

# Clinton County, Iowa

# FARMLAND AUCTION

116.93 ACRES M/L OFFERED IN FOUR SEPARATE TRACTS

Peoples Company is pleased to be representing the Shirley Boehmer Estate in the sale of 116.93 total acres m/l located in Clinton County just North of Charlotte, Iowa. The property will be offered in four separate tracts via Public Auction. The Public Auction will be held at the Millennium Ballroom in Goose Lake, Iowa, and will begin at 1:00 PM on Wednesday, June 30th there will be the option of Live and Online bidding available. Don't miss your opportunity to acquire one tract or a whole portfolio of quality farms in a strong area. The four parcels are situated in Section 10 of Waterford Township Clinton County, Iowa.

Farm Lease: The farm is leased for the remainder of the 2021 cropping season and will be open for the 2022 crop season.

Of the 116.93 acres there are 98.58 FSA Cropland Acres.

Second half farm payment to be assigned to buyer at closing.

## PROPERTY ADDRESS

110th Street // Charlotte, IA 52731



**TRACT 1 // 46.11 ACRES M/L**

Tract 1 consists of 46.11 surveyed acres with approximately 38.67 Cropland acres carrying a CSR2 rating of 54.2. The primary soil types include Fayette & Lindley Silt Loams. The farm is located just North of Charlotte along 110th Street in Section 10 of Waterford Township, Clinton County, Iowa. Not often does a farm of this caliber and magnitude come to the open market.

Buyer will be assigned the second half rental payment at closing.



**TRACT 2 // 32.34 ACRES M/L**

Tract 2 consists of 32.34 surveyed acres with approximately 26 ESTIMATED FSA Cropland acres carrying a CSR2 rating of 39. The primary soil types include Fayette & Chaseburg Silt Loams. The farm is located just North of Charlotte along 110th Street in Section 10 of Waterford Township, Clinton County, Iowa.

Whether you are looking for that perfect place to call home, a secluded weekend getaway, or a year-round recreational property, this may be the one that you've been searching for. The farm consists of a diverse mix of wildlife habitat including mature timber, brush, cedar thickets and fingered draws allowing for optimal habitat for wildlife.

**Doug Yegge**

563.320.9900

**Alan McNeil**

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[YeggeMcNeilLand.com](http://YeggeMcNeilLand.com)

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**TRACT 3 // 34.52 ACRES M/L**

Tract 3 consists of 34.52 surveyed acres with approximately 26.9 ESTIMATED FSA Cropland acres carrying a CSR2 rating of 38.4. The primary soil types include Fayette & Arenzville-Chaseburg Silt Loams. The farm is located just North of Charlotte along 110th Street in Section 10 of Waterford Township, Clinton County, Iowa.

Whether you are looking for that perfect place to call home, a secluded weekend getaway, or a year-round recreational property, this may be the one that you've been searching for. The farm consists of a diverse mix of wildlife habitat including mature timber, brush, cedar thickets and fingered draws allowing for optimal habitat for wildlife.

*YeggeMcNeilLand.com*

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**Sellers: Shirley Boehmer Estate**



**TRACT 4 // 3.97 ACRES M/L**

Tract 4 consists of 3.97 acres m/l. This acreage includes a 1,376 sq. ft. house and several outbuildings. The farm is located just North of Charlotte along 110th Street in Section 10 of Waterford Township, Clinton County, Iowa.

Flat Barn	38 x 42	
Shed	10 x 18	1900
Barn - Feed & Livestock	32 x 40	1900
Silo - Enameled Steel	20 x 70	1970
Shed	16 x 32	1970
Milk House	16 x 24	1900
Barn - Flat	48 x 60	1955
Machine or Utility Building	24 x 60	1946
Bin - Wire Grain Storage	0 x 0	1900
Swine Finish and Farrow (Old Style)	16 x 20	1900

