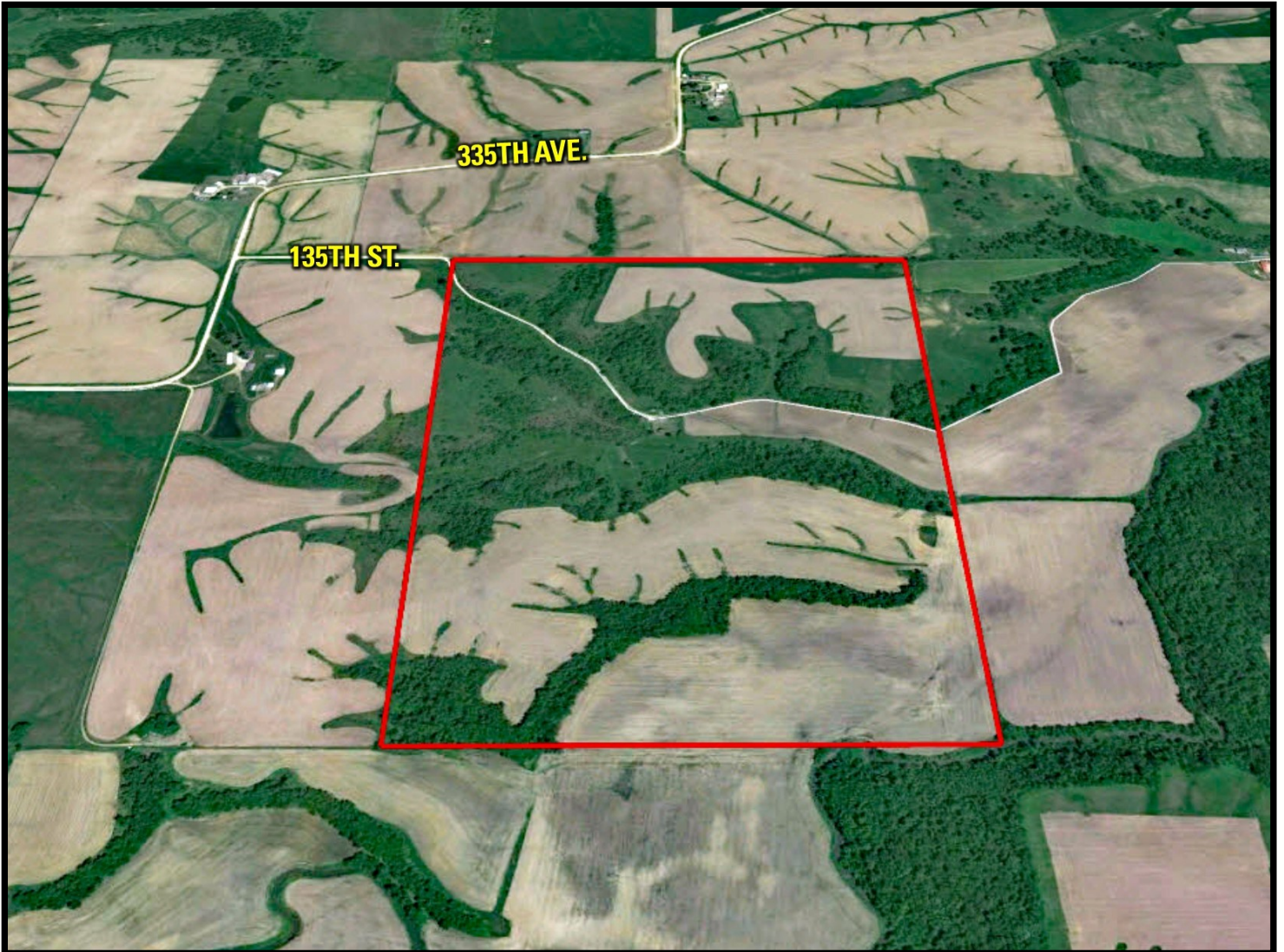


LAND FOR SALE

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

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

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

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

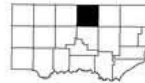
TOTAL ACRES:	240
PRICE:	\$1,080,000
Price Per Acre:	\$4,500
Owner:	James Camp Trust - Clinton National Bank, Trustee
Operator:	
County & State:	Clinton Co., IA
Location:	1.5 miles Northeast of Charlotte, IA
Possession Date:	To be determined
Drainage Info:	Natural
Average Productivity:	50.9 CSR2
Taxable Acres:	240
Net RE Taxes:	\$5,750
Taxes Payable In:	2018-2019
Topography:	Rolling

F.S.A. INFORMATION:

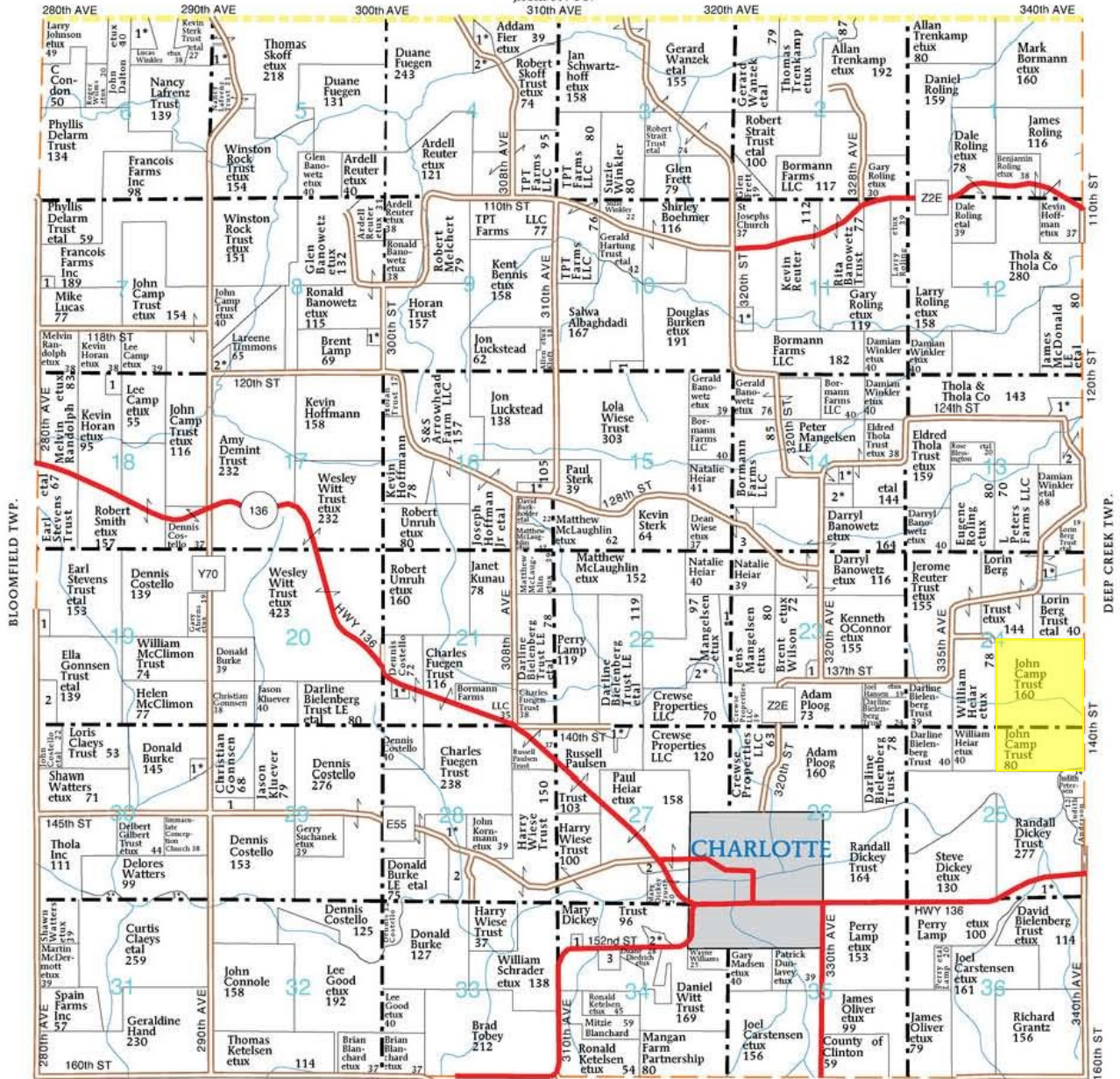
Farmland:	240.59
Crop Acres:	129.63
Effective DCP Cropland	
CRP Acres:	
Corn Base:	71.24
Corn Yield:	164
Soybean Base:	41.7
Soybean Yield:	49

APPROXIMATE BREAKDOWN OF ACRES:

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



JACKSON CO.



WATERFORD TOWNSHIP SECTION 4

- 1. Røling, 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. Costello, Cameron etux 10
- SECTION 10
- 1. Wiese Trust, Lola 5
- SECTION 11
- 1. Bormann, Ronald etux 14
- SECTION 13
- 1. Immel, Joseph etux 13
- 2. Blanchard Brothers LLC 12
- 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. McDonald, Donald 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

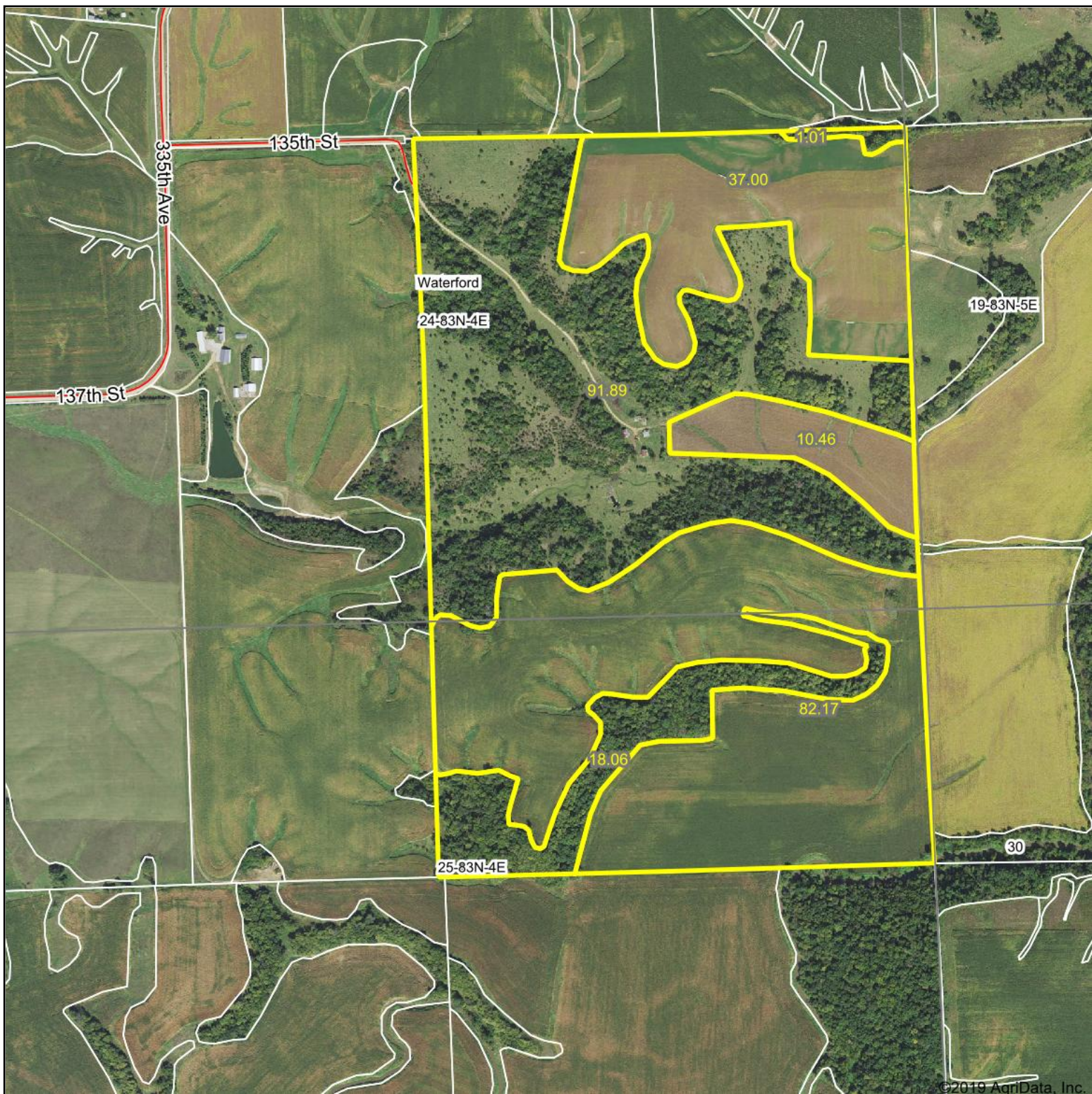
SECTION 23

- 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. Kormann, John etux 24

2. Burke, Donald 14

- SECTION 29
- 1. Tracy, Richard 9
- SECTION 30
- 1. Broadfoot, Kevin etux 8
- 2. Claeys, Curtis etux 7
- 3. Claeys, Curtis etux 8
- SECTION 34
- 1. Johnson, Ryan 5
- 2. Blanchard, Brent etux 7
- 3. McAleer, Joanne 12

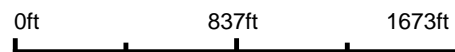
Aerial Map - Total Acres



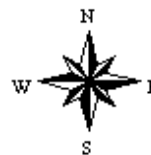
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Map Center: 41° 58' 34.71, -90° 26' 21.62



24-83N-4E
Clinton County
Iowa

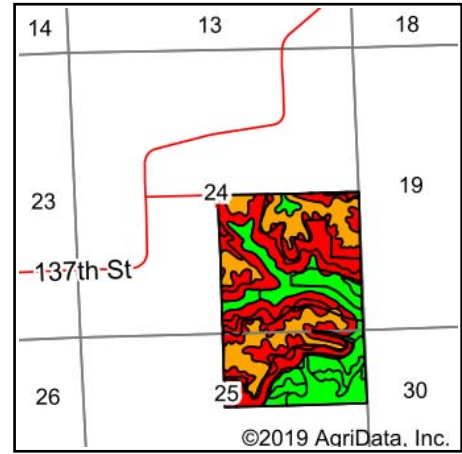
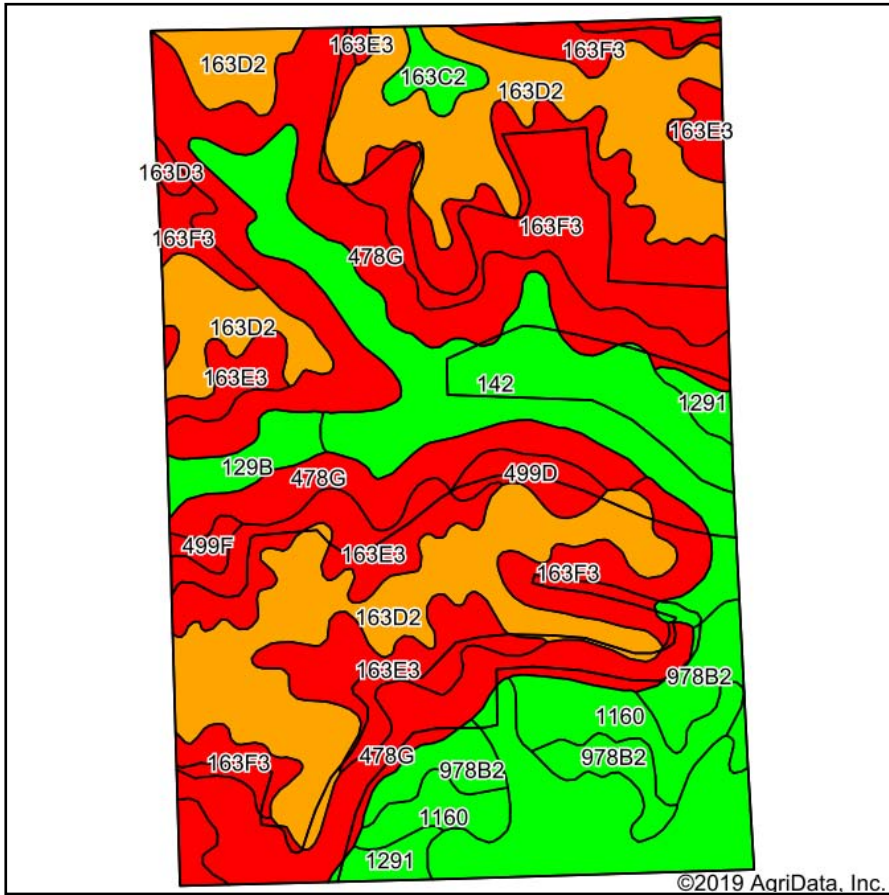


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9/24/2019

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

Soils Map - Total Acres



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



Soils data provided by USDA and NRCS.

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%		Ille	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%		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	42.57	17.7%		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	37.95	15.8%		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	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
Weighted Average						131.8	3.1	38.2	2.4	3.9	39.9	*-	*n 54.7	*n 53.3	*n 33.1	*n 47.4

**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.

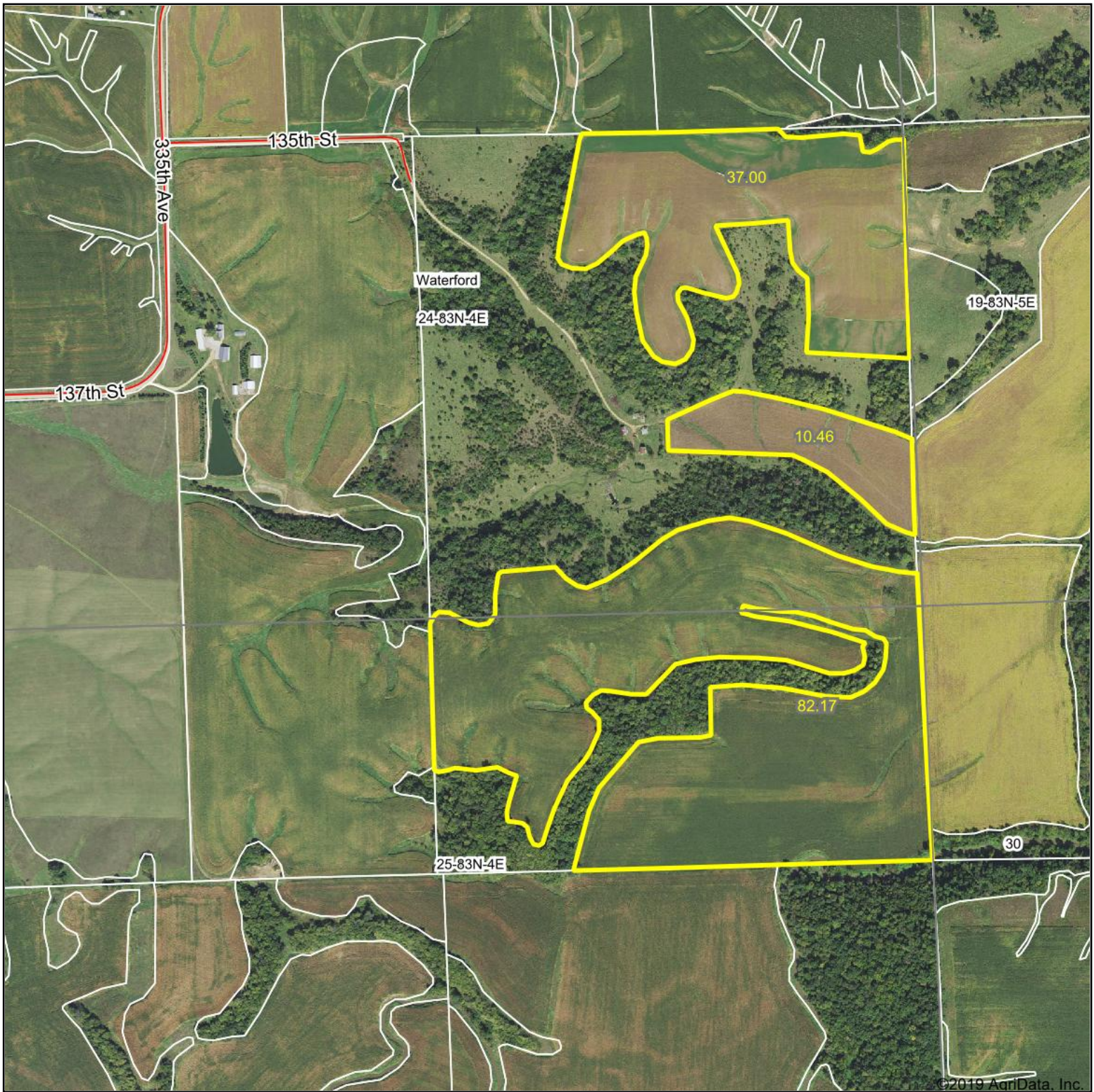
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

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

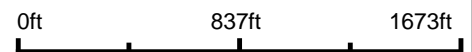
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

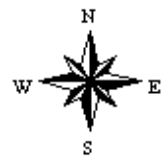
Aerial Map - Tillable Acres



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



24-83N-4E
Clinton County
Iowa



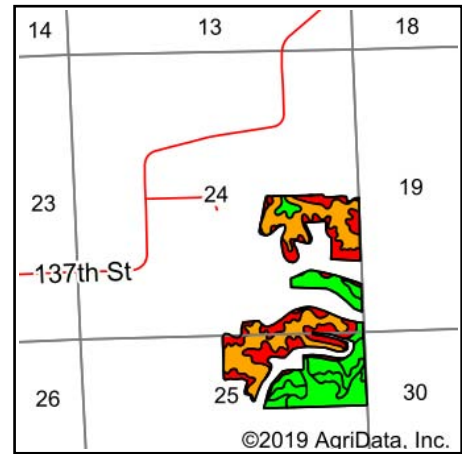
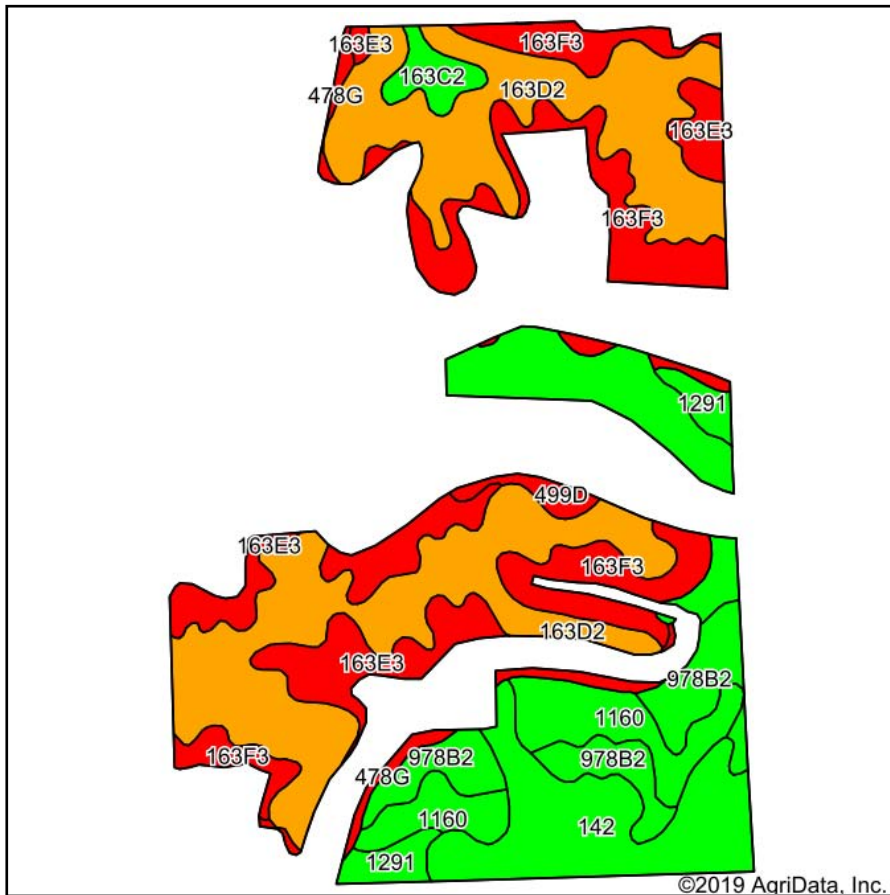
9/24/2019

Maps Provided By:

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

Soils Map - Tillable Acres



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



Soils data provided by USDA and NRCS.

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%		Vis	88	2.5	25.5	1.6	2.6	5	5	46	46	36	28
Weighted Average						146.1	3.9	42.4	2.6	4.4	50.9	*	*n 67.5	*n 66.8	*n 41.3	*n 59.9

**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.

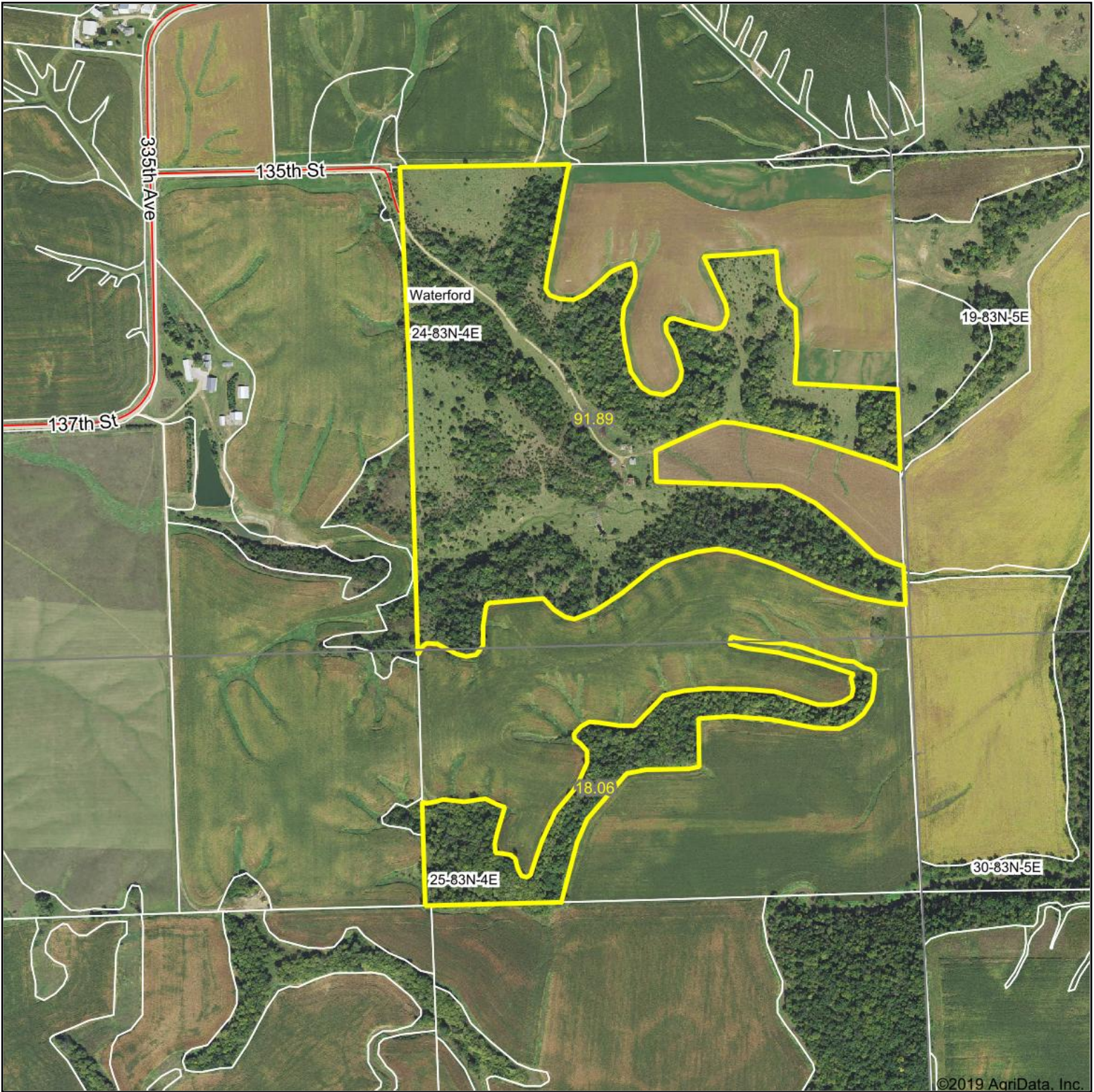
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*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.

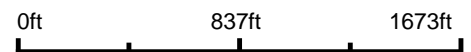
Aerial Map - Pasture Acres



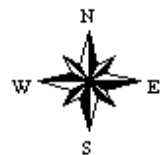
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Map Center: 41° 58' 36.39, -90° 26' 20.74



24-83N-4E
Clinton County
Iowa

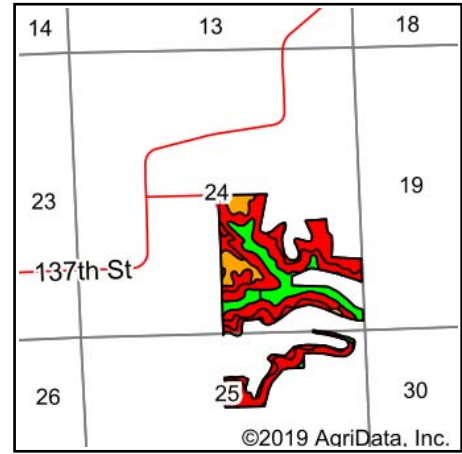
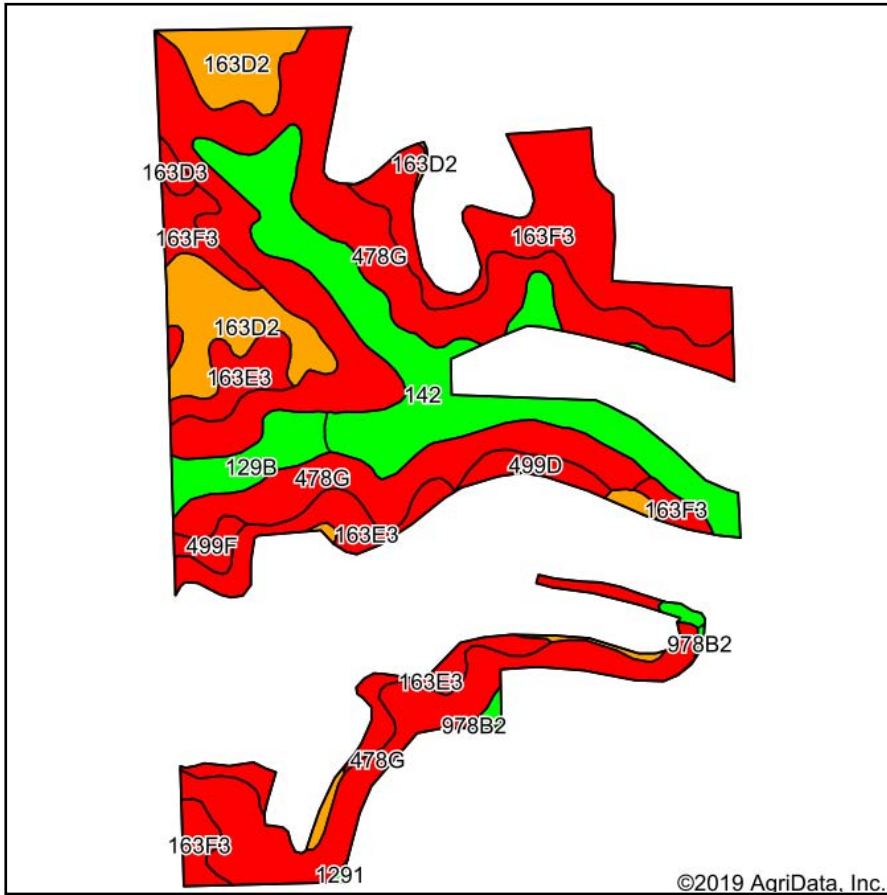


9/27/2019



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

Soils Map - Pasture Acres



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



Soils data provided by USDA and NRCS.

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%		llle	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%		llw	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
Weighted Average						115.1	2.2	33.4	2.1	3.4	27.2	*-	*n 39.8	*n 37.6	*n 23.5	*n 32.7

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

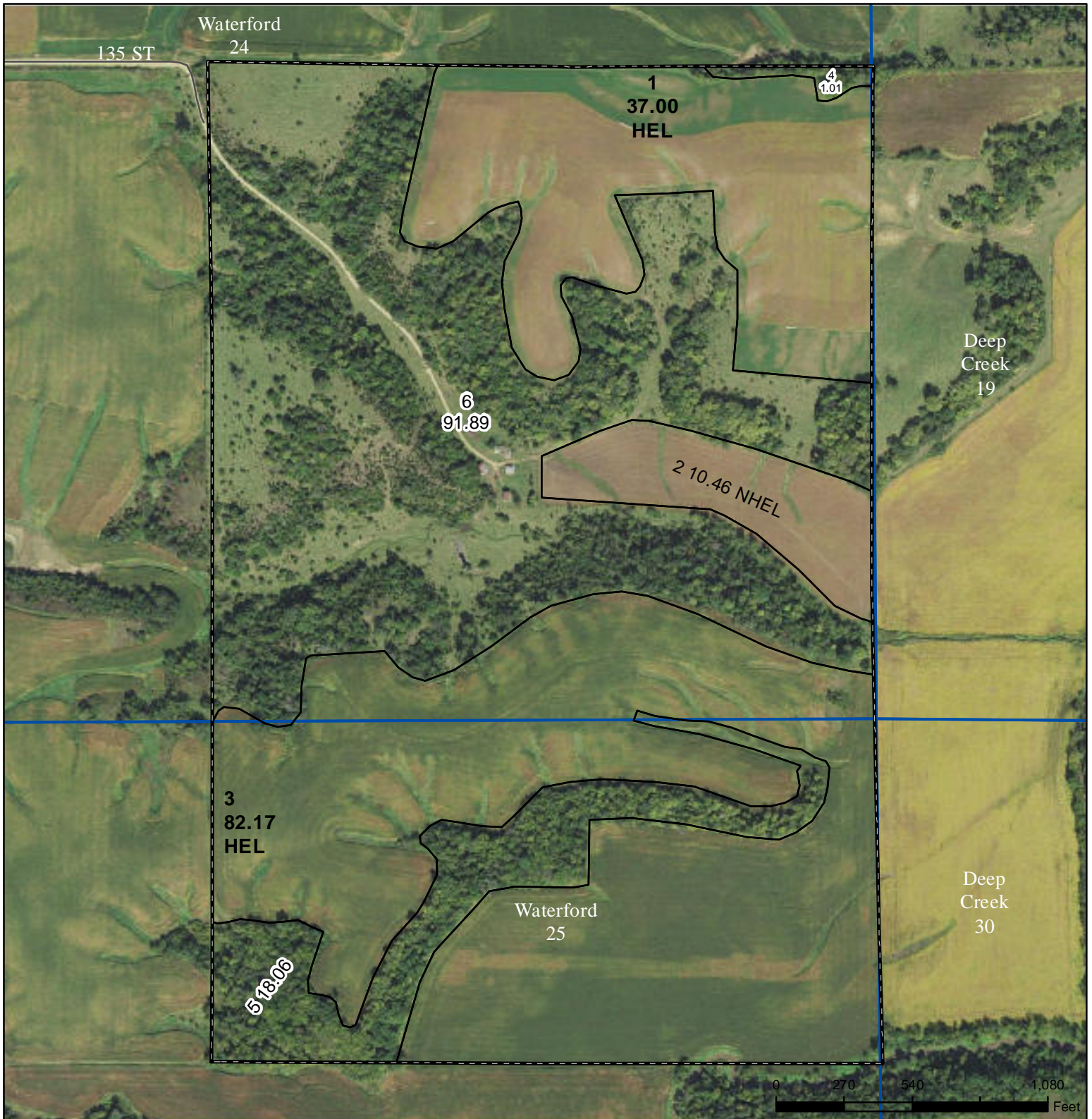
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*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.



- 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: 129.63 acres

2019 Program Year
Map Created April 17, 2019

Farm 1033
Tract 1895

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Abbreviated 156 Farm Record

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//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	
TOTAL	246.00	0.00		

NOTES

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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.

