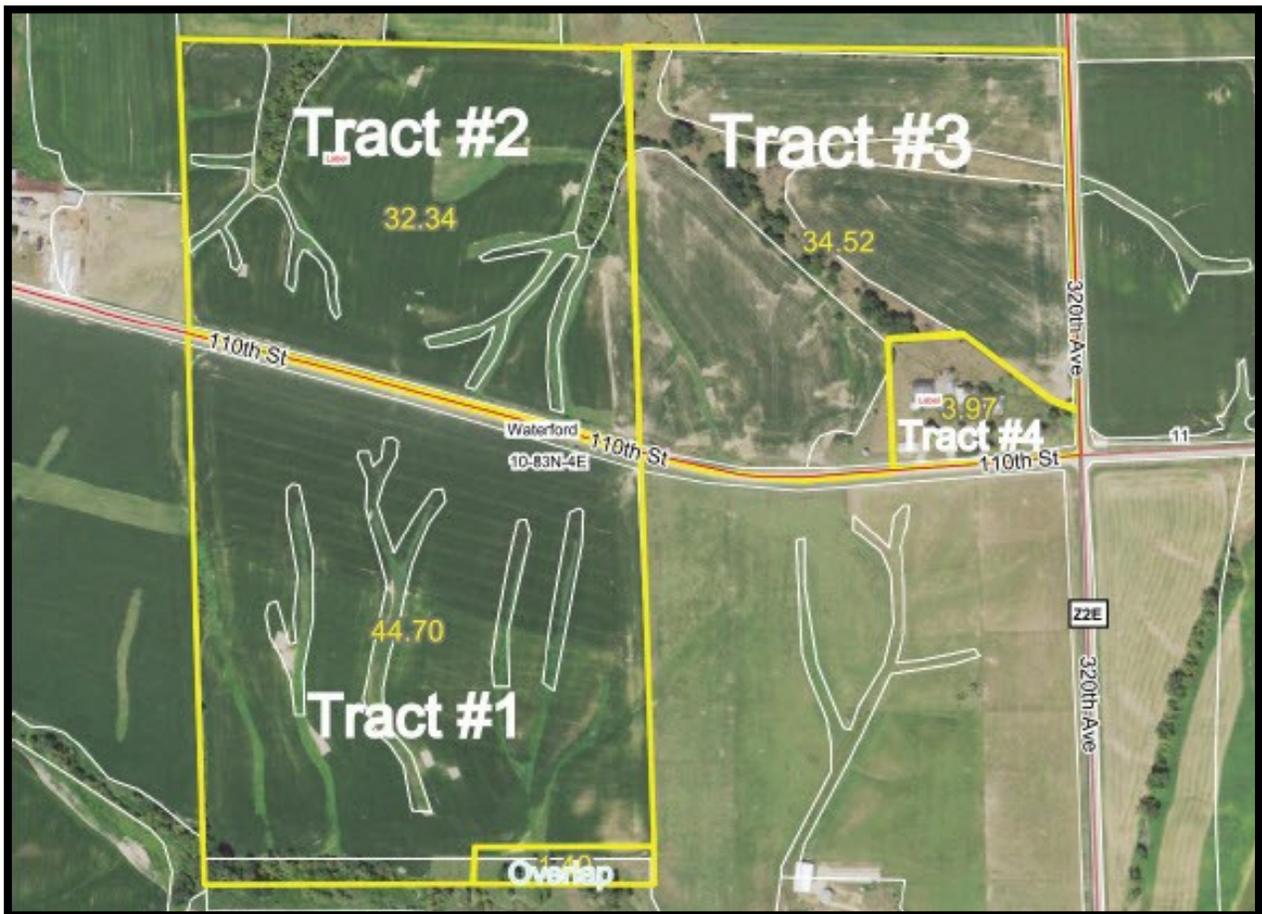


LAND AUCTION

116.928 ACRES OFFERED IN 4 TRACTS
ESTATE OF SHIRLEY E. BOEHMER, CLINTON COUNTY, IOWA
WED., JUNE 30, 2021 AT 1:00 P.M.
MILLENNIUM BALLROOM

#15541

169 OBRIAN ST., GOOSE LAKE, IA



AGENT NAME
C: 000.000.0000
O: 515.222.1347
Agent@PeoplesCompany.com

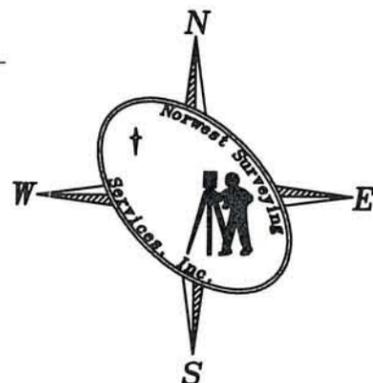
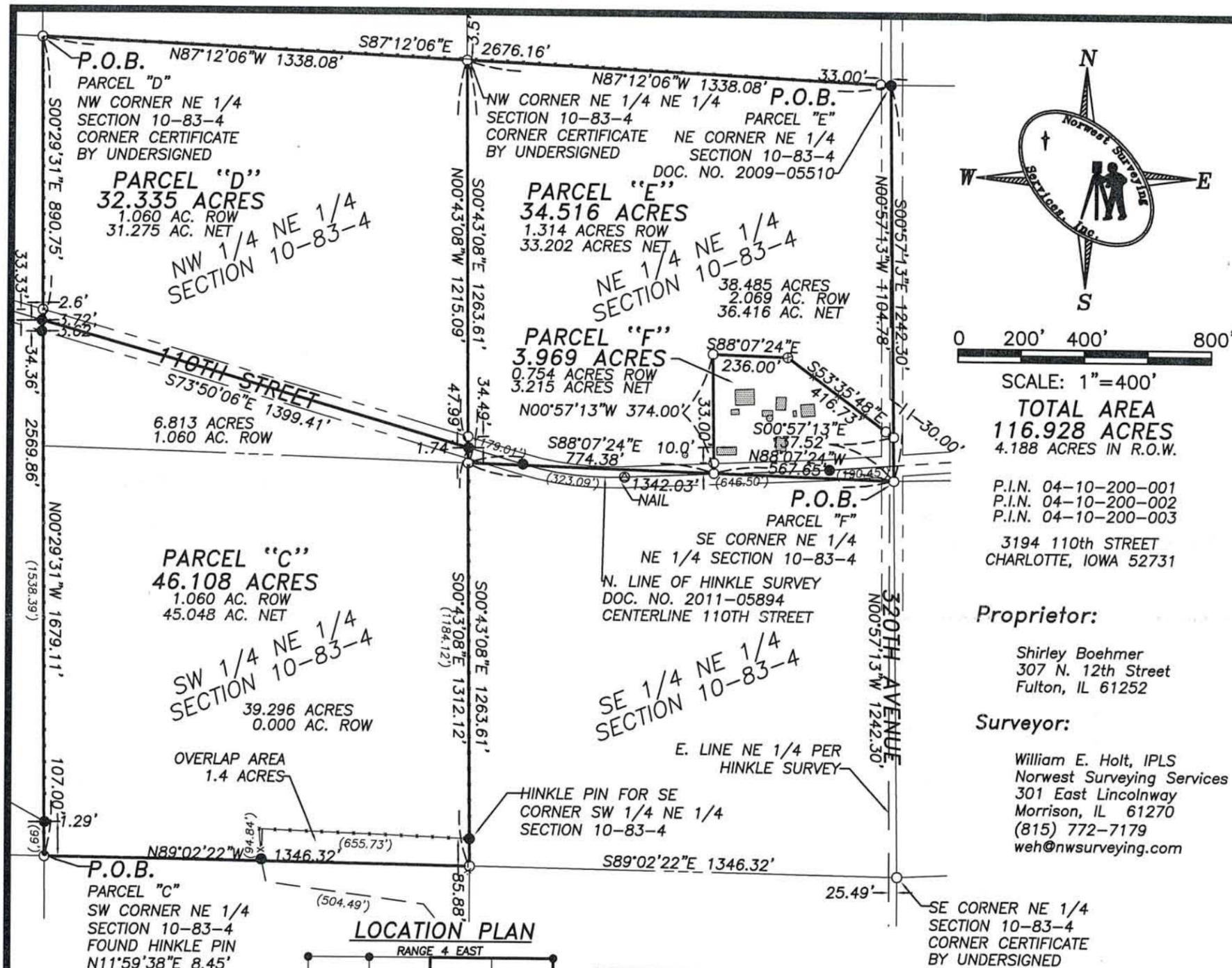
AGENT NAME
C: 000.000.0000
O: 515.222.1347
Agent@PeoplesCompany.com

ROBERT J. MCGEE, SELLER'S COUNCIL

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

www.Yeggemcneilland.co



PLAT OF SURVEY

Of Property Described As: The Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4), the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) and the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 10 in Township 83 North (T83N), Range 4 East (R4E) of the Fifth Principal Meridian (5th PM), Clinton County, Iowa;

Containing 116.929 acres, more or less.

The descriptions of the parcels depicted hereon are attached hereto and made a part hereof.

SURVEYOR'S REPORT

This Plat represents an original boundary survey of the parcel depicted hereon and was done at the request of agent Alan McNeil of DeWitt, Iowa

All structural or utility improvements, surface and subsurface, on and/or adjacent to the site are not necessarily shown. All monuments exist as shown hereon. Bearings are Degrees, Minutes and Seconds and are referenced to assumed datum; distances are shown as feet and decimal parts thereof.

This survey includes no investigation or independent search for easements of record, encumbrances, deed restrictions, restrictive covenants, ownership, title evidence, or any other facts that an accurate and current title search may disclose. Right-of-Way lines shown hereon are a graphic representation only and may not depict the actual location of the public easement.

I hereby certify that this Land Surveying document was prepared, and that the related survey work was performed, by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

SCALE: 1"=400'
TOTAL AREA
116.928 ACRES
4.188 ACRES IN R.O.W.
P.I.N. 04-10-200-001
P.I.N. 04-10-200-002
P.I.N. 04-10-200-003
3194 110th STREET
CHARLOTTE, IOWA 52731

Proprietor:

Shirley Boehmer
307 N. 12th Street
Fulton, IL 61252

Surveyor:

William E. Holt, IPLS
Norwest Surveying Services
301 East Lincolnway
Morrison, IL 61270
(815) 772-7179
weh@nwsurveying.com

Dated this 7th day of JUNE, 2021 C.E.
State of Iowa Reg. No. 14105
My registration expires December 31, 2022 C.E.



William E. Holt



2021-05254
SCOTT JUDD
CLINTON COUNTY RECORDER
CLINTON, IA
RECORDED ON
06/17/2021 09:28:20 AM
RECORDING FEE 17.00
RESERVED FOR RECORDER

LEGEND

- BOUNDARY OF SURVEY
- ▲ MONUMENT FOUND
- STONE FOUND
- + SET IRON PIN W/CAP
- CHISELED "X"
- SECTION LINE
- - - RIGHT OF WAY LINE
- x-x-x-x-x FENCE LINE
- BUILDING SETBACK
- - - UTILITY EASEMENT
- () DEED/PLAT DIMENSION

NOTE: BEARINGS ARE ASSUMED

Surveyor's Notes:

1.) All monuments depicted hereon are 5/8" capped rods, unless otherwise noted.

ZONING CERTIFICATE

This Plat meets the Zoning & Subdivision Requirements for Clinton County, Iowa.

Clinton County Zoning Date

NORWEST SURVEYING SERVICES, INC. PROFESSIONAL LAND SURVEYORS & LAND PLANNERS 301 EAST LINCOLNWAY MORRISON, ILLINOIS 61270 PHONE (815) 772-7179 FAX (815) 772-7893 ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004159, EXPIRES 4-30-2023			
SURVEYED BY JMW, AJH	FIELD WORK COMPLETED 6-04-21	JOB NO. 2021134	DRAWN BY WEH
BOOK NO. 260-68	PLAT NO. 2021134A	DRAWING NAME 2004251	DRAWING DATE 07 JUN 21
REVISION DATES		CHECKED BY	SCALE 1"=400'
PROJECT PARCEL SURVEY			TITLE SHIRLEY BOEHMER

BOUNDARY DESCRIPTIONS

SHIRLEY BOEHMER PARCELS

PROJECT NO. 2021134A

PARCEL "C"

Part of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section 10 in Township 83 North (T83N), Range 4 East (R4E) of the Fifth Principal Meridian (5th PM), Clinton County, Iowa, bounded and described as follows, to wit;

Beginning at the Southwest corner of said Northeast Quarter (NE 1/4) of Section 10; thence North 00 Degrees 29 Minutes 31 Seconds West, along the West line thereof, a distance of 1,679.11 feet to the Centerline of 110th Street; thence South 73 Degrees 50 Minutes 06 Seconds East, along said Centerline, a distance of 1,399.41 feet to the East line of said West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section 10; thence South 00 Degrees 43 Minutes 08 Seconds East, along said East line, a distance of 1,312.12 feet to the Southeast corner thereof; thence North 89 Degrees 02 Minutes 22 Seconds West, along the South line of said Northeast Quarter (NE 1/4) of Section 10, a distance of 1,346.32 feet to the Point of Beginning;

Containing 46.108 acres, more or less

PARCEL "D"

Part of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section 10 in Township 83 North (T83N), Range 4 East (R4E) of the Fifth Principal Meridian (5th PM), Clinton County, Iowa, bounded and described as follows, to wit;

Beginning at the Northwest corner of said Northeast Quarter (NE 1/4) of Section 10; thence South 00 Degrees 29 Minutes 31 Seconds East, along the West line thereof, a distance of 890.75 feet to the Centerline of 110th Street; thence South 73 Degrees 50 Minutes 06 Seconds East, along said Centerline, a distance of 1,399.41 feet to the East line of said West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section 10; thence North 00 Degrees 43 Minutes 08 Seconds West, along said East line, a distance of 1,215.09 feet to the North line of said Northeast Quarter (NE 1/4) of Section 10; thence North 87 Degrees 12 Minutes 06 Seconds West, along said North line, a distance of 1,338.08 feet to the Point of Beginning;

Containing 32.335 acres, more or less.

PARCEL "E"

Part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 10 in Township 83 North (T83N), Range 4 East (R4E) of the Fifth Principal Meridian (5th PM), Clinton County, Iowa, bounded and described as follows, to wit;

Beginning at the Northeast corner of said Northeast Quarter (NE 1/4) of Section 10; thence North 87 Degrees 12 Minutes 06 Seconds West, along the North line thereof, a distance of 1,338.08 feet to the West line of said Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 10; thence South 00 Degrees 43 Minutes 08 Seconds East, along said West line, a distance of 1,263.61 feet to the South line of said Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 10; thence South 88 Degrees 07 Minutes 24 Seconds East, along said South line, a distance of 774.38 feet; thence North 00 Degrees 57 Minutes 13 Seconds West, a distance of 374.00 feet; thence South 88 Degrees 07 Minutes 24 Seconds East, a distance of 236.00

feet; thence South 53 Degrees 35 Minutes 48 Seconds East, a distance of 416.73 feet to the East line of said Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 10; thence North 00 Degrees 57 Minutes 13 Seconds West, along said East line, a distance of 1,104.78 feet to the Point of Beginning;

Containing 34.516 acres, more or less.

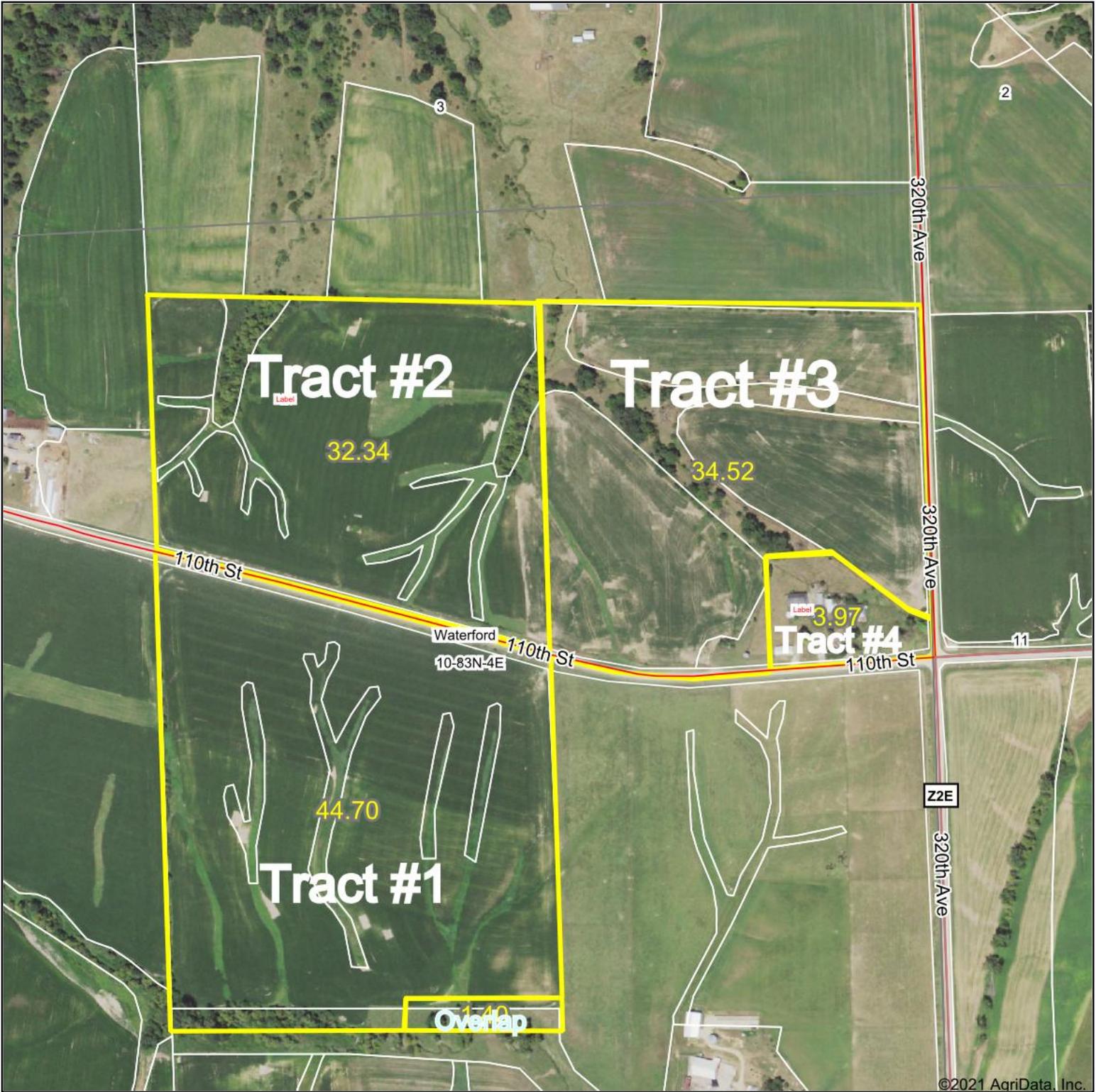
PARCEL "F"

Part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 10 in Township 83 North (T83N), Range 4 East (R4E) of the Fifth Principal Meridian (5th PM), Clinton County, Iowa, bounded and described as follows, to wit;

Beginning at the Southeast corner of said Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 10; thence North 88 Degrees 07 Minutes 24 Seconds West, along the South line thereof, a distance of 567.65 feet; thence North 00 Degrees 57 Minutes 13 Seconds West, a distance of 374.00 feet; thence South 88 Degrees 07 Minutes 24 Seconds East, a distance of 236.00 feet; thence South 53 Degrees 35 Minutes 48 Seconds East, a distance of 416.73 feet to the East line of said Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 10; thence South 00 Degrees 57 Minutes 13 Seconds East, along said East line, a distance of 137.52 feet to the Point of Beginning;

Containing 3.969 acres, more or less.

Aerial Map



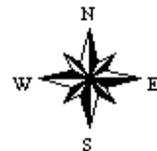
©2021 AgriData, Inc.



Map Center: 42° 0' 55.87, -90° 28' 34.09



10-83N-4E
Clinton County
Iowa



6/14/2021

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



Tract 1

TRACT #1

Tract 1 - Shirley E. Boehmer Estate – 46.108 Acres, Clinton County, IA

LEGAL DESCRIPTION:

43 acres in Section 10, Waterford Township, Clinton Co., Ia. Exact legal description to come from survey.

COMMENTS & BUILDING INFORMATION:

Tract 1: consists of 46.108 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.

LEASE/FSA INFORMATION:

Farm Lease: The farm is leased for the remainder of the 2021 cropping season and will be open for 2022. Buyer to receive rent pro-ration.

SALE METHOD:

Tracts 1, 2 and 3 will be sold via the choice method on a per-acre basis. After tracts 1 through 3 are sold, tract 4 will be sold as a lump sum. Tracts will not be offered in their entirety at the conclusion of the auction.

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

Yeggemcneiland.com
PeoplesCompany.com

<i>TOTAL SURVEYED ACRES:</i>	46.108
<i>TERMS:</i>	10% earnest money day of the auction. Closing on or about Monday, Aug. 13, 2021
<i>Price Per Acre:</i>	
<i>Owner:</i>	Shirley E. Boehmer Estate
<i>Operator:</i>	Petersen
<i>County & State:</i>	Clinton Co., IA
<i>Location:</i>	3.5 miles North of Charlotte, IA
<i>Possession Date:</i>	At closing
<i>Drainage Info:</i>	Natural
<i>Average Productivity:</i>	54.2 CSR2
<i>Taxable Acres:</i>	43 est.
<i>Net RE Taxes:</i>	\$1,290 est.
<i>Taxes Payable In:</i>	2020-2021
<i>Topography:</i>	Level

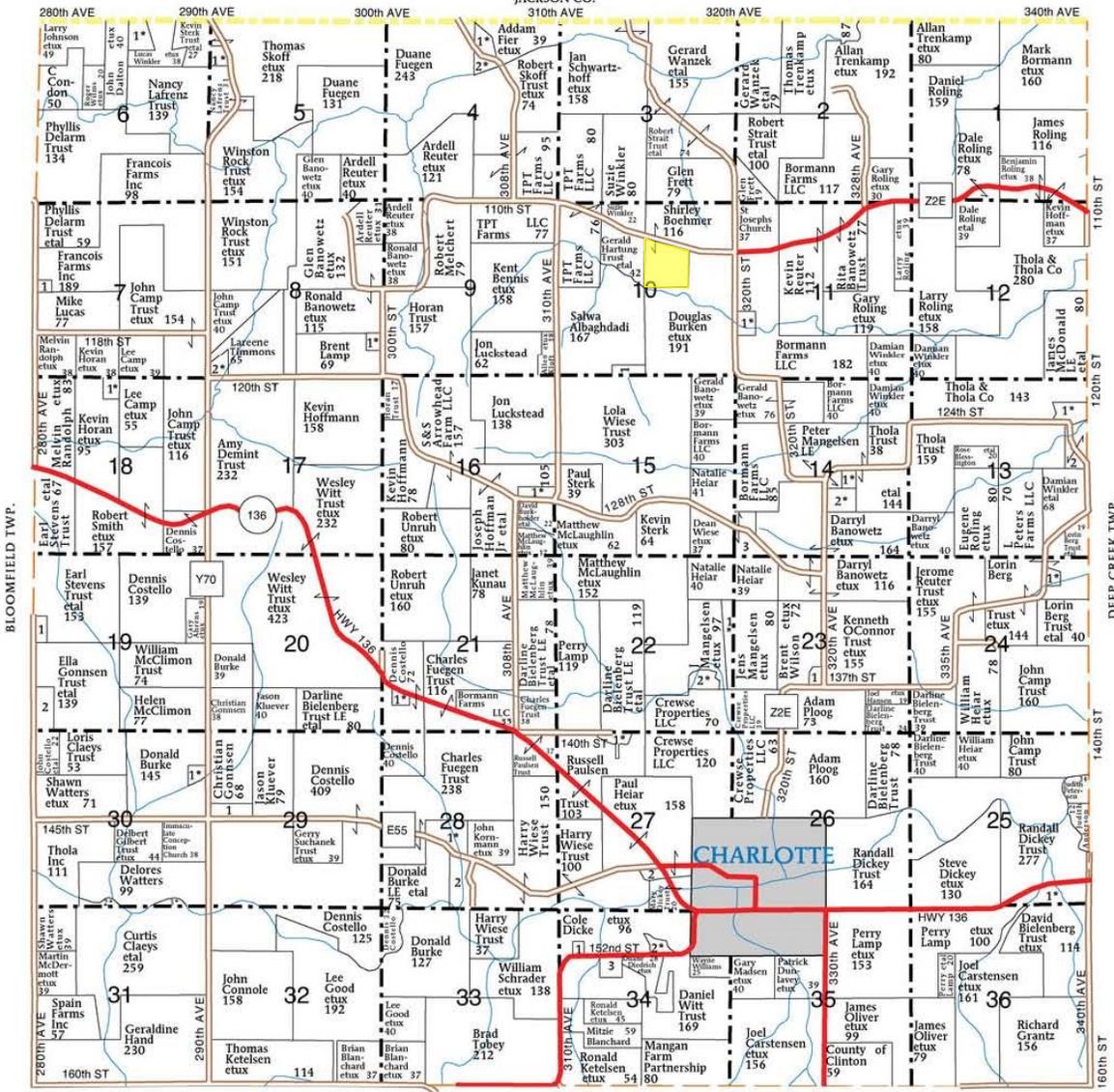
F.S.A. INFORMATION:

<i>Farmland:</i>	43
<i>Crop Acres:</i>	38.67
<i>CRP Acres:</i>	N/A
<i>Wheat Base:</i>	N/A
<i>Wheat Yield:</i>	N/A
<i>Corn Base:</i>	32.38 est.
<i>Corn Yield:</i>	153
<i>Oat Base:</i>	5.1 est.
<i>Oat Yield:</i>	59

APPROXIMATE BREAKDOWN OF ACRES:

<i>Total Acres:</i>	43
<i>Tillable Acres:</i>	38.67
<i>CRP Acres:</i>	
<i>Farmstead:</i>	
<i>Roads:</i>	2.33
<i>Waterways:</i>	2
<i>Timber:</i>	
<i>Pasture:</i>	

(Landowners)
JACKSON CO.



WASHINGTON TWP.

WATERFORD TOWNSHIP

SECTION 4

- 1. Roling, 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

SECTION 10

- 2. Andersen, Frederick etux 10

SECTION 11

- 1. Wiesse Trust, Lola 5

SECTION 13

- 1. Bormann, Ronald etux 13

SECTION 14

- 1. Immel, Joseph etux 13

SECTION 15

- 2. Blanchard Bros LLC 21

SECTION 16

- 1. Mangelsen, Jan etux 5

SECTION 17

- 2. LaBarr, David etal 9

SECTION 18

- 3. Heiar, Natalie 21

SECTION 19

- 1. Rickettsen, Steve etux 9

SECTION 18

- 1. Horan, Kevin etux 8

SECTION 19

- 1. Bates, Robin 5

SECTION 21

- 2. Gonsens Farms Inc 17

SECTION 21

- 1. Brusveni, Todd etux 5

SECTION 22

- 1. Mangelsen, Jens etux 21

SECTION 23

- 2. Petersen, Clint etux 11

SECTION 24

- 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

SECTION 28

- 2. Burken Trust, Bradley 9

SECTION 28

- 1. Kormann, John etux 24

SECTION 29

- 2. Burke, Donald 14

SECTION 29

- 1. Tracy, Richard 9

SECTION 30

- 1. Broadfoot, Kevin etux 8

SECTION 30

- 2. Clays, Curtis etux 7

SECTION 30

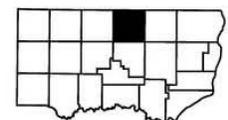
- 3. Clays, Curtis etux 8

SECTION 34

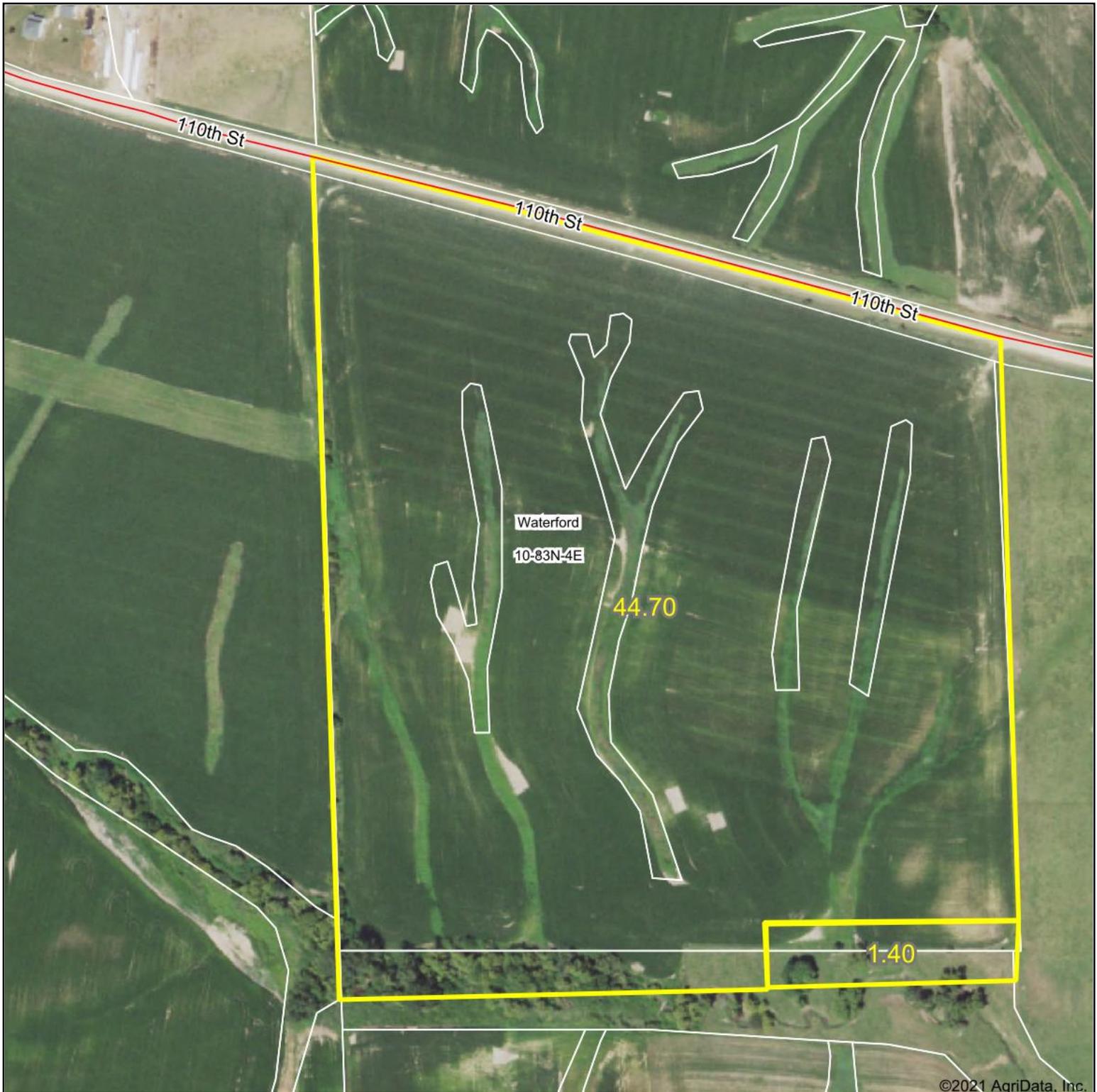
- 1. Johnson, Ryan 5

- 2. Blanchard, Brent etux 7

- 3. McAleer, Joanne 12



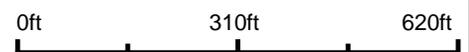
Aerial Map - Tract #1 Total Acres



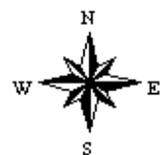
©2021 AgriData, Inc.



Map Center: 42° 0' 48.26, -90° 28' 46.11

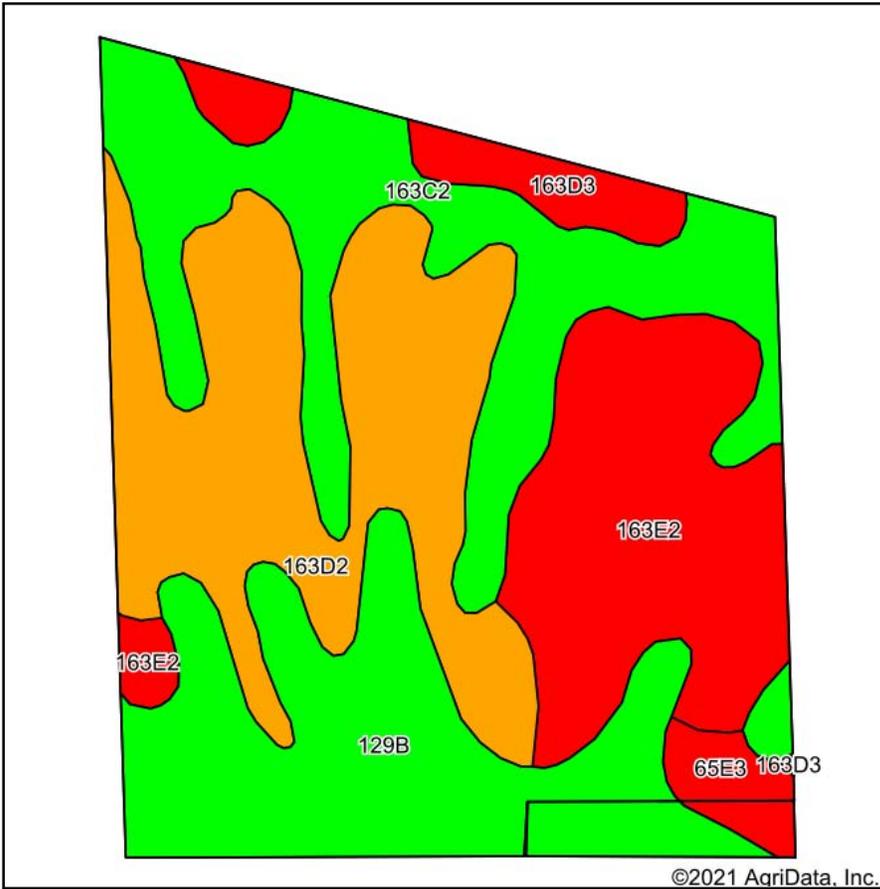


10-83N-4E
Clinton County
Iowa

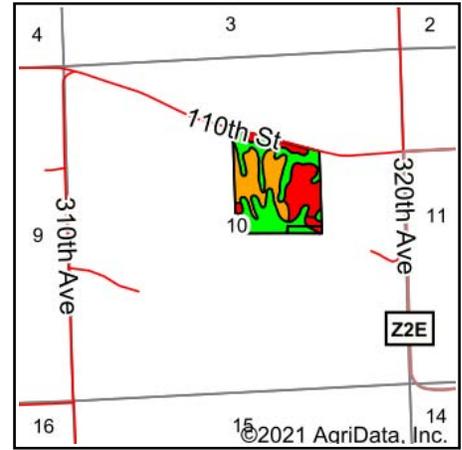


6/14/2021

Soils Map - Tract #1 Total Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **10-83N-4E**
 Township: **Waterford**
 Acres: **46.1**
 Date: **6/14/2021**



Maps Provided By:



Area Symbol: IA045, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	12.66	27.5%		IIIe	164.8	4.6	47.8	46	79	63
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	10.67	23.1%		IIIe	193.6	5.4	56.1	72	83	68
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	10.38	22.5%		IIw	0	0	0	73	85	84
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	9.33	20.2%		IVe	140.8	3.9	40.8	35	75	59
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	1.98	4.3%		IVe	153.6	4.3	44.5	40	74	54
65E3	Lindley clay loam, 14 to 18 percent slopes, severely eroded	1.08	2.3%		VIIe	123.2	3.4	35.7	21	75	48
Weighted Average						128	3.6	37.1	55	*n 80.2	*n 67.3

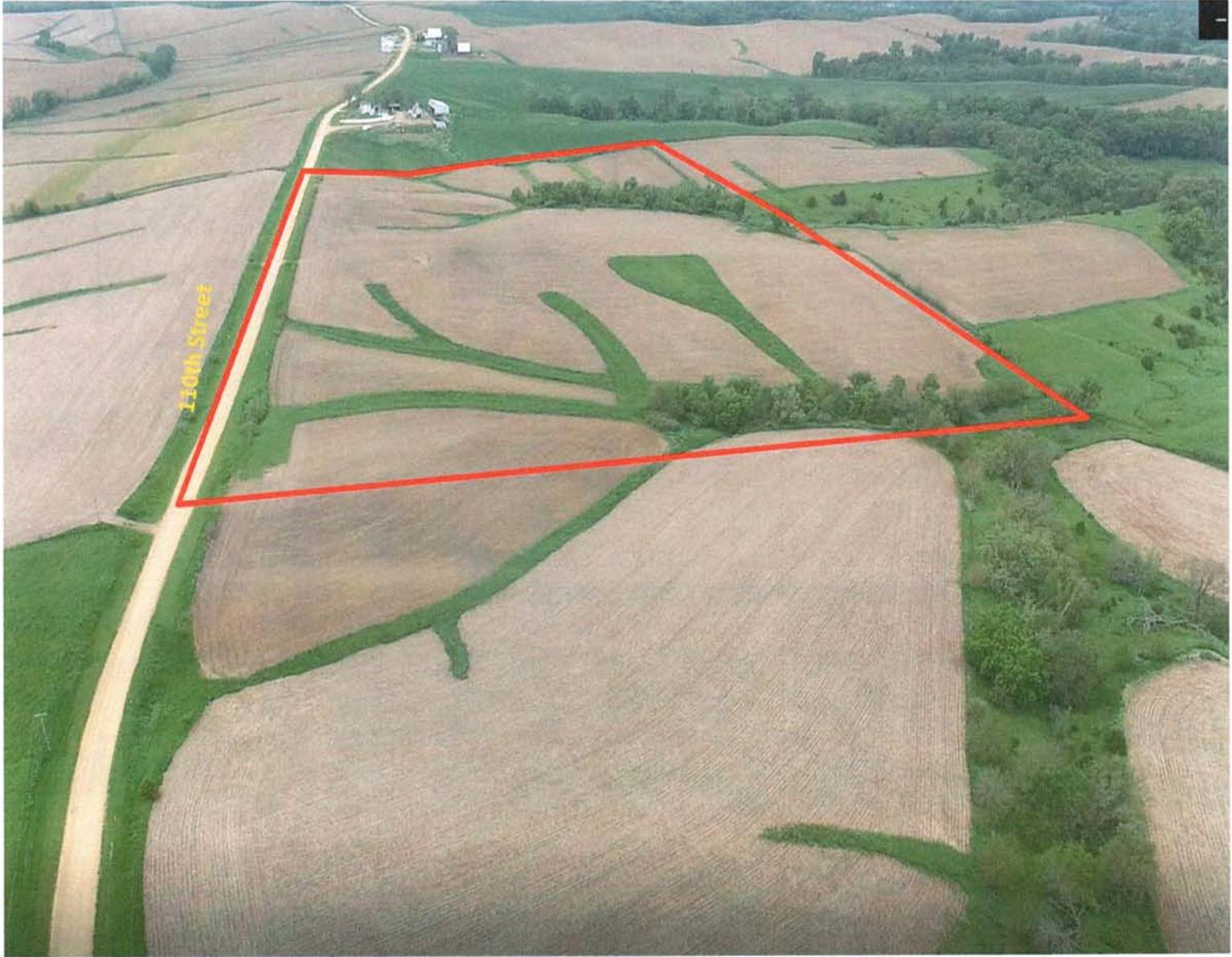
**IA has updated the CSR values for each county to CSR2.

*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

Soils data provided by USDA and NRCS.



Tract 2

TRACT #2

Tract 2 - Shirley E. Boehmer Estate – 32.335 Acres, Clinton County, IA

LEGAL DESCRIPTION:

33 acres in Section 10, Waterford Township, Clinton Co., Ia. Exact legal description to come from survey.

COMMENTS & BUILDING INFORMATION:

Tract 2: consists of 32.335 surveyed acres with approximately 26 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. Not often does a farm of this caliber and magnitude come to the open market.

LEASE/FSA INFORMATION:

Farm Lease: The farm is leased for the remainder of the 2021 cropping season and will be open for 2022. Buyer to receive rent pro-ration.

SALE METHOD:

Tracts 1, 2 and 3 will be sold via the choice method on a per-acre basis. After tracts 1 through 3 are sold, tract 4 will be sold as a lump sum. Tracts will not be offered in their entirety at the conclusion of the auction.

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

Yeggemcneiland.com
PeoplesCompany.com

TOTAL SURVEYED ACRES:	32.335
TERMS:	10% earnest money day of the auction. Closing on or about Monday, Aug. 13, 2021
Price Per Acre:	
Owner:	Shirley E. Boehmer Estate
Operator:	Petersen
County & State:	Clinton Co., IA
Location:	3.5 miles North of Charlotte, IA
Possession Date:	At closing
Drainage Info:	Natural
Average Productivity:	39 CSR2
Taxable Acres:	33 est.
Net RE Taxes:	\$1,005 est.
Taxes Payable In:	2020-2021
Topography:	Level

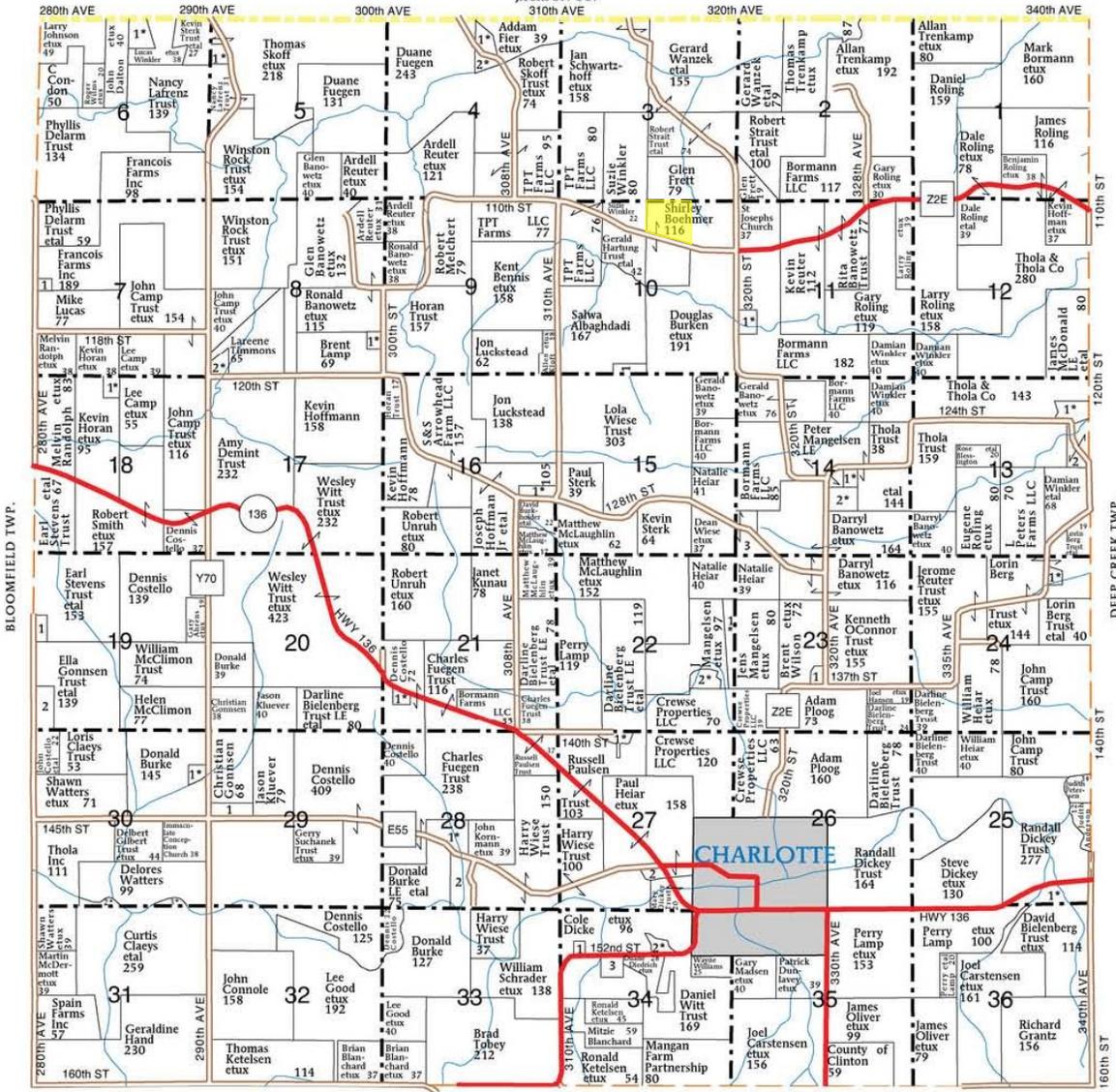
F.S.A. INFORMATION:

Farmland:	32.335
Crop Acres:	26 est.
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	16.5 est.
Corn Yield:	153 est.
Oat Base:	2.6 est.
Oat Yield:	59 est.

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	32.335
Tillable Acres:	26
CRP Acres:	
Farmstead:	
Roads:	4
Waterways:	3
Timber:	
Pasture:	

(Landowners)
JACKSON CO.



WASHINGTON TWP.

WATERFORD TOWNSHIP

SECTION 4

- 1. Roling, 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

SECTION 10

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SECTION 11

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SECTION 13

- 1. Bormann, Ronald etux 13

SECTION 14

- 1. Immel, Joseph etux 13
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SECTION 29

- 1. Kormann, John etux 24

SECTION 30

- 2. Burke, Donald 14

SECTION 31

- 1. Tracy, Richard 9

SECTION 33

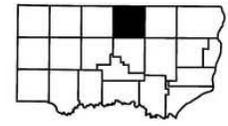
- 1. Broadfoot, Kevin etux 8

SECTION 34

- 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 - Tract #2



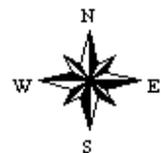
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Map Center: 42° 1' 0.75, -90° 28' 43.18



10-83N-4E
Clinton County
Iowa



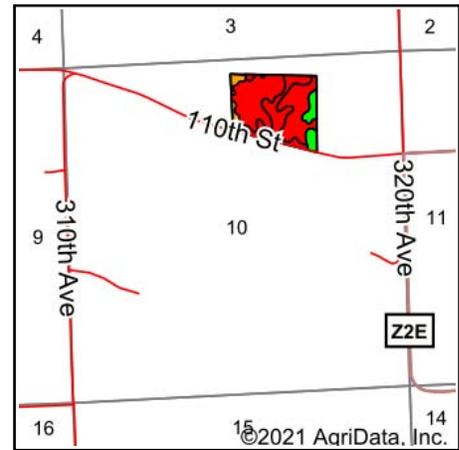
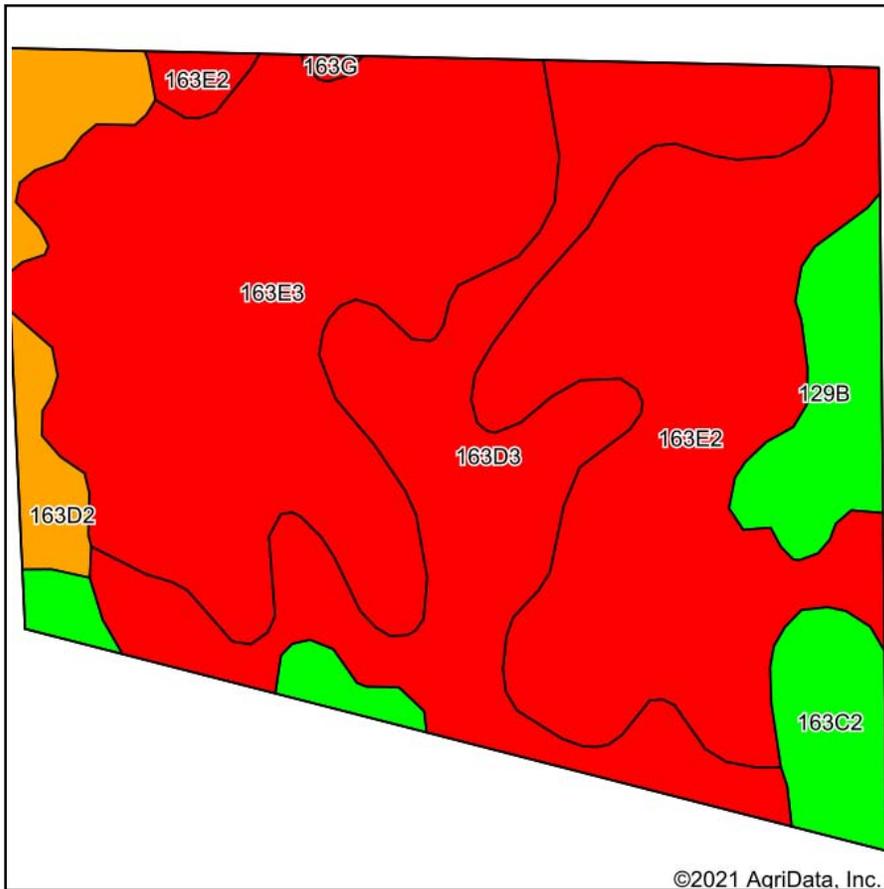
6/14/2021



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

Soils Map - Tract #2



State: **Iowa**
 County: **Clinton**
 Location: **10-83N-4E**
 Township: **Waterford**
 Acres: **32.34**
 Date: **6/14/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IA045, Soil Area Version: 26											
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	10.89	33.7%		Vle	129.6	3.6	37.6	29	70	50
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	8.83	27.3%		IVe	140.8	3.9	40.8	35	75	59
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	7.40	22.9%		IVe	153.6	4.3	44.5	40	74	54
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	1.91	5.9%		IIIe	193.6	5.4	56.1	72	83	68
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	1.66	5.1%		IIw	0	0	0	73	85	84
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	1.59	4.9%		IIIe	164.8	4.6	47.8	46	79	63
163G	Fayette silt loam, 25 to 40 percent slopes	0.06	0.2%		VIIe	102.4	2.9	29.7	5	20	10
Weighted Average						137	3.8	39.7	38.7	*n 74.2	*n 56.7

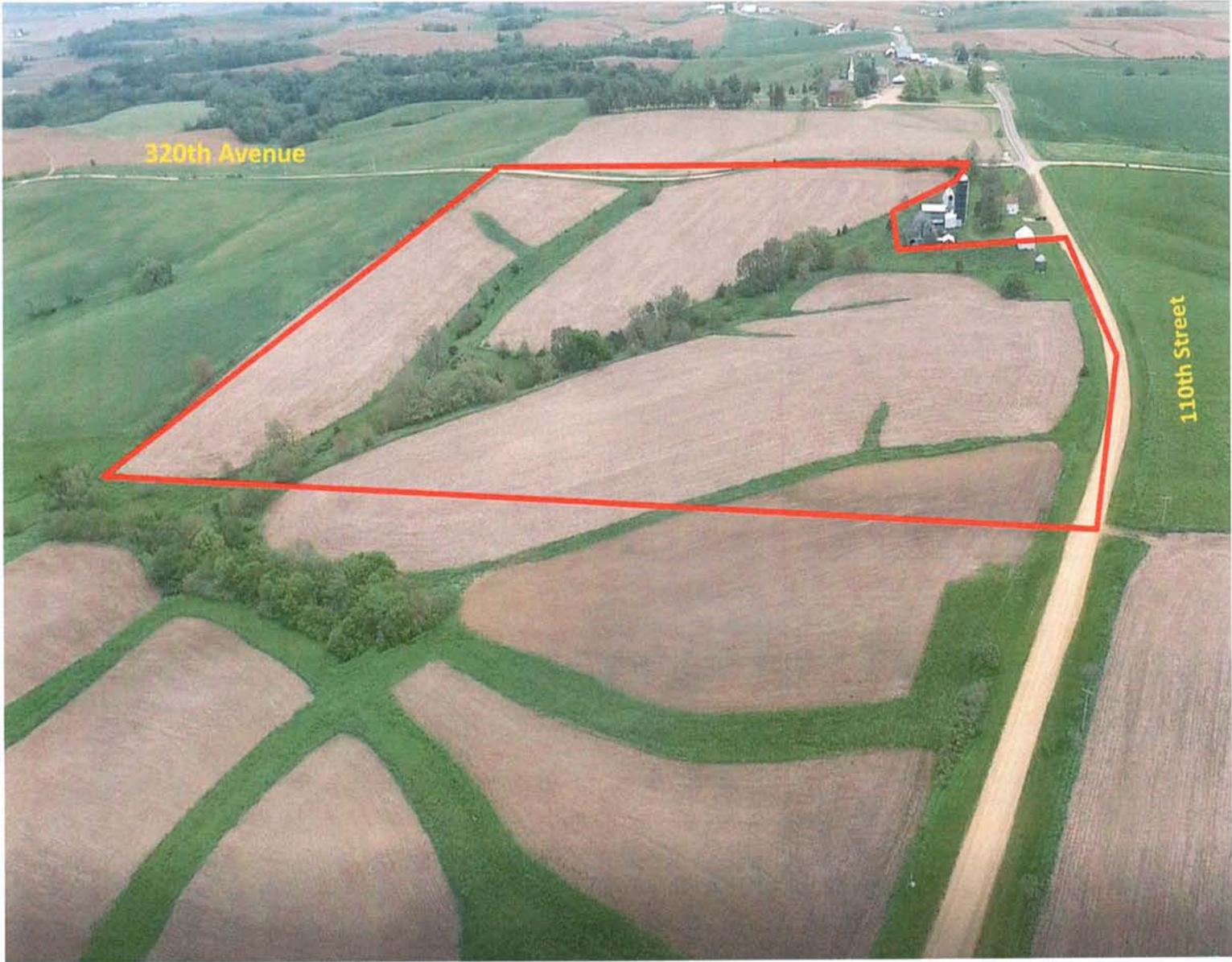
**IA has updated the CSR values for each county to CSR2.

*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

Soils data provided by USDA and NRCS.



Tract 3

TRACT #3

Tract 3 - Shirley E. Boehmer Estate - 34.516 Acres, Clinton County, IA

LEGAL DESCRIPTION:

35 acres in Section 10, Waterford Township, Clinton Co., Ia. Exact legal description to come from survey.

COMMENTS & BUILDING INFORMATION:

Tract 1: consists of 34.516 surveyed acres with approximately 26.9 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. Not often does a farm of this caliber and magnitude come to the open market.

LEASE/FSA INFORMATION:

Farm Lease: The farm is leased for the remainder of the 2021 cropping season and will be open for 2022. Buyer to receive rent pro-ration.

SALE METHOD:

Tracts 1, 2 and 3 will be sold via the choice method on a per-acre basis. After tracts 1 through 3 are sold, tract 4 will be sold as a lump sum. Tracts will not be offered in their entirety at the conclusion of the auction.

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

Yeggemcneiland.com
PeoplesCompany.com

<i>TOTAL SURVEYED ACRES:</i>	34.516
<i>TERMS:</i>	10% earnest money day of the auction. Closing on or about Monday, Aug. 13, 2021
<i>Price Per Acre:</i>	
<i>Owner:</i>	Shirley E. Boehmer Estate
<i>Operator:</i>	Petersen
<i>County & State:</i>	Clinton Co., IA
<i>Location:</i>	3.5 miles North of Charlotte, IA
<i>Possession Date:</i>	At closing
<i>Drainage Info:</i>	Natural
<i>Average Productivity:</i>	38.4 CSR2
<i>Taxable Acres:</i>	35 est.
<i>Net RE Taxes:</i>	\$1,066 est.
<i>Taxes Payable In:</i>	2020-2021
<i>Topography:</i>	Level

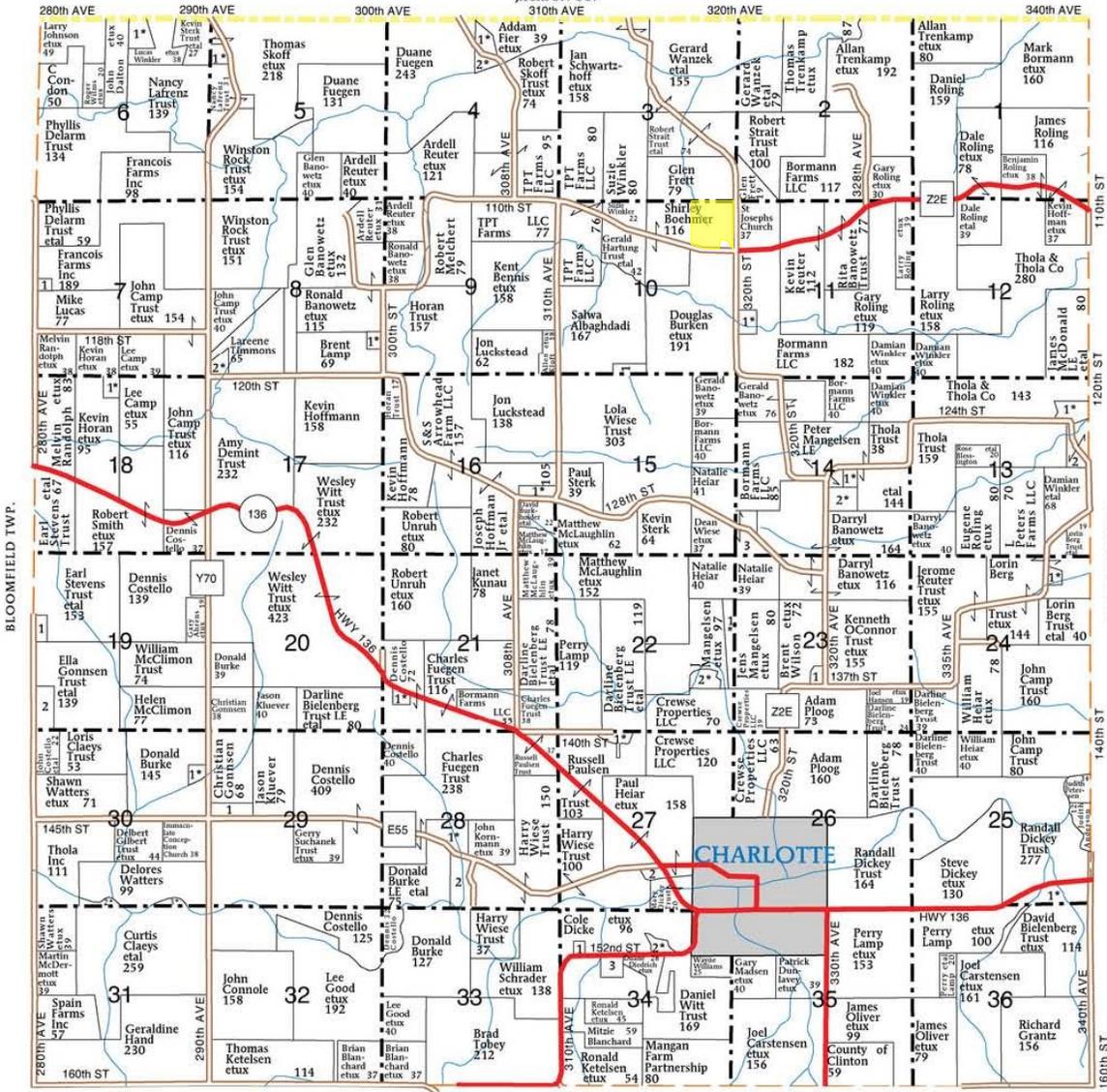
F.S.A. INFORMATION:

<i>Farmland:</i>	34.516.
<i>Crop Acres:</i>	26.9 est.
<i>CRP Acres:</i>	N/A
<i>Wheat Base:</i>	N/A
<i>Wheat Yield:</i>	N/A
<i>Corn Base:</i>	17.22 est.
<i>Corn Yield:</i>	153 est.
<i>Oat Base:</i>	2.7 est.
<i>Oat Yield:</i>	59 est.

APPROXIMATE BREAKDOWN OF ACRES:

<i>Total Acres:</i>	34.516
<i>Tillable Acres:</i>	26.9
<i>CRP Acres:</i>	
<i>Farmstead:</i>	
<i>Roads:</i>	6.1
<i>Waterways:</i>	2
<i>Timber:</i>	
<i>Pasture:</i>	

(Landowners)
JACKSON CO.



WASHINGTON TWP.

WATERFORD TOWNSHIP

SECTION 4

- 1. Roling, 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

SECTION 10

- 2. Andersen, Frederick etux 10

SECTION 11

- 1. Wiesse Trust, Lola 5

SECTION 13

- 1. Bormann, Ronald etux 13

SECTION 14

- 1. Immel, Joseph etux 13

SECTION 15

- 2. Blanchard Bros LLC 21

SECTION 16

- 1. Mangelsen, Jan etux 5

SECTION 17

- 2. LaBarr, David etal 9

SECTION 18

- 3. Heiar, Natalie 21

SECTION 19

- 1. Rickettsen, Steve etux 9

SECTION 21

- 1. Horan, Kevin etux 8

SECTION 22

- 1. Bates, Robin 5

SECTION 23

- 2. Gonsens Farms Inc 17

SECTION 24

- 1. Brusveni, Todd etux 5

SECTION 25

- 1. Mangelsen, Jens etux 21

SECTION 26

- 2. Petersen, Clint etux 11

SECTION 27

- 1. Dickey, Steven 5

SECTION 28

- 1. Chambers Jr, Michael etux 6

SECTION 29

- 1. Bielenberg Trust, David etux 23

SECTION 30

- 1. Trenkamp, Travis etux 8

SECTION 31

- 2. Burken Trust, Bradley 9

SECTION 32

- 1. Kormann, John etux 24

SECTION 33

- 2. Burke, Donald 14

SECTION 34

- 1. Tracy, Richard 9

SECTION 35

- 1. Broadfoot, Kevin etux 8

SECTION 36

- 2. Claeys, Curtis etux 7

SECTION 37

- 3. Claeys, Curtis etux 8

SECTION 38

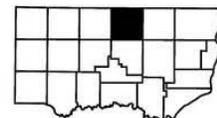
- 1. Johnson, Ryan 5

SECTION 39

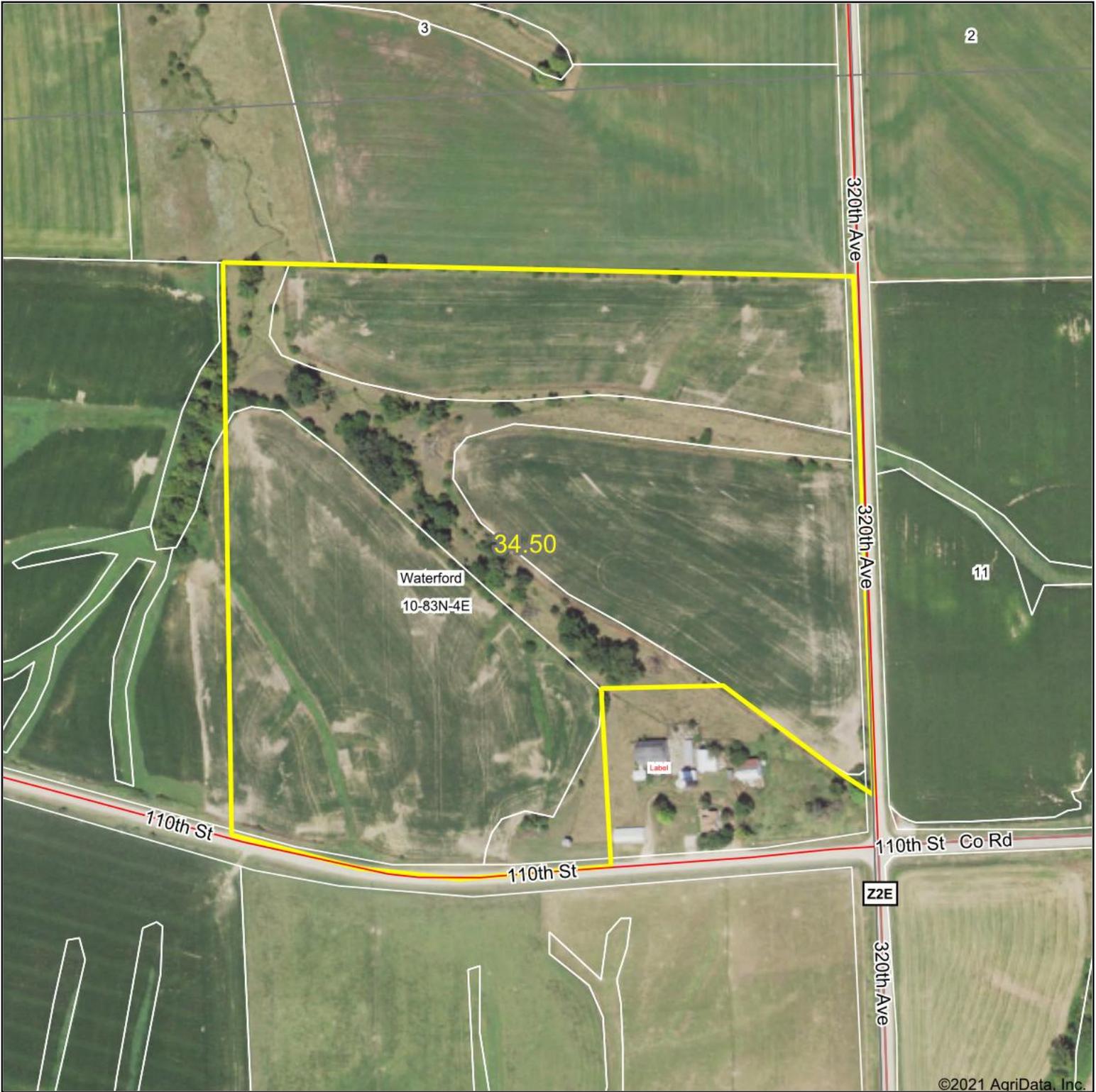
- 2. Blanchard, Brent etux 7

SECTION 40

- 3. McAleer, Joanne 12



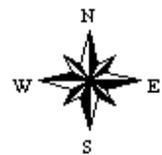
Aerial Map - Tract #3



Map Center: 42° 0' 58.13, -90° 28' 25.42



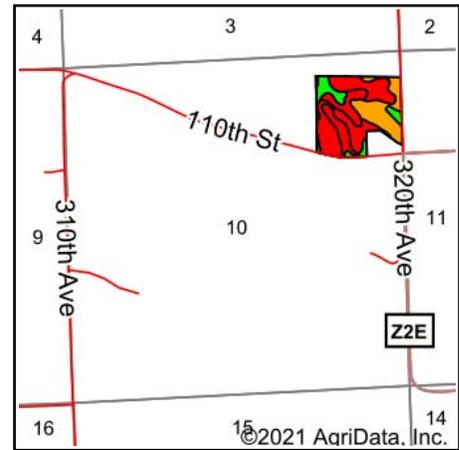
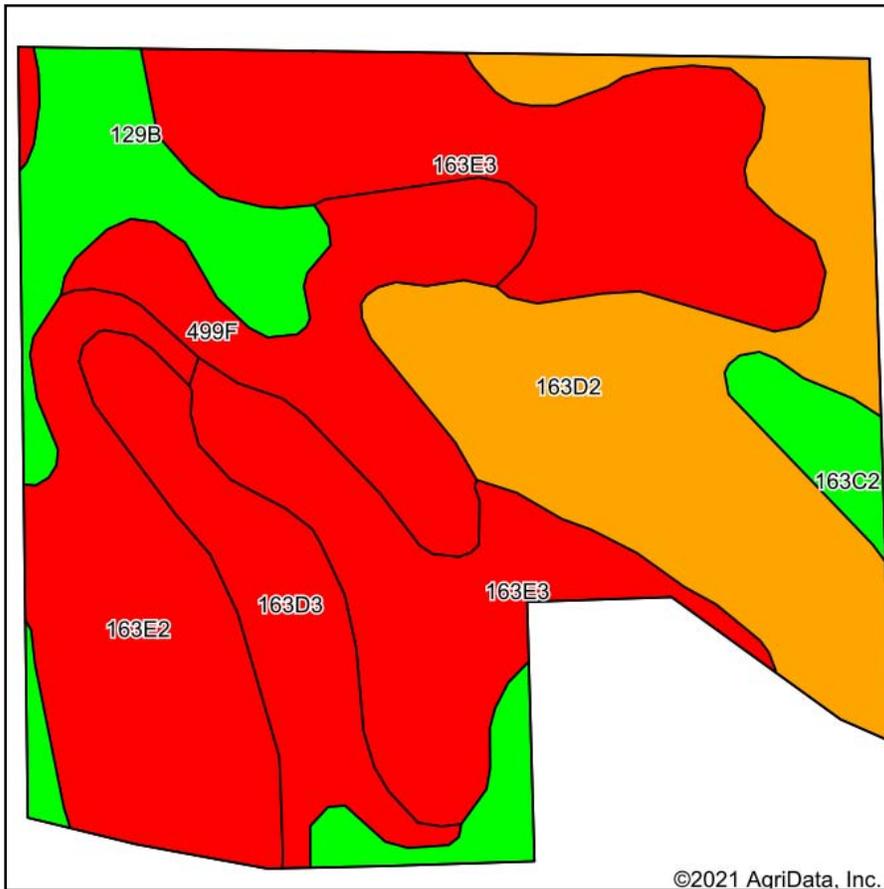
10-83N-4E
Clinton County
Iowa



6/14/2021



Soils Map - Tract #3



State: **Iowa**
 County: **Clinton**
 Location: **10-83N-4E**
 Township: **Waterford**
 Acres: **34.5**
 Date: **6/14/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IA045, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	10.15	29.4%		Vle	129.6	3.6	37.6	29	70	50
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	8.34	24.2%		IIIe	164.8	4.6	47.8	46	79	63
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	5.16	15.0%		IVe	140.8	3.9	40.8	35	75	59
499F	Nordness silt loam, 14 to 25 percent slopes	3.44	10.0%		Vlls	88	2.5	25.5	5	46	28
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	2.89	8.4%		IVe	153.6	4.3	44.5	40	74	54
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	2.64	7.7%		IIw	0	0	0	73	85	84
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	1.88	5.4%		IIIe	193.6	5.4	56.1	72	83	68
Weighted Average						131.2	3.7	38	38.2	*n 72.7	*n 56.2

**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

Soils data provided by USDA and NRCS.

TRACT #4

Tract 4 - Shirley E. Boehmer Estate - 3.969 Acres, Clinton County, IA

3194 110th St., Charlotte, IA

LEGAL DESCRIPTION:

3.15 acres in Section 10, Waterford Township, Clinton Co., Ia. Exact legal description to come from survey.

COMMENTS & BUILDING INFORMATION:

Tract 4 consists of 3.969 surveyed acres. 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.

SALE METHOD:

Tracts 1, 2 and 3 will be sold via the choice method on a per-acre basis. After tracts 1 through 3 are sold, tract 4 will be sold as a lump sum. Tracts will not be offered in their entirety at the conclusion of the auction.

TO CONTACT LISTING AGENT:

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Alan@PeoplesCompany.com

Yeggemcneilland.com

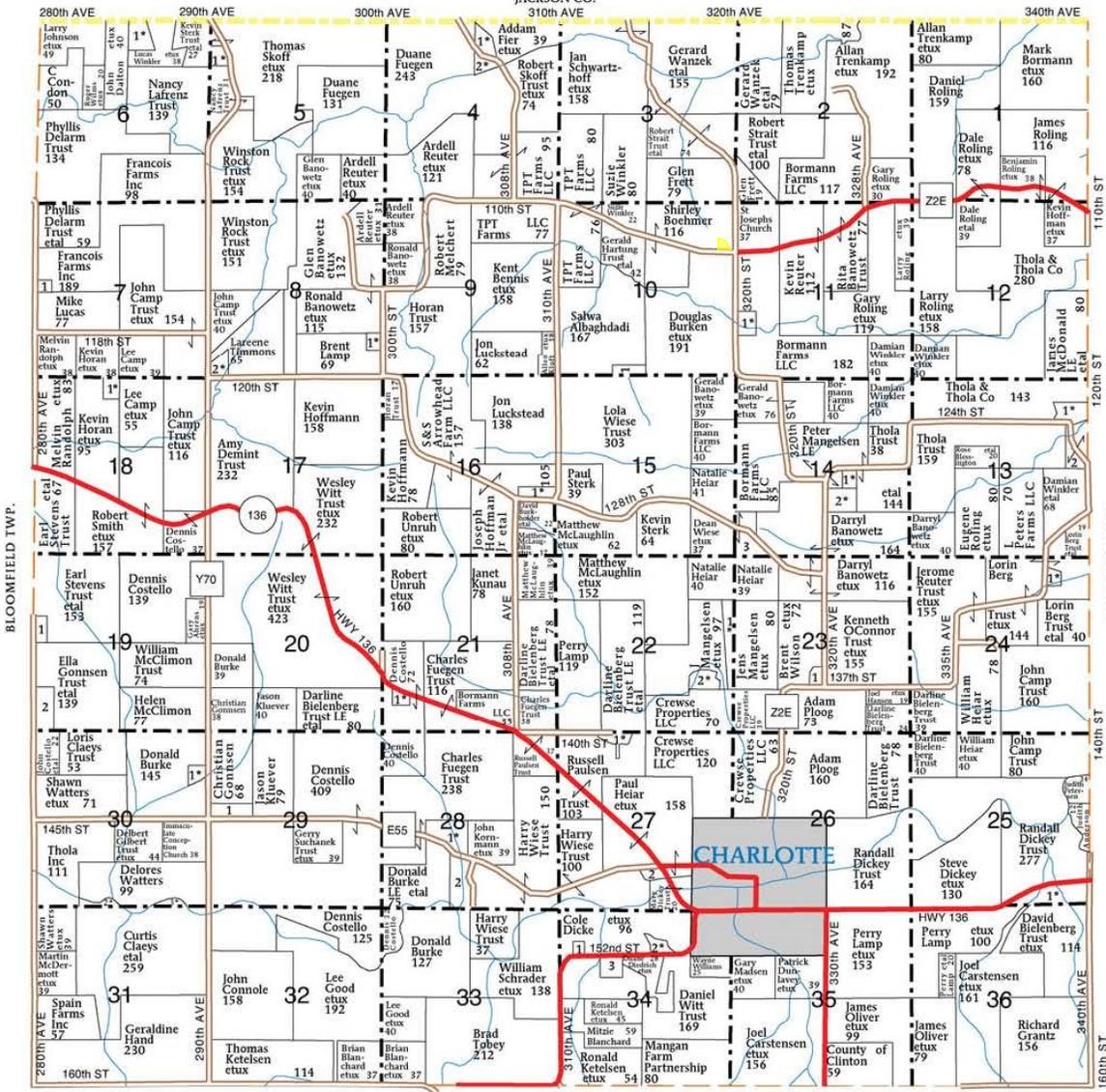
PeoplesCompany.com



PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

(Landowners)
JACKSON CO.



WATERFORD TOWNSHIP

SECTION 4

- 1. Roling, 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

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- 1. Trenkamp, Travis etux 8

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- 2. Burken Trust, Bradley 9

SECTION 28

- 1. Kormann, John etux 24

SECTION 29

- 2. Burke, Donald 14

SECTION 29

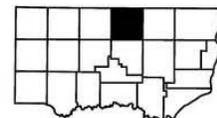
- 1. Tracy, Richard 9

SECTION 30

- 1. Broadfoot, Kevin etux 8
- 2. Claeys, Curtis etux 7
- 3. Claeys, Curtis etux 8

SECTION 34

- 1. Johnson, Ryan 5
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- 3. McAleer, Joanne 12



Aerial Map - Tract #4



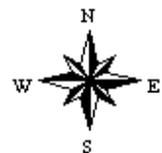
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Map Center: 42° 0' 54.52, -90° 28' 19.47



10-83N-4E
Clinton County
Iowa

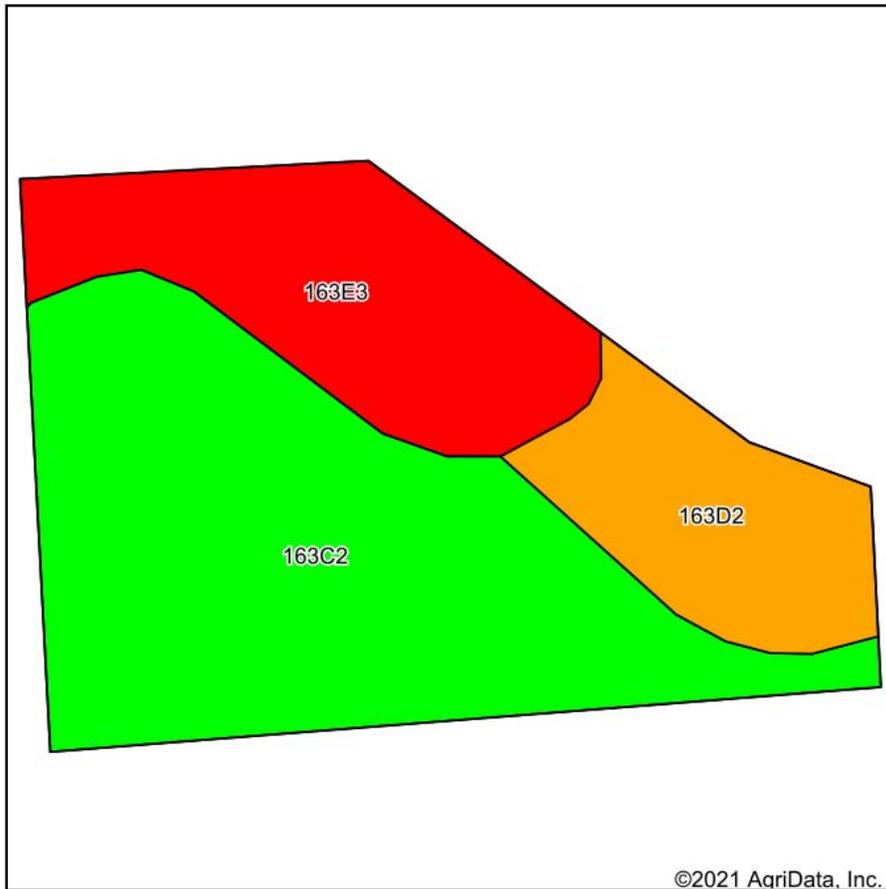


6/14/2021

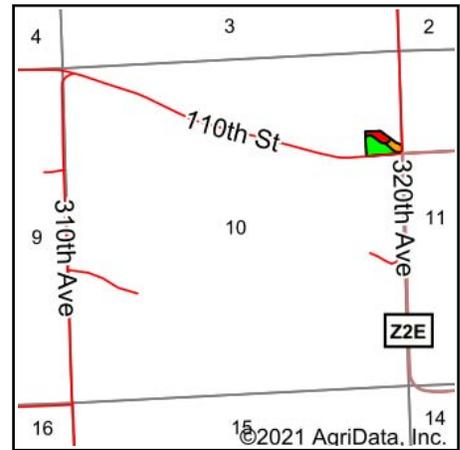


Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tract #4



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **10-83N-4E**
 Township: **Waterford**
 Acres: **3.97**
 Date: **6/14/2021**



Maps Provided By:



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Area Symbol: IA045, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	2.28	57.4%		IIIe	193.6	5.4	56.1	72	83	68
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	1.02	25.7%		VIe	129.6	3.6	37.6	29	70	50
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	0.67	16.9%		IIIe	164.8	4.6	47.8	46	79	63
Weighted Average						172.3	4.8	49.9	56.6	*n 79	*n 62.5

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

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



"As Is" Addendum



Once accepted and agreed to, a Purchase Contract on a property sold "As-Is" is a binding contract to all parties.

If Buyer wants to inspect for property condition information, they should inspect property **prior** to making an offer. This form Part (1) conforms to this understanding.

If Seller would agree to allow a Buyer the right to cancel the Purchase Agreement after inspections, complete Part (2).

If Seller may negotiate on potential repairs, complete Part (3).

Seller Estate of Shirley E. Boehmer

Buyer _____

Property Address 3194 110th St.

Charlotte, IA 52731

- (1) The property is sold in the condition presented. Any inspections, including but not limited to termite, building, mechanical, plumbing, environmental, cosmetic, or structural inspection is waived by the Buyer. No repairs or corrections will be made by the Seller.
- (2) While the property is being sold "As-Is", the Buyer requests a building, mechanical, termite, structural or environmental inspection to determine the status of the property. This option includes the right of the Buyer to cancel this contract if the results of the inspections are unsatisfactory. Seller will make no repairs.
- (3) While the property is being sold "As-Is", the Buyer is entitled to all rights allowed in the termite, building, mechanical, structural and environmental inspection clauses of the contract, including the right to ask for repairs. It is understood that the Seller's position may be to deny any requests for repairs. If parties cannot agree in writing to repairs, the Offer for Real Estate shall be void and Earnest Money returned to Buyer.

It is further understood by all parties that an "As-Is" sale does not relieve the Seller of the obligation to properly fill out a Seller's Property Condition form (when required), and that all real estate licensees must disclose all Material Adverse Facts of which he/she has knowledge or which are readily available or observable relating the condition of the property.

Shirley Boehm Est. by Pr. J. Meyer for MA
for Marlene Green Jester
Seller _____ Date 5-24-21

Buyer _____ Date _____

Seller _____ Date _____

Buyer _____ Date _____

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SEPTIC SYSTEM INSPECTION AND REPAIR ADDENDUM



This agreement is an addendum to the Offer for Real Estate dated 06/30/2021

between Seller(s) Estate of Shirley E. Boehmer and Buyer(s) _____

Property Address:

3194 110th St., Charlotte, IA 52731

Purpose of Addendum: Iowa Code 455B.172 mandates the inspection of septic systems, unless exempt, prior to the transfer of property. The Code applies to transfer of property which includes at least one but not more than four dwelling units. This property has a septic system and is not connected to a sanitary sewer system.

Exempt Properties: Properties exempted from the Septic System Inspection Requirements include (IA Code 455B.172): Bare ground; property containing 5 or more dwellings units; court ordered transfers; foreclosures; lenders selling foreclosed properties; fiduciaries in the course of an administration of an decedent's estate, guardianship, conservatorship, or trust; between joint tenants or tenants in common; intra family transfers; between divorcing spouses; transfers, for which consideration is \$500 or less; certain intra-family or intra-company business organization transfers; properties which have been inspected within the last two years.

Also, the inspection requirement does not apply to a transfer in which the transferee intends to demolish or raze the building. An Iowa Department of Natural Resources (DNR) form must be used to certify the intent to raze or destroy.

Seller(s) certifies that the property is exempt from the requirement(s) of Iowa Code 455B because one of the above exemptions apply. If so, Seller(s) may stop here. The Exemption will need to be filled in on the Groundwater Hazard Statement.

<u>Shirley Boehmer</u> Seller	<u>5-24-21</u> Date	_____ Seller	_____ Date
<u>Miranda Greene</u> Buyer	_____ Date	_____ Buyer	_____ Date

Section I:

Seller's Disclosure Statement: Sellers warrant, to the best of their knowledge, that the septic system is entirely located on the above property is in good working order at the time of this offer. Brokerage makes no statements or warranty as to the septic system. Seller authorizes Agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any other inspection the purchaser may wish to obtain.

Has the system been inspected by a DNR certified inspector within 2 years, or pumped/cleaned within 3 years?
Yes [No [] Unknown []

Date of inspection _____ Unknown []
Date system last cleaned/pumped _____ Unknown []

(Note: If inspected within 2 years of closing date, system may not need inspection and if pumped within 3 years may not need pumping/cleaning.)

Any known problems?
Yes [] If Yes, Explain _____

No [] Unknown []
General location of system _____
Location Unknown [] Age _____ Unknown []
Attached additional pages if necessary.