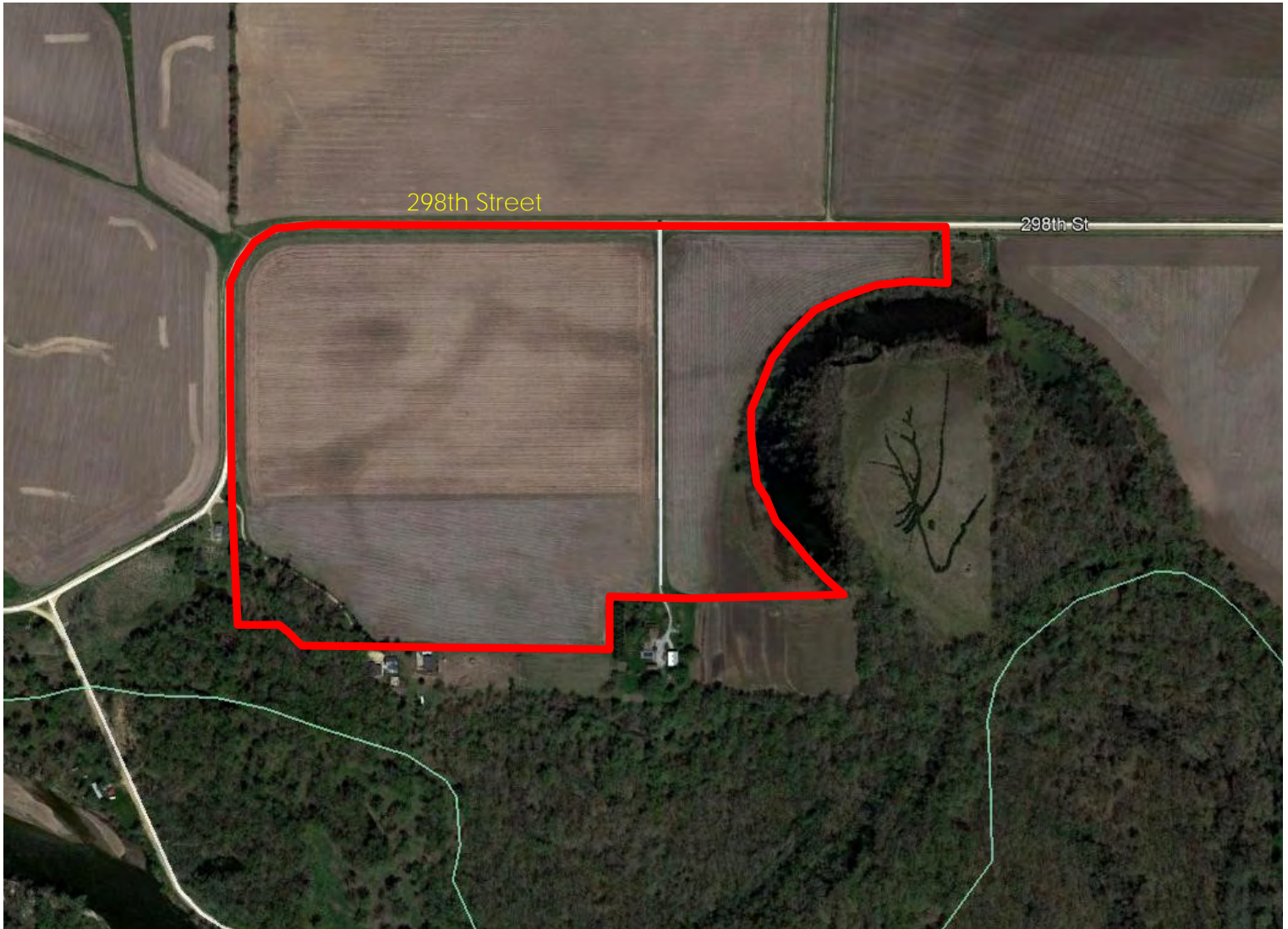


# LAND FOR SALE

66.11 SURVEYED ACRES

CLINTON COUNTY, IOWA

LISTING #14779



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:

66.11 surveyed acres being part of the  
SW 1/4 and SE 1/4 of Section 9,  
Township 80 North, Range 2 East.  
See attached survey.  
Exact legal to come from abstract

Pena, 66.11 Surveyed Acres, Clinton Co, IA

## COMMENTS & BUILDING INFORMATION:

Peoples Company is proud to present  
66.11 surveyed acres of quality  
farmland located in southern Clinton  
County, Iowa. This farm consists of  
57.6 cropland acres. The farm carries  
a CSR2 rating of 46.4. The farm  
primarily consists Wapsie variant loam  
and Finchford loamy sand. This  
property is located 6 miles South of  
Calamus in Section 9, Township 80  
North, Range 2 East.

## 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)

## LEASE/FSA INFORMATION:

Open for the 2020 crop year

TOTAL ACRES:	66.11
PRICE:	\$342,000
Price Per Acre:	\$5,173
Owner:	Pena
Operator:	Pena
County & State:	Clinton Co., IA
Location:	Calamus
Possession Date:	At Closing
Drainage Info:	Natural
Average Productivity:	46.4
Taxable Acres:	63.3
Net RE Taxes:	\$1,366
Taxes Payable In:	2020
Topography:	Level

## F.S.A. INFORMATION:

Farmland:	62.03
Crop Acres:	57.60
Effective DCP Cropland	57.60
CRP Acres:	0
Corn Base:	56.62
Corn Yield:	116
Soybean Base:	0.98
Soybean Yield:	35

## APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	66.11
Tillable Acres:	57.60
CRP Acres:	0
Farmstead:	0
Roads:	3.5
Waterways:	0
Timber:	5
Pasture:	0

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

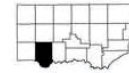
700 6th Ave  
DeWitt, Iowa 52742



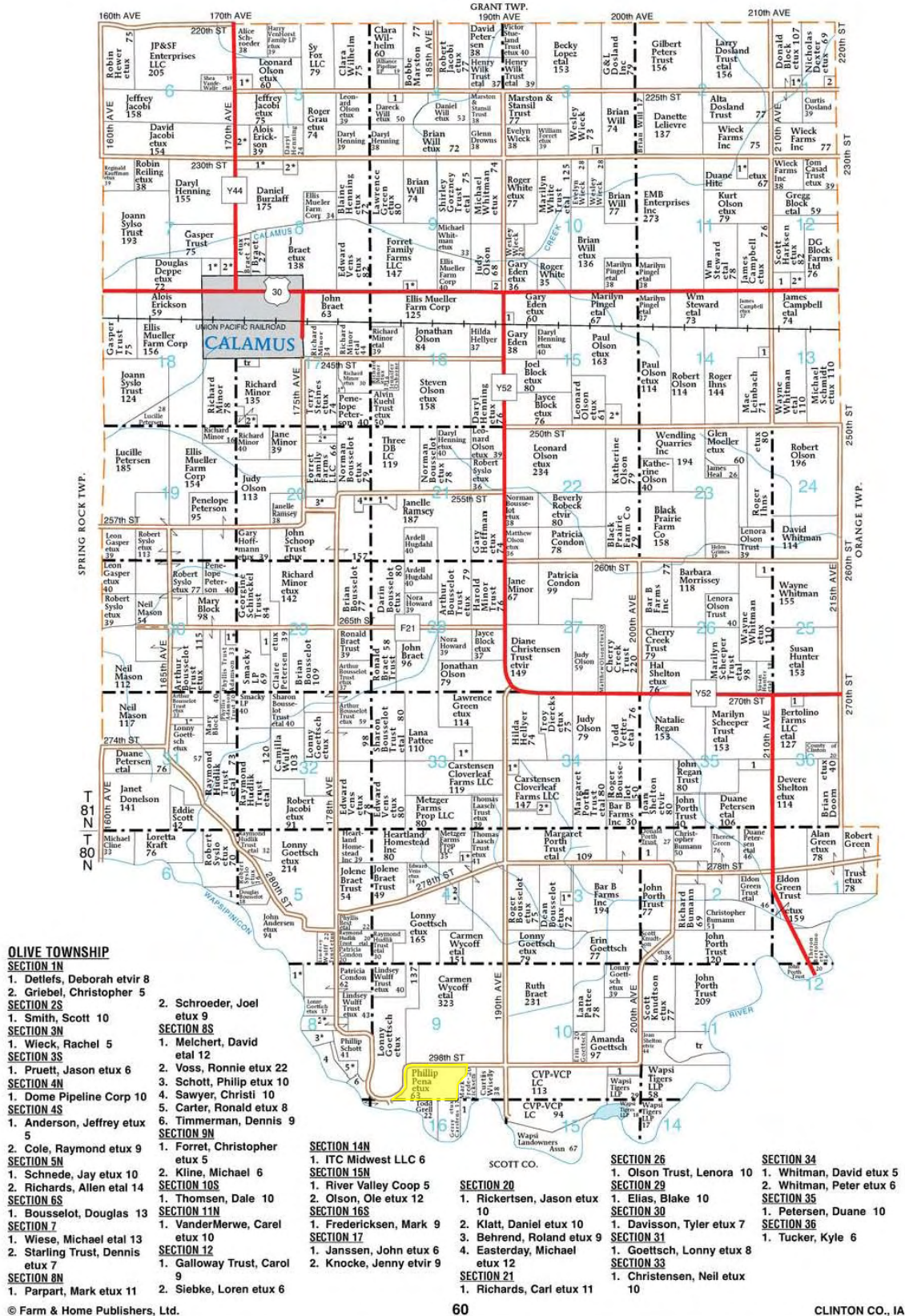
T-80-81-N

OLIVE PLAT

(Landowners)

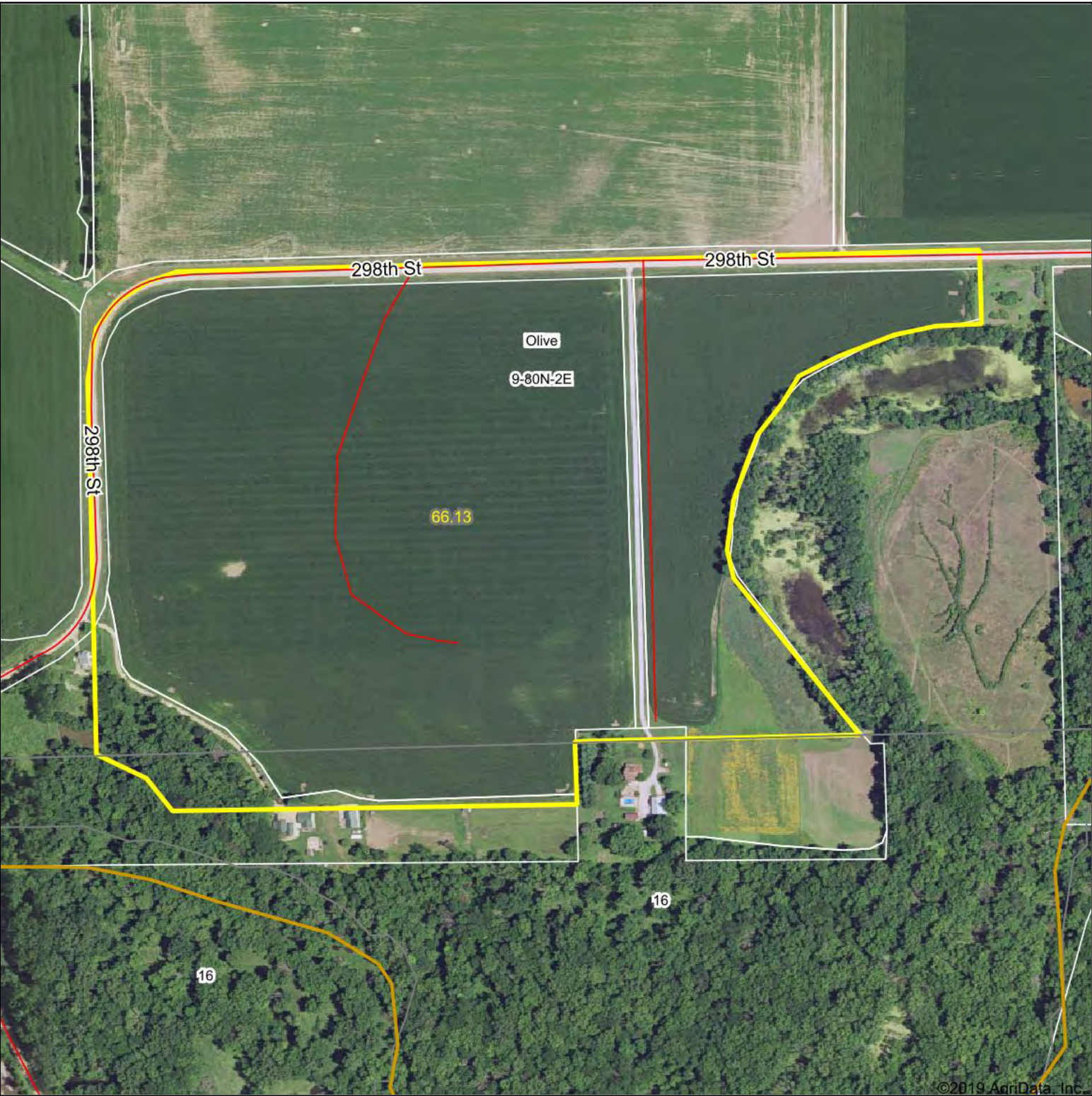


R-2-E





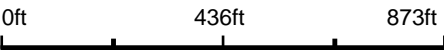
Aerial Map



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Map Center: 41° 44' 36.49, -90° 44' 1.76



**9-80N-2E**  
**Clinton County**  
**Iowa**



12/1/2019

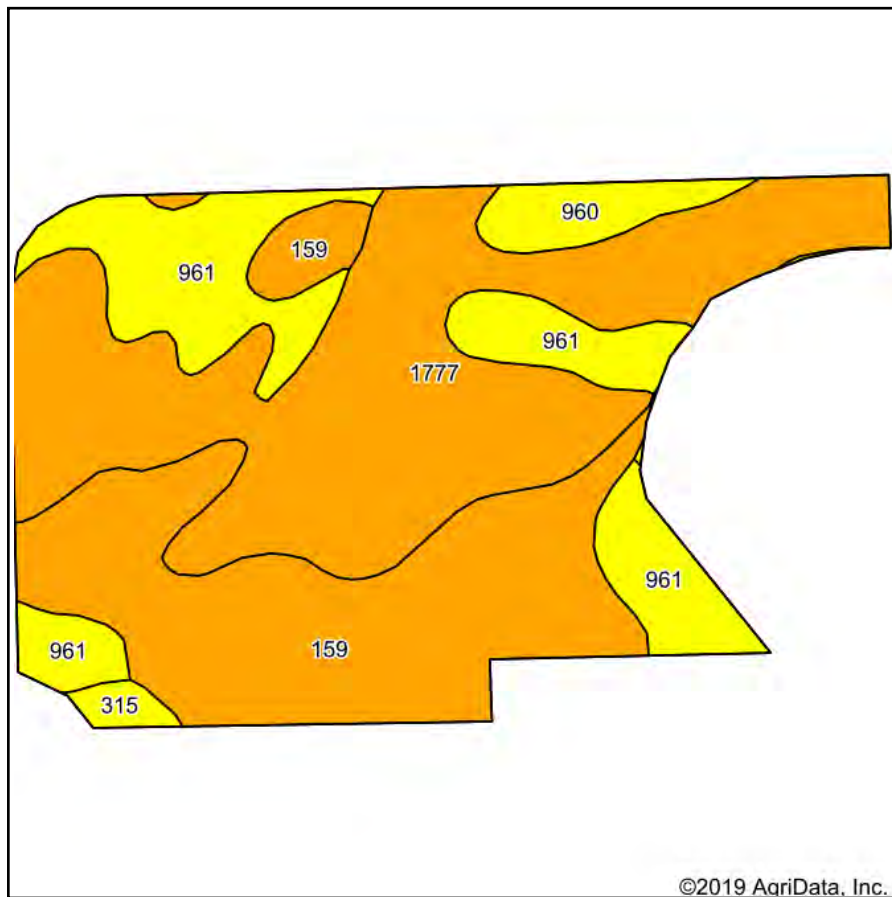


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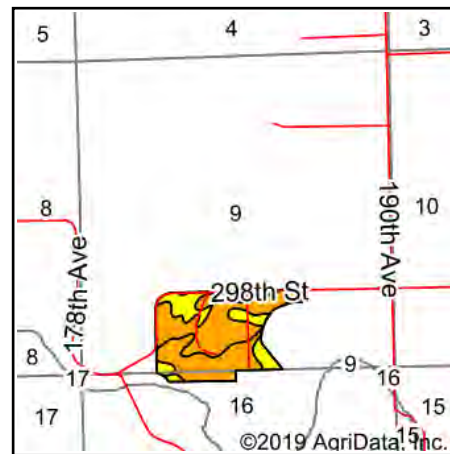
Field borders provided by Farm Service Agency as of 5/21/2008.



# Soils Map



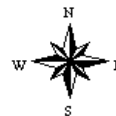
Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Clinton**  
 Location: **9-80N-2E**  
 Township: **Olive**  
 Acres: **66.13**  
 Date: **12/1/2019**



Maps Provided By:



Area Symbol: IA045. Soil Area Version: 25																	
Cod e	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	*n NCCPI Cotton
1777	Wapsie variant loam, 0 to 2 percent slopes	29.20	44.2%		IIIs	80	2.2	23.2	1.4	2.4	41	64	67	67	45	40	0
159	Finchford loamy sand, 0 to 2 percent slopes	20.83	31.5%		IVs	148.8	4.2	43.2	2.7	4.5	43	35	55	55	46	36	9
961	Ambraw silty clay loam, 0 to 2 percent slopes	13.03	19.7%		IIlw	177.6	3.7	51.5	3.2	5.3	65	47	91	91	12	74	0
960	Shaffton loam, 0 to 2 percent slopes	2.31	3.5%		IIlw	80	2.1	23.2	1.4	2.4	57	62	89	89	27	81	0
315	Fluvents-Ambraw complex, 0 to 2 percent slopes	0.76	1.1%		IIIlw	80	0	23.2	1.4	2.4	59	5	66	66	33	52	0
Weighted Average						120.9	3.1	35.1	2.2	3.6	47.1	50.8	*n 68.7	*n 68.7	*n 38	*n 47	*n 2.8

\*\*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.

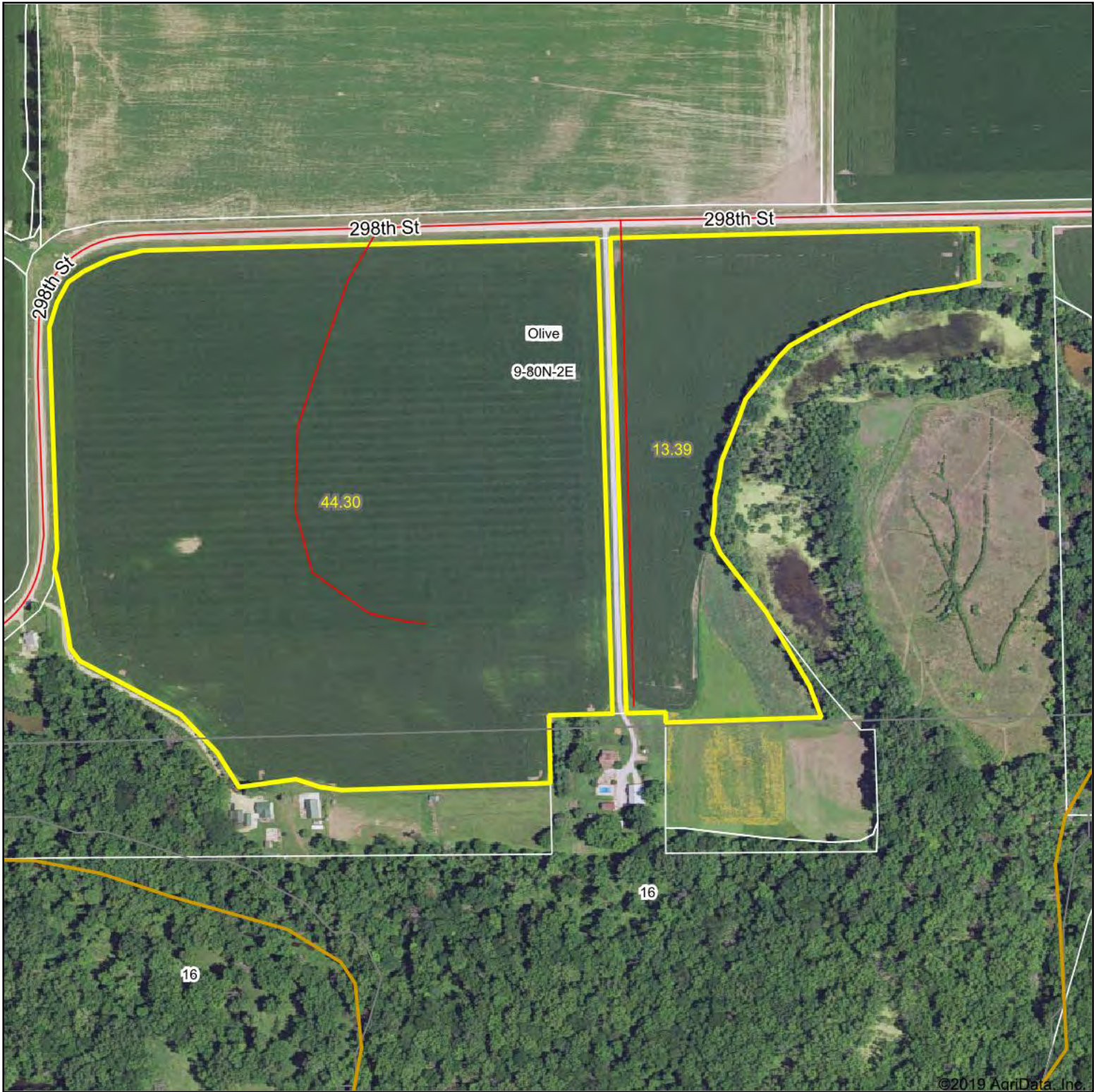
\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



## Aerial Map

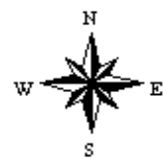


**PEOPLES<sup>TM</sup>**  
**COMPANY**  
 INNOVATIVE. REAL ESTATE. SOLUTIONS.

Map Center: 41° 44' 35.88, -90° 44' 0.73

0ft                      410ft                      820ft

**9-80N-2E**  
**Clinton County**  
**Iowa**

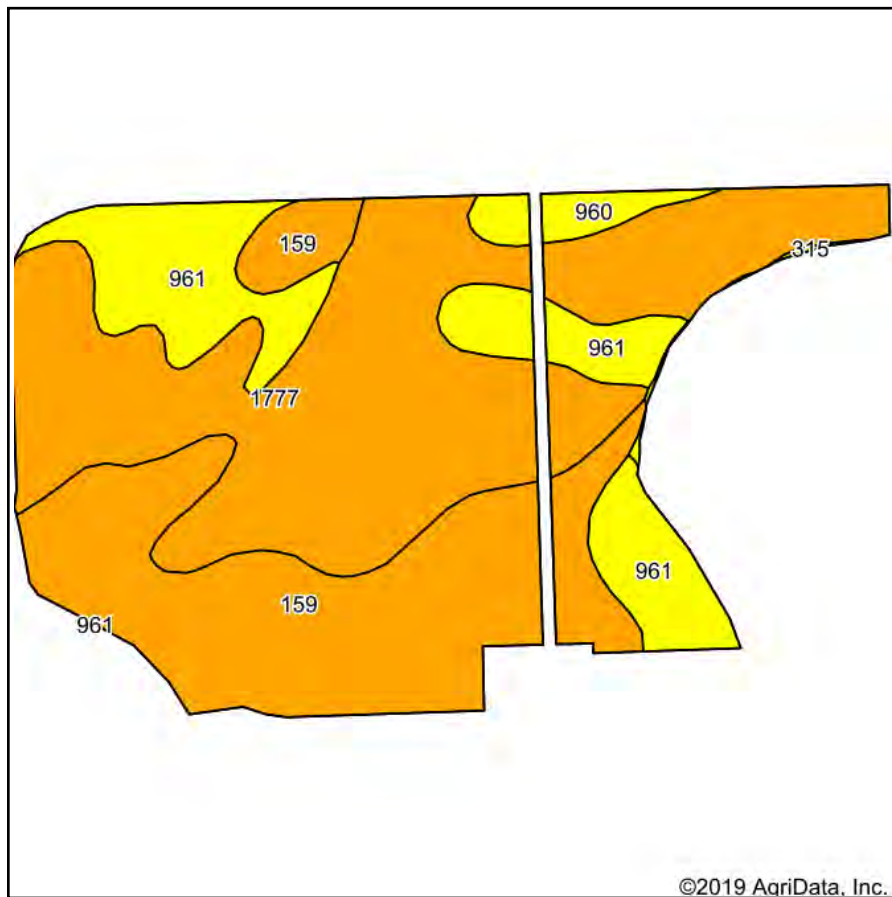


12/1/2019

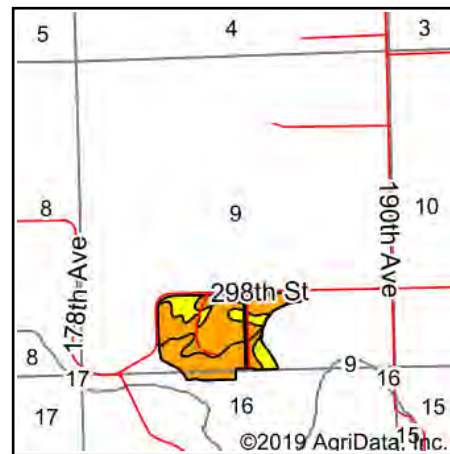
Field borders provided by Farm Service Agency as of 5/21/2008.



# Soils Map



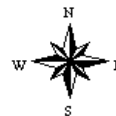
Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Clinton**  
 Location: **9-80N-2E**  
 Township: **Olive**  
 Acres: **57.69**  
 Date: **12/1/2019**



Maps Provided By:



Area Symbol: IA045. Soil Area Version: 25																	
Cod e	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	*n NCCPI Cotton
1777	Wapsie variant loam, 0 to 2 percent slopes	27.19	47.1%		IIIs	80	2.2	23.2	1.4	2.4	41	64	67	67	45	40	0
159	Finchford loamy sand, 0 to 2 percent slopes	18.65	32.3%		IVs	148.8	4.2	43.2	2.7	4.5	43	35	55	55	46	36	9
961	Ambraw silty clay loam, 0 to 2 percent slopes	10.33	17.9%		IIlw	177.6	3.7	51.5	3.2	5.3	65	47	91	91	12	74	0
960	Shaffton loam, 0 to 2 percent slopes	1.38	2.4%		IIlw	80	2.1	23.2	1.4	2.4	57	62	89	89	27	81	0
315	Fluvents-Ambraw complex, 0 to 2 percent slopes	0.14	0.2%		IIIlw	80	0	23.2	1.4	2.4	59	5	66	66	33	52	0
Weighted Average						119.7	3.1	34.7	2.1	3.6	46.4	51.4	*n 67.9	*n 67.9	*n 39	*n 45.8	*n 2.9

\*\*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 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

Tract Cropland Total: 57.60 acres

2019 Program Year

Map Created April 17, 2019

Farm **7865**  
Tract **13251**

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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 : 7865

Prepared : Nov 27, 2019

Crop Year : 2020

Operator Name : MR PHILLIP JEROME PENA  
Farms Associated with Operator : 19-045-7865  
CRP Contract Number(s) : None  
Recon ID : 19-045-2016-44  
ARCPLC G/I/F Eligibility : Eligible

#### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
62.03	57.60	57.60	0.00	0.00	0.00	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	57.60	0.00		0.00		0.00	0.00	0.00

#### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	CORN, SOYBN	None

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	56.62	0.00	116	
Soybeans	0.98	0.00	35	

**TOTAL** **57.60** **0.00**

#### NOTES

Tract Number : 13251

Description : SW1/4,SE1/4 of 9 T80N,R2E  
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 : Tract does not contain a wetland  
WL Violations : None  
Owners : MR PHILLIP JEROME PENA, MRS ANGELA ANN PENA  
Other Producers : None  
Recon ID : 19-045-2016-43

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
62.03	57.60	57.60	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	57.60	0.00	0.00	0.00	0.00	0.00



IOWA  
CLINTON  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

**FARM : 7865**  
**Prepared : Nov 27, 2019**  
**Crop Year : 2020**

### Abbreviated 156 Farm Record

#### DCP Crop Data

Tract 13251 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	56.62	0.00	116
Soybeans	0.98	0.00	35
<b>TOTAL</b>	<b>57.60</b>	<b>0.00</b>	

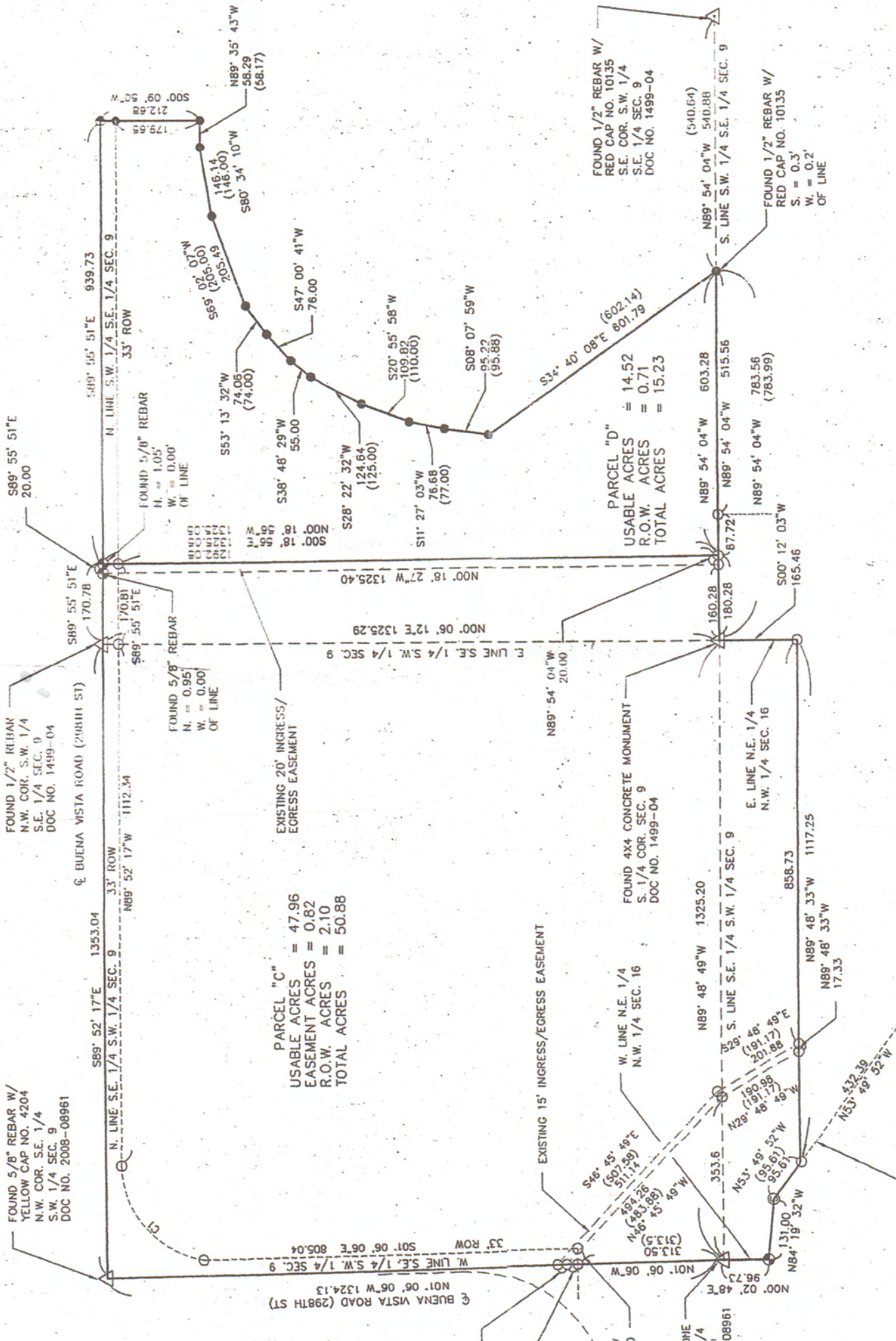
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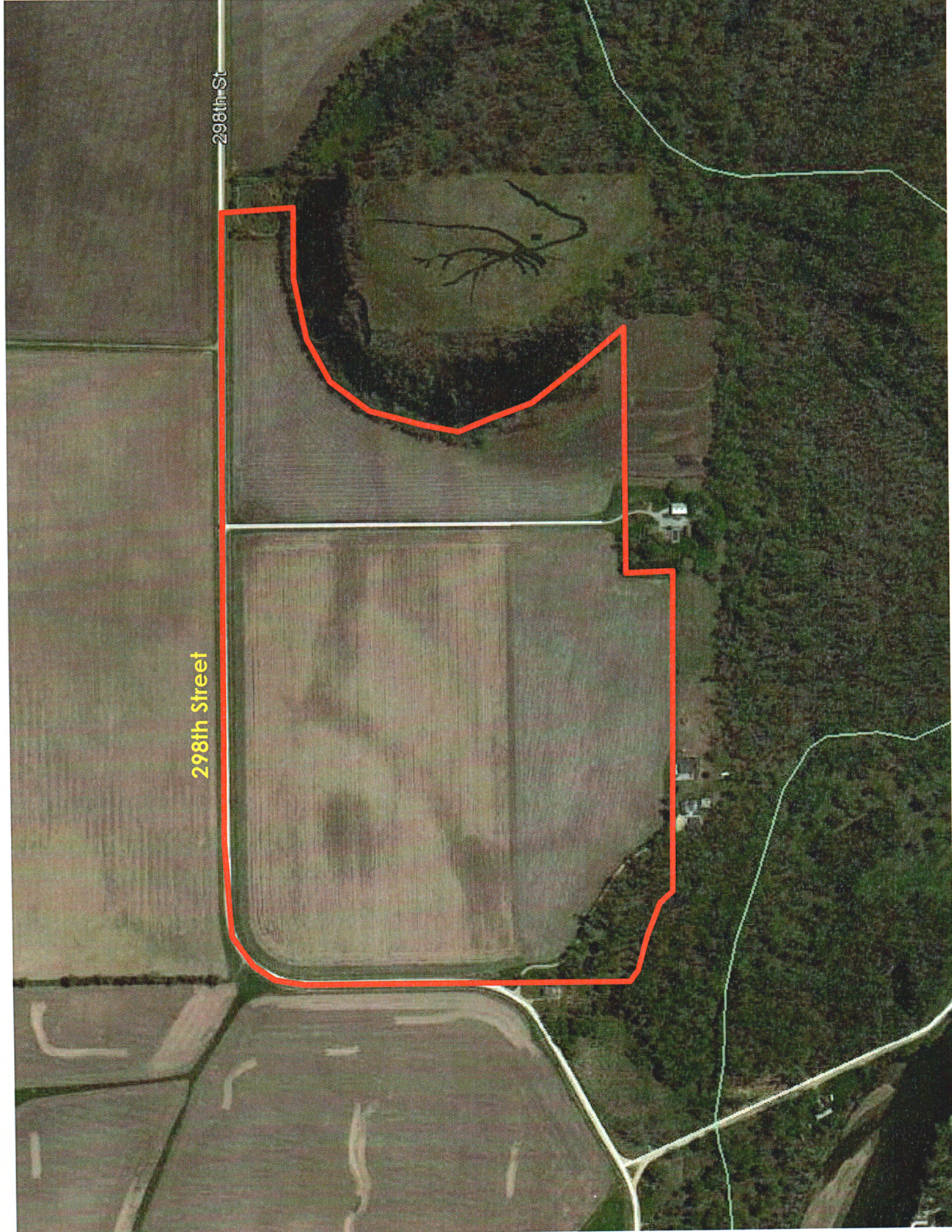
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