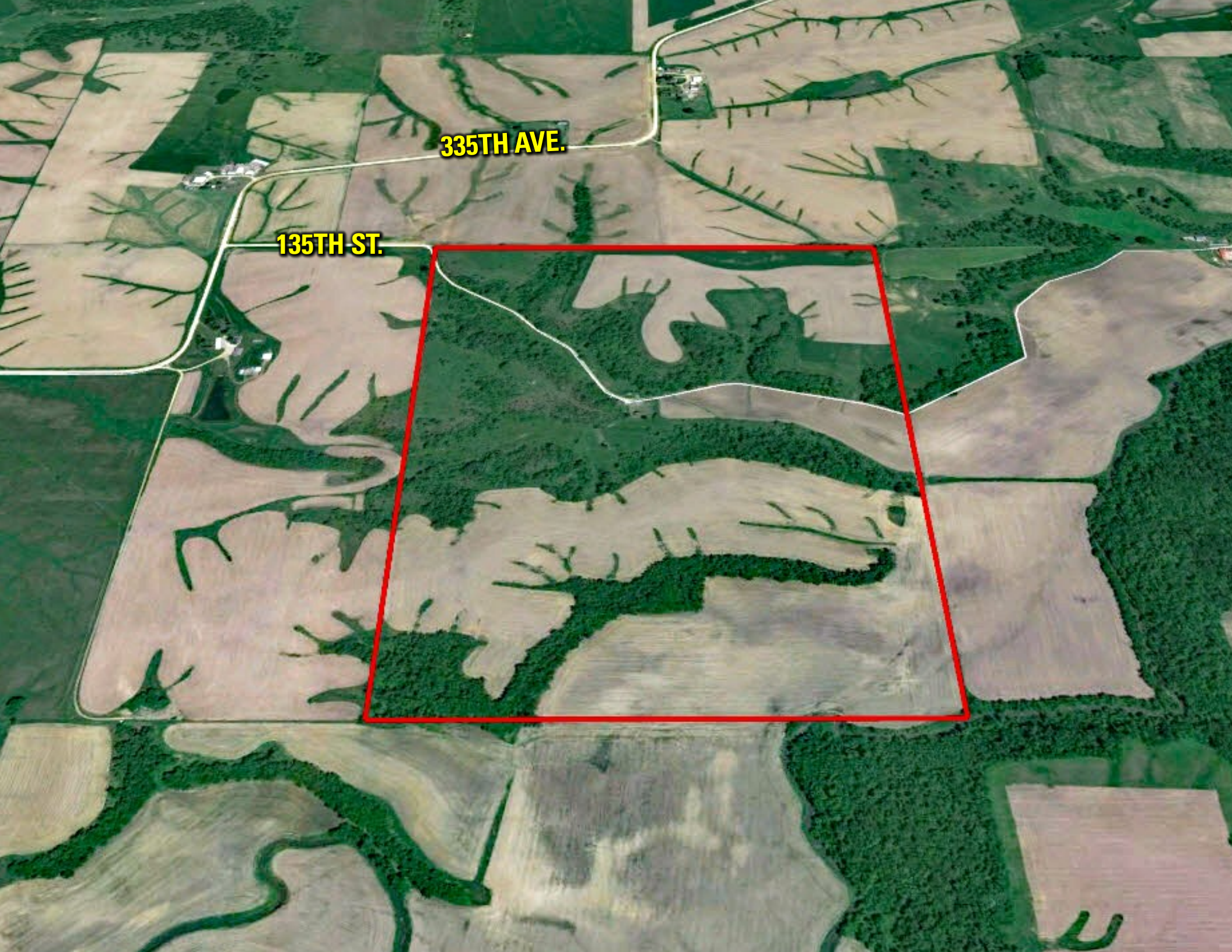












335TH AVE.

135TH ST.