

# LAND AUCTION

**210.92 SURVEYED ACRES OFFERED IN 2 TRACTS**

ESTATE OF NATALIE T. REGAN, CLINTON COUNTY, IOWA

**WED., AUG. 11, 2021 AT 1:00 P.M.**

**GRAND MOUND COMMUNITY CENTER**

**#15628**

**510 SMITH ST., GRAND MOUND, 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

ATTY. DANIEL CONDON, SELLER'S COUNCIL

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

700 6th Ave  
DeWitt, Iowa 52742

[www.Yeggemcneilland.co](http://www.Yeggemcneilland.co)

LOCATION: SEC35 T81N R2E

REQUESTER: RICHARD HESSE  
2049 270TH STREET  
CALAMUS, IOWA 52729

PROPRIETOR: REGAN FAMILY FARM L.L.C.  
13980 300TH STREET  
DONAHUE, IOWA 52746

SURVEYOR: DOUGLAS M. HINKLE, PLS

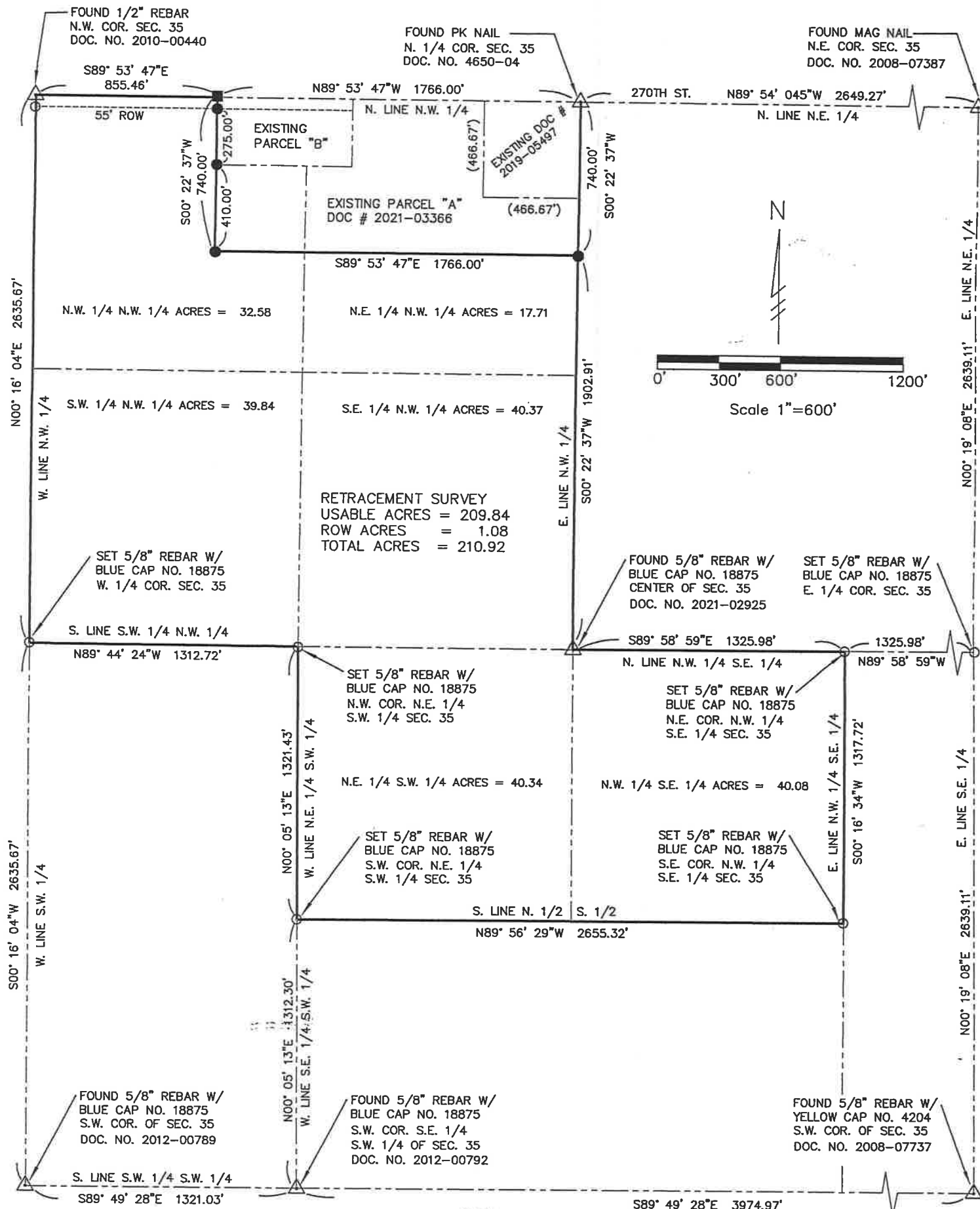
SURVEYOR COMPANY: HINKLE SURVEYING

RETURN TO: HINKLE SURVEYING  
1117 SPRINGBROOK LANE  
DEWITT, IA 52742  
PHONE (563) 219-1087

Project Name: HESSE SURVEY  
Project #: 21-2242

## PLAT OF SURVEY RETRACEMENT SURVEY

BEING PART OF THE N.E. 1/4 OF THE N.W. 1/4 AND  
PART OF THE N.W. 1/4 OF THE N.W. 1/4 AND  
S 1/2 OF THE N.W. 1/4 AND  
N.E. 1/4 OF THE S.W. 1/4 AND  
N.W. 1/4 OF THE S.E. 1/4  
OF SECTION 35, TOWNSHIP-81 NORTH, RANGE-2 EAST  
OF THE 5TH P.M., CLINTON COUNTY, IOWA



### LEGEND:

- SET 5/8" REBAR W/  
BLUE CAP NO. 18875
- FOUND MAG NAIL
- FOUND 5/8" REBAR W/  
BLUE CAP NO. 18875
- △ FOUND SECTION CORNER
- 50.00' MEASURED DISTANCE
- (50') DEED OR PLATTED DISTANCE



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS  
PREPARED AND 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.

*[Signature]* DATE: 7/14/2021

DOUGLAS M. HINKLE, L.L.S., IOWA REG. NO. 18875  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021  
PAGES OR SHEETS COVERED BY THIS SEAL, SHEET 1 OF 2

## PLAT OF SURVEY RETRACEMENT SURVEY

BEING PART OF THE N.E. 1/4 OF THE N.W. 1/4 AND  
PART OF THE N.W. 1/4 OF THE N.W. 1/4 AND  
S 1/2 OF THE N.W. 1/4 AND  
N.E. 1/4 OF THE S.W. 1/4 AND  
N.W. 1/4 OF THE S.E. 1/4  
OF SECTION 35, TOWNSHIP-81 NORTH, RANGE-2 EAST  
OF THE 5TH P.M., CLINTON COUNTY, IOWA

### DESCRIPTION:

BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP-81 NORTH, RANGE-2 EAST OF THE 5TH P.M., CLINTON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 35;

THENCE SOUTH 89° 53' 47" EAST, 855.46 FEET ALONG THE NORTH LINE OF NORTHWEST QUARTER OF SECTION 35;

THENCE SOUTH 00° 22' 37" WEST, 740.00 FEET;

THENCE SOUTH 89° 53' 47" EAST, 1766.00 FEET TO THE EAST LINE NORTHWEST QUARTER OF SECTION 35;

THENCE SOUTH 00° 22' 37" WEST, 1902.91 FEET ALONG THE EAST LINE NORTHWEST QUARTER OF SECTION 35 TO THE CENTER OF SECTION 35;

THENCE SOUTH 89° 58' 59" EAST, 1325.98 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35 TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35;

THENCE SOUTH 00° 16' 34" WEST, 1317.72 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35 TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35;

THENCE NORTH 89° 56' 29" WEST, 2655.32 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF SECTION 35 TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35;

THENCE NORTH 00° 05' 13" EAST, 1321.43 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35 TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35;

THENCE NORTH 89° 44' 24" WEST, 1312.72 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35 TO THE WEST QUARTER CORNER OF SECTION 35;

THENCE NORTH 00° 16' 04" EAST, 2635.67 FEET ALONG THE WEST LINE NORTHWEST QUARTER OF SECTION 35 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 210.92 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD.

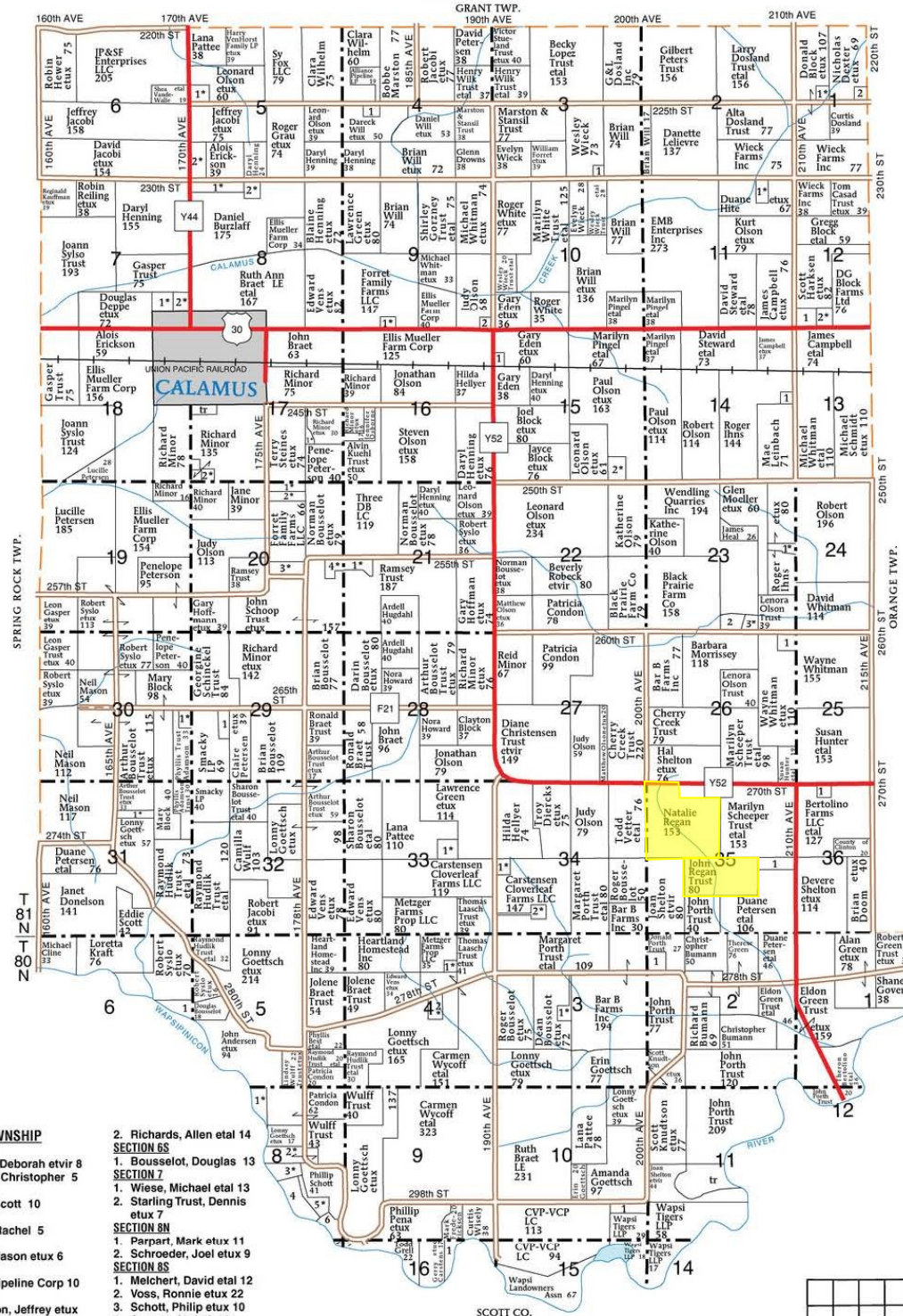


T-80-81-N

OLIVE PLAT

(Landowners)

R-2-E

**OLIVE TOWNSHIP****SECTION 1N**

1. Dettels, Deborah etvtr 8

2. Griebel, Christopher 5

**SECTION 2S**

1. Smith, Scott 10

**SECTION 3N**

1. Wieck, Rachel 5

**SECTION 3S**

1. Pruett, Jason etux 6

**SECTION 4N**

1. Dome Pipeline Corp 10

**SECTION 4S**

1. Anderson, Jeffrey etux 5

**SECTION 5N**

2. Cole, Raymond etux 9

**SECTION 5S**

1. Schnede, Jay etux 10

**SECTION 6S**

1. Bousset, Douglas 13

**SECTION 7**

1. Wiese, Michael etal 13

**SECTION 8N**

2. Starling Trust, Dennis etux 7

**SECTION 8S**

1. Parpart, Mark etux 11

**SECTION 9S**

2. Schroeder, Joel etux 9

**SECTION 10S**

1. Melchert, David etal 12

2. Voss, Ronnie etux 22

3. Schott, Philip etux 10

4. Sawyer, Christi 10

5. Carter, Ronald etux 8

6. Timmerman, Dennis 9

SEE PAGE 93 FOR  
ADDITIONAL NAMES NOT  
LISTED ON MAPS.

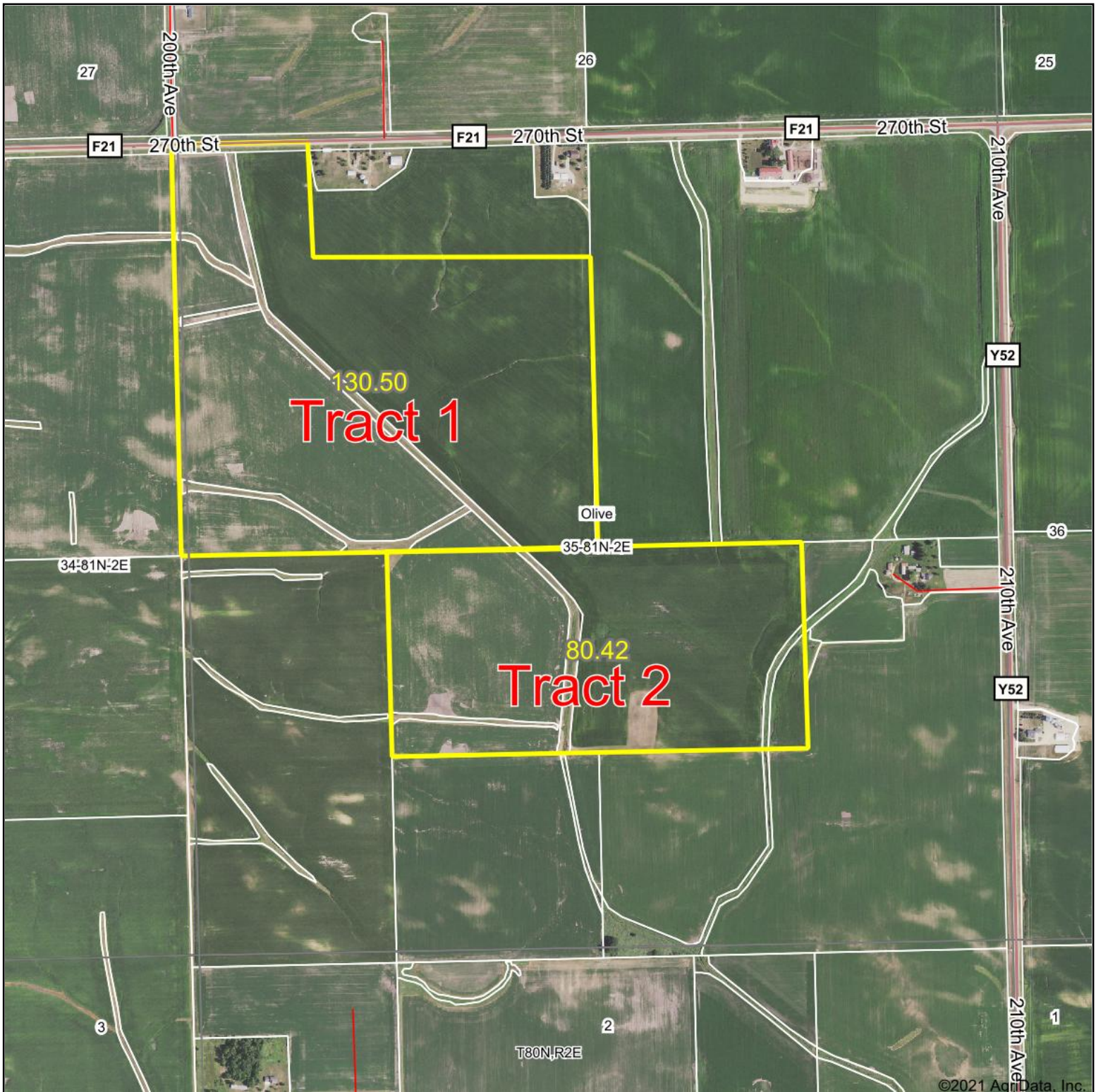
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CLINTON CO., IA



# Aerial Map - Tract 1 & 2



Map Center: 41° 46' 42.13, -90° 41' 44.16

0ft 996ft 1992ft

**35-81N-2E**  
**Clinton County**  
**Iowa**

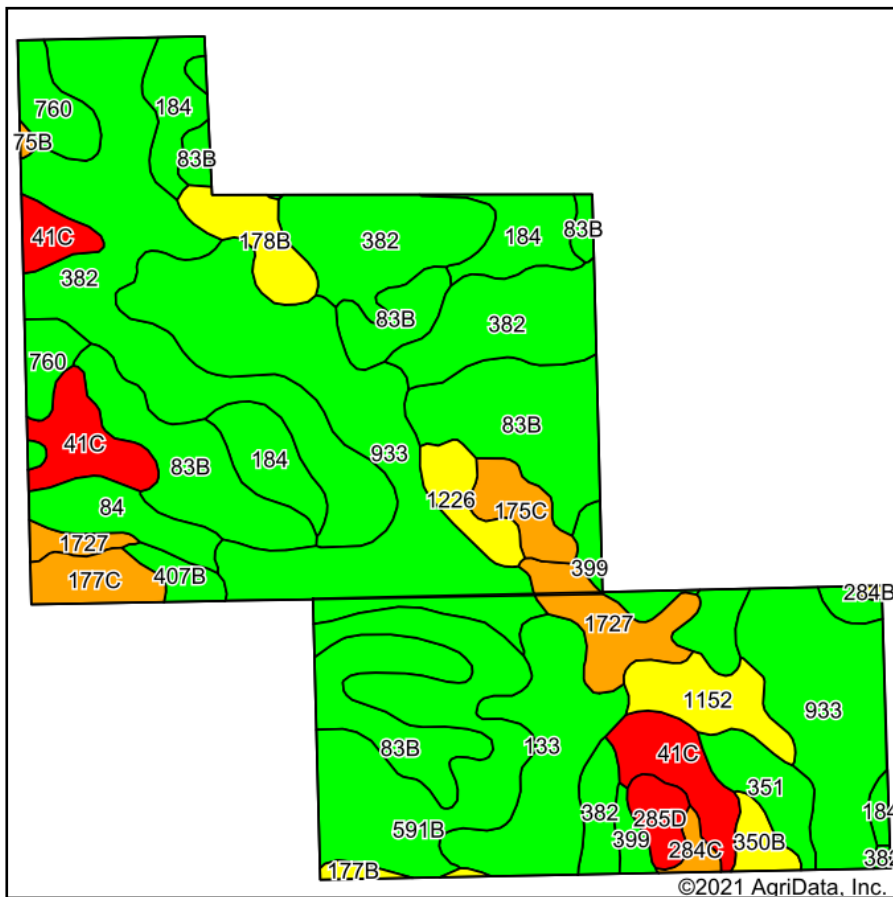


7/14/2021

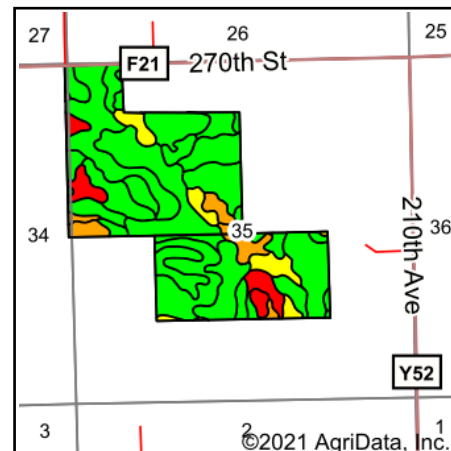
Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

## Soils Map - Tracts 1 & 2



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Clinton**  
 Location: **35-81N-2E**  
 Township: **Olive**  
 Acres: **210.92**  
 Date: **7/14/2021**

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Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA045, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	Corn	Oats	Soybeans	*n NCCPI Corn	*n NCCPI Soybeans
382	Maxfield silty clay loam, 0 to 2 percent slopes	43.01	20.4%		IIw		230.4	4.8	66.8	87				79	68
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	39.15	18.6%		IIw		204.8	4.3	59.4	78				77	75
83B	Kenyon loam, 2 to 5 percent slopes	31.88	15.1%		Ile		225.6	6.3	65.4	90	210	91	61	90	78
591B	Clyde-Floyd complex, 1 to 4 percent slopes	17.01	8.1%		IIw		216	4.5	62.6	87				86	85
184	Klinger silt loam, 1 to 4 percent slopes	11.41	5.4%		Iw		240	6.2	69.6	95				89	83
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	10.97	5.2%		IIw		204.8	4.3	59.4	78				77	75
41C	Sparta loamy fine sand, 5 to 9 percent slopes	10.50	5.0%		IVs	Ile	124.8	3.5	36.2	34				55	31
1727	Udolpho loam, 0 to 2 percent slopes	6.14	2.9%		IIw		80	1.7	23.2	48				82	56
760	Ansgar silt loam, 0 to 3 percent slopes	5.20	2.5%		IIw		216	4.5	62.6	80				95	90

1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	4.63	2.2%		Ilw		80	1.7	23.2	54				82	61
84	Clyde silty clay loam, 0 to 3 percent slopes	4.21	2.0%		Ilw		224	4.7	65	88	193.5	76.5	56	90	85
178B	Waukeean loam, 2 to 5 percent slopes	3.75	1.8%		Ilis		80	2.2	23.2	64				82	69
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	3.70	1.8%		Iw		224	5.8	65	78				95	97
399	Readlyn silt loam, 1 to 3 percent slopes	3.56	1.7%		Iw		220.8	5.7	64	91				80	68
177C	Saude loam, 5 to 9 percent slopes	3.07	1.5%		Ille		80	2.2	23.2	50				74	57
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	2.95	1.4%		Ille		80	2.2	23.2	45				62	36
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	2.83	1.3%		Ilis		80	2.1	23.2	59				83	61
285D	Burkhardt sandy loam, 5 to 14 percent slopes	2.00	0.9%		IVe	Ille	80	2.2	23.2	5				59	32
350B	Waukeean silt loam, 2 to 5 percent slopes	1.57	0.7%		Ile		80	2.2	23.2	55				81	50
407B	Schley loam, 1 to 4 percent slopes	1.53	0.7%		Ilw		196.8	5.1	57.1	81				94	86
284C	Flagler sandy loam, 5 to 9 percent slopes	0.82	0.4%		Ille		80	2.2	23.2	46				65	37
177B	Saude loam, 2 to 5 percent slopes	0.68	0.3%		Ilis		80	2.2	23.2	55				76	59
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	0.20	0.1%		Ille		80	2.2	23.2	50				62	37
284B	Flagler sandy loam, 1 to 5 percent slopes	0.15	0.1%		Ille		80	2.2	23.2	51				66	37
<b>Weighted Average</b>							<b>196.2</b>	<b>4.5</b>	<b>56.9</b>	<b>77.7</b>	<b>35.6</b>	<b>15.3</b>	<b>10.3</b>	<b>*n 80.8</b>	<b>*n 71.2</b>

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

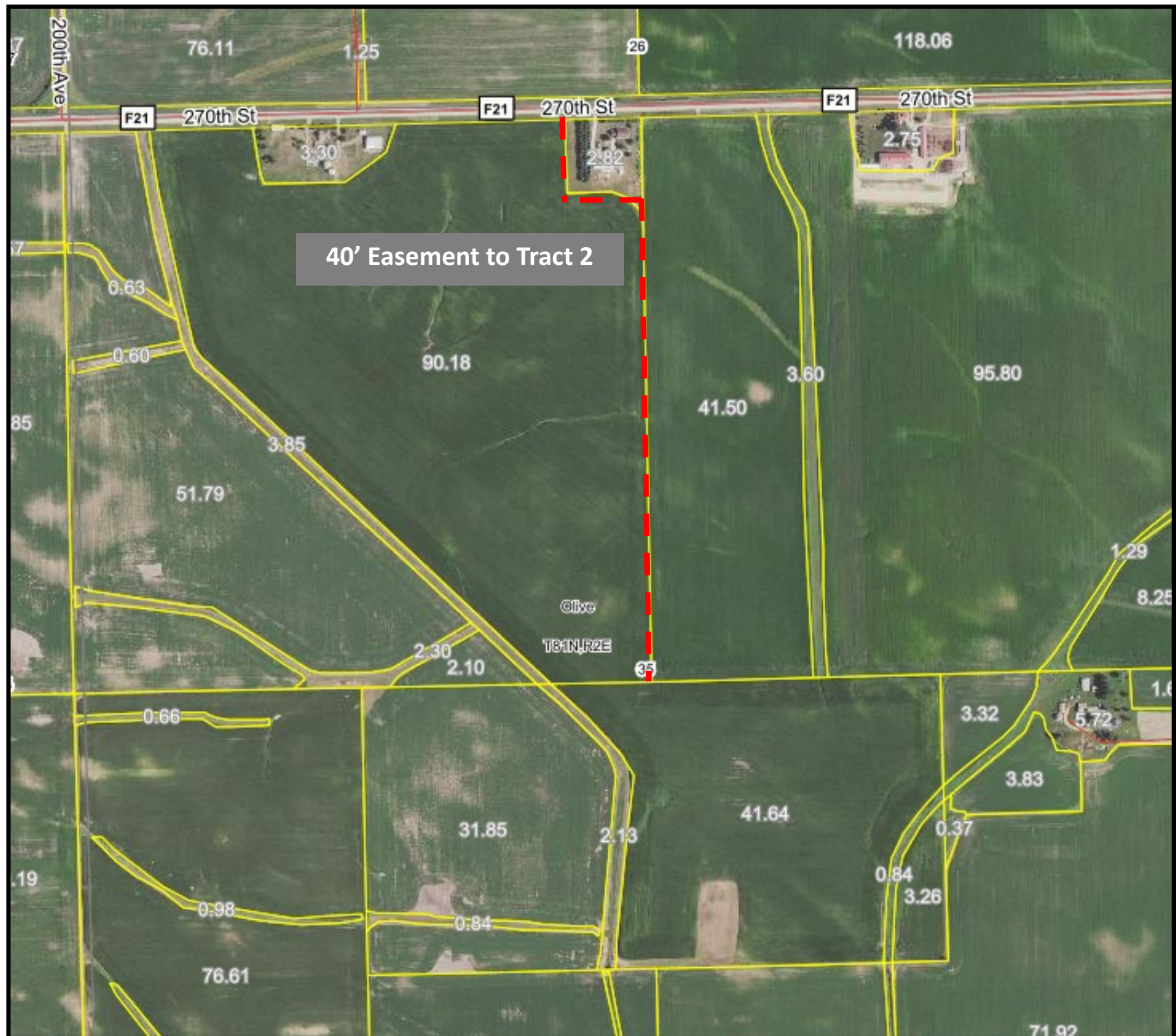
\*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

\*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 #1

## LEGAL DESCRIPTION:

130.5 Surveyed Acres being part of the NW 1/4 of Section 35 excluding 30 acres (house and buildings) Olive Township 81 North, Range 2 East Clinton Co. Iowa. Exact legal description to come from survey.

## COMMENTS & BUILDING INFORMATION:

**Tract 1:** consists of 130.5 surveyed acres with approximately 129 cropland acres carrying a CSR2 rating of 80.1. The primary soil types include Maxfield silty clay loam, Sawmill silty clay loam & Kenyon loam. The farm is located just Southeast of Calamus along 270th Street located in Section 35 of Olive Township, Clinton County, Iowa. Not often does a farm of this caliber and magnitude come to the open market.

\* Access to Tract 2 is through a 40 foot wide Easement running down the East side of Tract 1 (Natalie T. Regan Estate Farm).

Buyer to assume prorated second half rent payment.

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

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

## LEASE/FSA INFORMATION:

The farm lease runs through the 2022 cropping season. Winning bidder will receive prorated rent for the 2021 crop season. Winning bidder will assume the current lease with Petersen brothers for the 2022 cropping season and receive all rent for the 2022 cropping season.

## SALE METHOD:

The farmland will be sold in two individual tracts via Bidder's Choice method.

**Natalie T. Regan Estate, Tract 1 - 130.5 Survyed Acres, Clinton County, IA**

<b>TOTAL ACRES:</b>	130.5 Surveyed Acres
<b>TERMS:</b>	10% earnest money day of the auction. Closing on or about Wednesday, Sept. 24, 2021
<b>Price Per Acre:</b>	
<b>Owner:</b>	Estate of Natalie T. Regan
<b>Operator:</b>	
<b>County &amp; State:</b>	Clinton Co., IA
<b>Location:</b>	4.5 miles Southeast of Calamus, IA
<b>Possession Date:</b>	At closing, subject to existing lease
<b>Drainage Info:</b>	Natural
<b>Average Productivity:</b>	80.1 CSR2
<b>Taxable Acres:</b>	130 est.
<b>Net RE Taxes:</b>	\$4,894 est.
<b>Taxes Payable In:</b>	2020-2021
<b>Topography:</b>	Level

## F.S.A. INFORMATION:

<b>Farmland:</b>	130
<b>Crop Acres:</b>	129 est.
<b>CRP Acres:</b>	N/A
<b>Wheat Base:</b>	N/A
<b>Wheat Yield:</b>	N/A
<b>Corn Base:</b>	64.5 est.
<b>Corn Yield:</b>	162
<b>Soybean Base:</b>	64.5 est.
<b>Soybean Yield:</b>	47

## APPROXIMATE BREAKDOWN OF ACRES:

<b>Total Acres:</b>	130.5
<b>Tillable Acres:</b>	129
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	1.5
<b>Waterways:</b>	
<b>Timber:</b>	
<b>Pasture:</b>	

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

700 6th Ave  
DeWitt, Iowa 52742





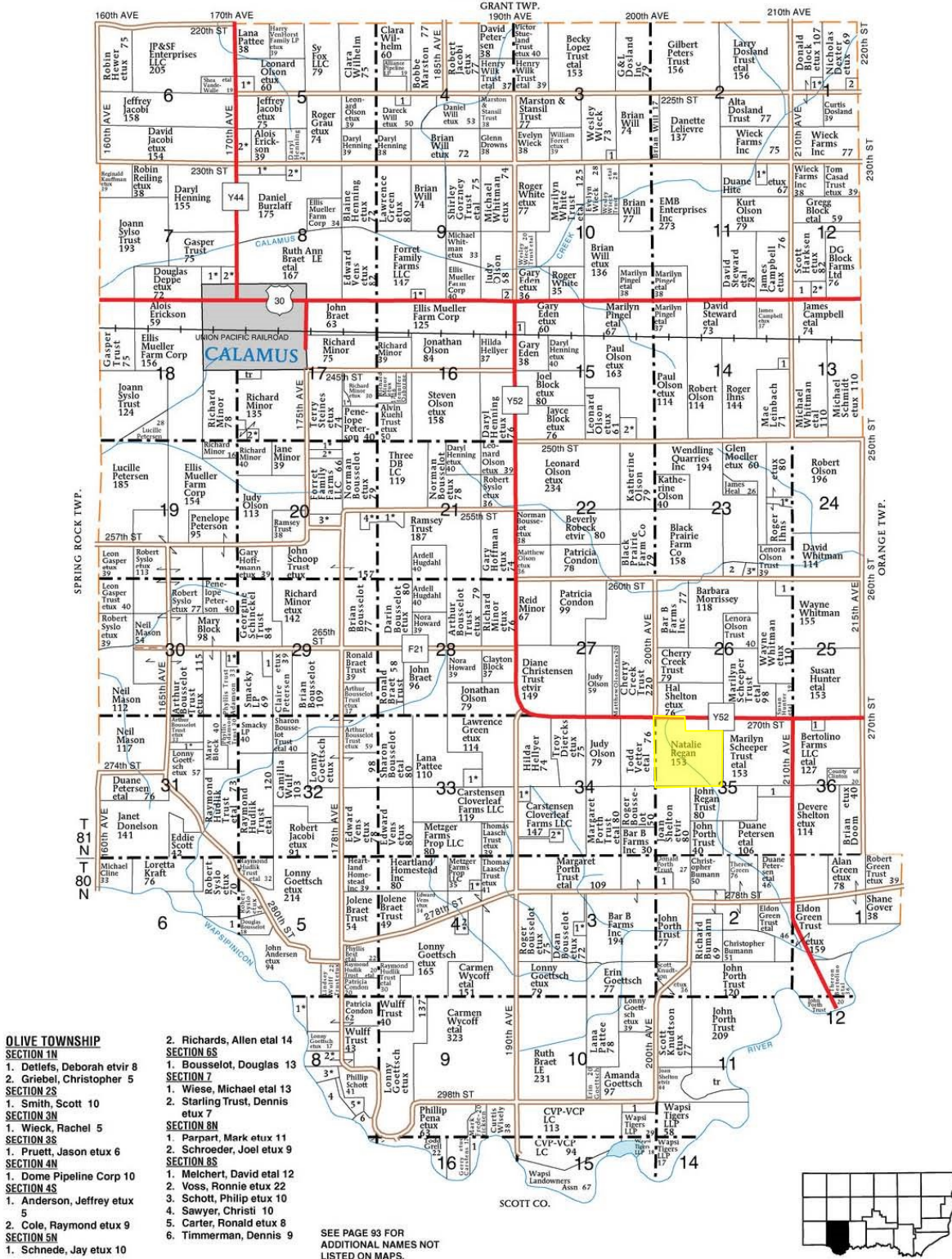


T-80-81-N

OLIVE PLAT

(Landowners)

R-2-E



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CLINTON CO., IA



# Aerial Map - Tract 1 - Total Surveyed Acres



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Map Center: 41° 46' 54.64, -90° 41' 55.6

0ft 775ft 1549ft

**35-81N-2E**  
**Clinton County**  
**Iowa**

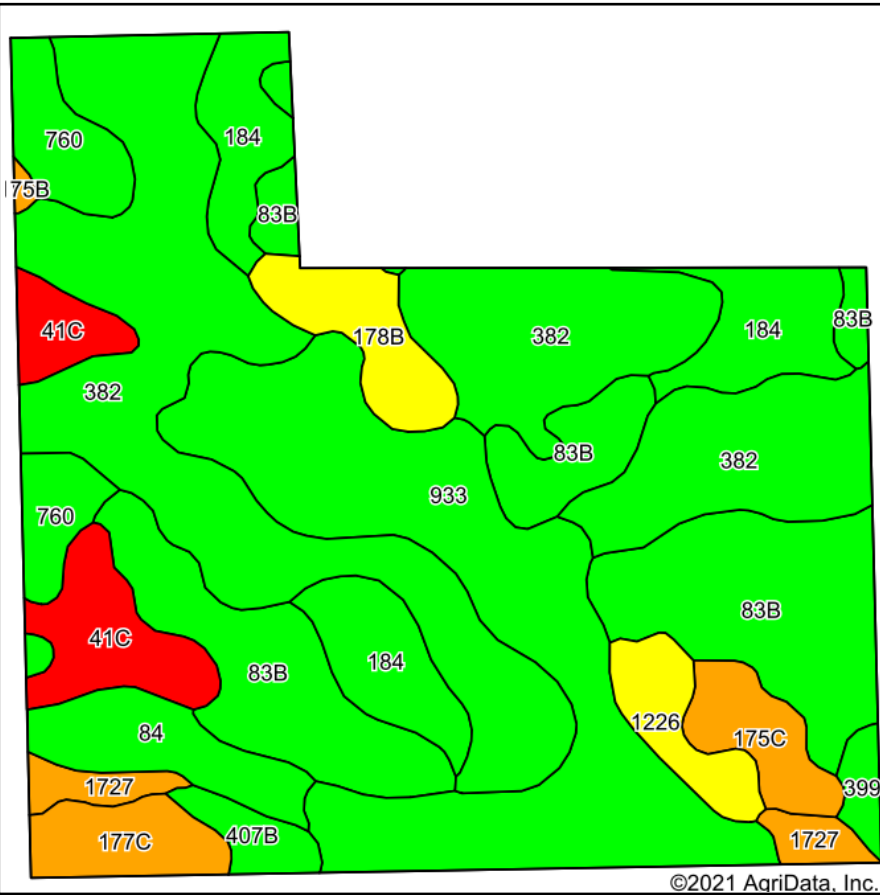


7/14/2021

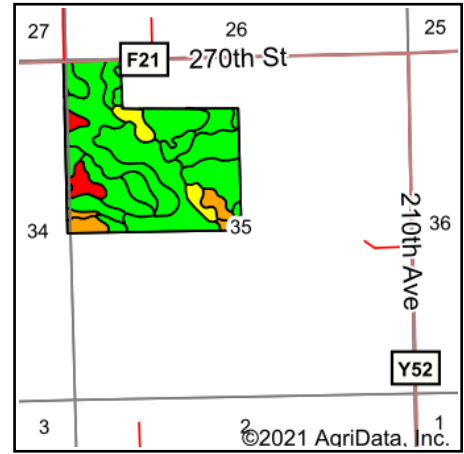
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CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map - Tract 1 - Total Surveyed Acres



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Clinton**  
 Location: **35-81N-2E**  
 Township: **Olive**  
 Acres: **130.5**  
 Date: **7/14/2021**

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Area Symbol: IA045, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	Corn	Oats	Soybeans	*n NCCPI Corn	*n NCCPI Soybeans
382	Maxfield silty clay loam, 0 to 2 percent slopes	40.35	30.9%		IIw		230.4	4.8	66.8	87				79	68
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	23.37	17.9%		IIw		204.8	4.3	59.4	78				77	75
83B	Kenyon loam, 2 to 5 percent slopes	23.05	17.7%		Ile		225.6	6.3	65.4	90	210	91	61	90	78
184	Klinger silt loam, 1 to 4 percent slopes	10.82	8.3%		Iw		240	6.2	69.6	95				89	83
41C	Sparta loamy fine sand, 5 to 9 percent slopes	6.07	4.7%		IVs	Ile	124.8	3.5	36.2	34				55	31
760	Ansgar silt loam, 0 to 3 percent slopes	5.20	4.0%		IIw		216	4.5	62.6	80				95	90
84	Clyde silty clay loam, 0 to 3 percent slopes	4.21	3.2%		IIw		224	4.7	65	88	193.5	76.5	56	90	85
178B	Wauke loam, 2 to 5 percent slopes	3.75	2.9%		Ils		80	2.2	23.2	64				82	69
177C	Saunder loam, 5 to 9 percent slopes	3.07	2.4%		IIle		80	2.2	23.2	50				74	57
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	2.95	2.3%		IIle		80	2.2	23.2	45				62	36



1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	2.83	2.2%		lls		80	2.1	23.2	59				83	61
1727	Udolpho loam, 0 to 2 percent slopes	2.16	1.7%		llw		80	1.7	23.2	48				82	56
407B	Schley loam, 1 to 4 percent slopes	1.53	1.2%		llw		196.8	5.1	57.1	81				94	86
399	Readlyn silt loam, 1 to 3 percent slopes	0.94	0.7%		lw		220.8	5.7	64	91				80	68
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	0.20	0.2%		llle		80	2.2	23.2	50				62	37
<b>Weighted Average</b>							<b>202.4</b>	<b>4.7</b>	<b>58.7</b>	<b>80</b>	<b>43.3</b>	<b>18.5</b>	<b>12.6</b>	<b>*n 81.2</b>	<b>*n 70.8</b>

\*\*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.

27

26

F21 270th St

F21 270th St

F21 270th St

0.63

0.60

51.79

71.58

Olive

35-81N-2E

2.30

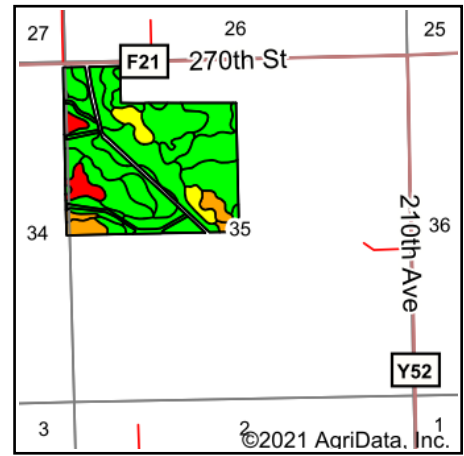
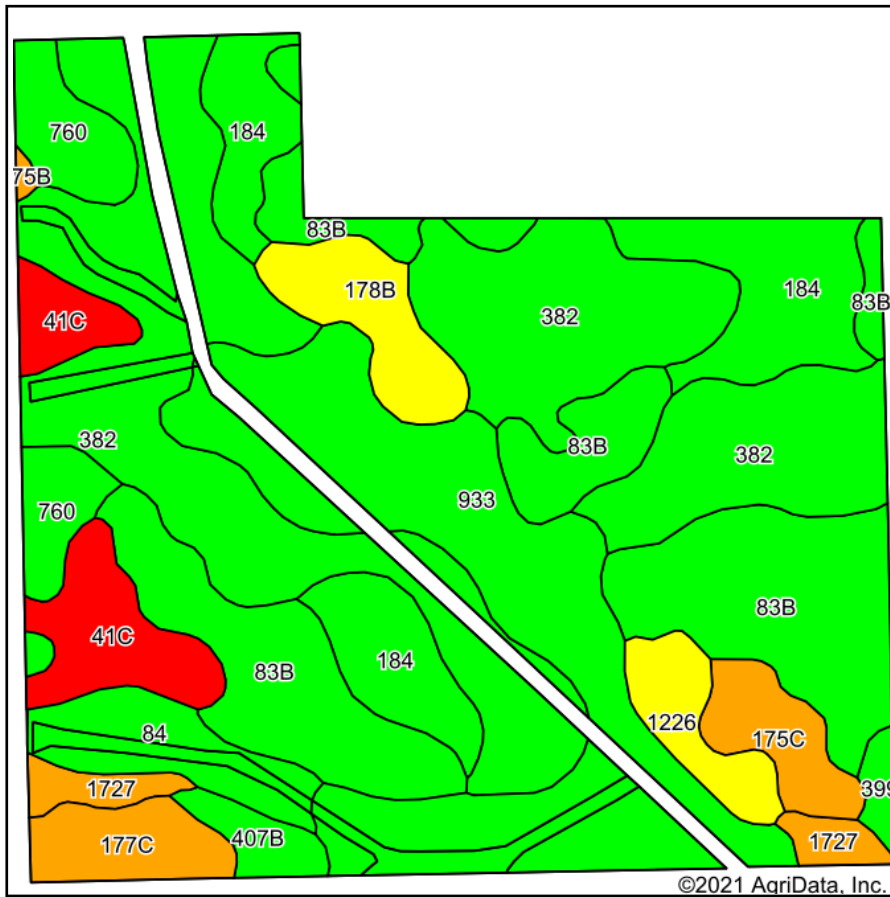
2.10

34

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

# Soils Map - Tract 1 - Est. Tillable Acres



State: **Iowa**  
 County: **Clinton**  
 Location: **35-81N-2E**  
 Township: **Olive**  
 Acres: **129**  
 Date: **7/8/2021**

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Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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382	Maxfield silty clay loam, 0 to 2 percent slopes	38.34	29.7%		IIw		230.4	4.8	66.8	87				79	68
83B	Kenyon loam, 2 to 5 percent slopes	23.46	18.2%		Ile		225.6	6.3	65.4	90	210	91	61	90	78
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	21.60	16.7%		IIw		204.8	4.3	59.4	78				77	75
184	Klinger silt loam, 1 to 4 percent slopes	12.99	10.1%		Iw		240	6.2	69.6	95				89	83
41C	Sparta loamy fine sand, 5 to 9 percent slopes	6.04	4.7%		IVs	Ile	124.8	3.5	36.2	34				55	31
760	Ansgar silt loam, 0 to 3 percent slopes	4.95	3.8%		IIw		216	4.5	62.6	80				95	90
84	Clyde silty clay loam, 0 to 3 percent slopes	4.22	3.3%		IIw		224	4.7	65	88	193.5	76.5	56	90	85
178B	Wauke loam, 2 to 5 percent slopes	4.03	3.1%		Ils		80	2.2	23.2	64				82	69
177C	Saupe loam, 5 to 9 percent slopes	3.06	2.4%		IIle		80	2.2	23.2	50				74	57
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	2.95	2.3%		IIle		80	2.2	23.2	45				62	36



1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	2.83	2.2%		lls		80	2.1	23.2	59				83	61
1727	Udolpho loam, 0 to 2 percent slopes	2.12	1.6%		llw		80	1.7	23.2	48				82	56
407B	Schley loam, 1 to 4 percent slopes	1.51	1.2%		llw		196.8	5.1	57.1	81				94	86
399	Readlyn silt loam, 1 to 3 percent slopes	0.73	0.6%		lw		220.8	5.7	64	91				80	68
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	0.17	0.1%		llle		80	2.2	23.2	50				62	37
<b>Weighted Average</b>							<b>202.4</b>	<b>4.7</b>	<b>58.7</b>	<b>80.2</b>	<b>44.5</b>	<b>19.1</b>	<b>12.9</b>	<b>*n 81.4</b>	<b>*n 71</b>

\*\*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.



United States  
Department of  
Agriculture

## Clinton County, Iowa



### Wetland Determination Identifiers

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



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.

2021 Program Year

Map Created March 22, 2021

Farm **1991**

Tract **1050**

Tract Cropland Total: 147.60 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 : 1991

Prepared : 6/29/21 3:54 PM

Crop Year : 2021

Farms Associated with Operator :

CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G/I/F Eligibility : Eligible

#### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
238.13	225.19	225.19	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	225.19	0.00		0.00		0.00	0.00	0.00

#### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	112.60	0.00	162	
Soybeans	112.59	0.00	47	
<b>TOTAL</b>	<b>225.19</b>	<b>0.00</b>		

#### NOTES

Tract Number : 1049

Description : F-10 SW1/4, SE1/4 OF 35  
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 : REGAN FAMILY FARM LLC  
Other Producers : None  
Recon ID : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
80.56	77.59	77.59	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	77.59	0.00	0.00	0.00	0.00	0.00



**Abbreviated 156 Farm Record**

**DCP Crop Data**

**Tract 1049 Continued ...**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	38.80	0.00	162
Soybeans	38.79	0.00	47
<b>TOTAL</b>	<b>77.59</b>	<b>0.00</b>	

**NOTES**

**Tract Number : 1050**

**Description :** F-10 NW1/4 OF 35  
**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 :** NATALIE REGAN  
**Other Producers :** None  
**Recon ID :** None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
157.57	147.60	147.60	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	147.60	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	73.80	0.00	162
Soybeans	73.80	0.00	47
<b>TOTAL</b>	<b>147.60</b>	<b>0.00</b>	

**NOTES**

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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# TRACT #2

## LEGAL DESCRIPTION:

80.42 Surveyed acres located in the NW 1/4 of the SE 1/4 of Section 35 and also the NE 1/4 of the SW 1/4 of Section 35 Olive Township 81 North Range 2 East, Clinton Co. Iowa. Exact legal description to come from survey.

## COMMENTS & BUILDING INFORMATION:

**Tract 2:** Consists of a 80.42 surveyed acres with an estimated 77.59 FSA Cropland acres carrying a CSR2 value of 73.9. Primary soil types include high-producing Clyde-Floyd complex, Sawmill silty clay loam and Colo silty clay loams. Located East of Calamus and South of Highway 30 on 270th Street, this wide open, tillable, tract is farmed efficiently. The nearly all-tillable farmland tract is located within Section 35 of Olive Township. Not often does a farm of this caliber and magnitude come to the open market.

\*Farm program information is estimated and subject to change since its currently combined with additional tracts. Base acres will be adjusted when the farm is reconstituted by the Clinton County FSA Office.

\*\* Access to the Farm is through a 40 foot wide Easement running down the East side of Parcel 1 (Natalie T. Regan Estate Farm).

## 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](mailto:Yeggemcneilland.com)  
[PeoplesCompany.com](http://PeoplesCompany.com)

## LEASE/FSA INFORMATION:

The farm lease runs through the 2022 cropping season. Winning bidder will receive prorated rent for the 2021 crop season. Winning bidder will assume the current lease with Petersen brothers for the 2022 cropping season and receive all rent for the 2022 cropping season.

## SALE METHOD:

The farmland will be sold in two individual tracts via Bidder's Choice method.

**Natalie T. Regan Estate, Tract 2 - 80.42 Surveyed Acres, Clinton County, IA**

<b>TOTAL ACRES:</b>	80.42 Surveyed Acres
<b>TERMS:</b>	10% earnest money day of the auction. Closing on or about Wednesday, Sept. 24, 2021
<b>Price Per Acre:</b>	
<b>Owner:</b>	Estate of Natalie T. Regan
<b>Operator:</b>	
<b>County &amp; State:</b>	Clinton Co., IA
<b>Location:</b>	4.5 miles Southeast of Calamus, IA
<b>Possession Date:</b>	At closing, subject to existing lease
<b>Drainage Info:</b>	Natural
<b>Average Productivity:</b>	73.9 CSR2
<b>Taxable Acres:</b>	79.5
<b>Net RE Taxes:</b>	\$3,120
<b>Taxes Payable In:</b>	2020-2021
<b>Topography:</b>	Level

## F.S.A. INFORMATION:

<b>Farmland:</b>	80.42
<b>Crop Acres:</b>	77.59
<b>CRP Acres:</b>	N/A
<b>Wheat Base:</b>	N/A
<b>Wheat Yield:</b>	N/A
<b>Corn Base:</b>	38.8
<b>Corn Yield:</b>	162
<b>Soybean Base:</b>	38.79
<b>Soybean Yield:</b>	47

## APPROXIMATE BREAKDOWN OF ACRES:

<b>Total Acres:</b>	80.42
<b>Tillable Acres:</b>	77.59
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	
<b>Waste:</b>	2.83
<b>Timber:</b>	
<b>Pasture:</b>	

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

700 6th Ave  
 DeWitt, Iowa 52742





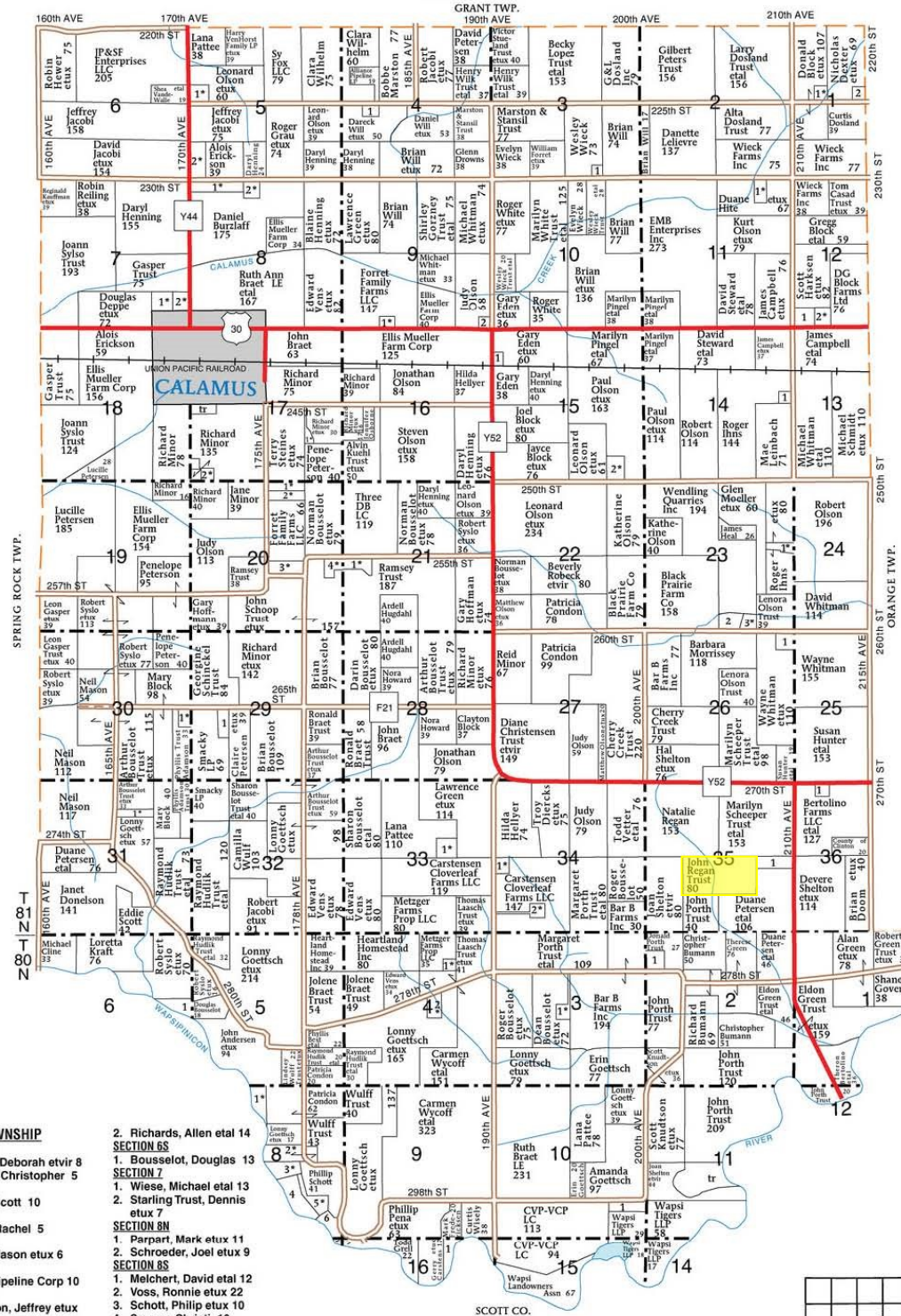


T-80-81-N

OLIVE PLAT

(Landowners)

R-2-E



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58

CLINTON CO., IA

## Aerial Map - Tract 2 - Total Surveyed Acres



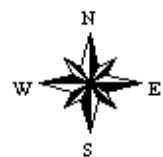
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Map Center: 41° 46' 36.52, -90° 41' 39.92

0ft 469ft 937ft

**35-81N-2E**  
**Clinton County**  
**Iowa**



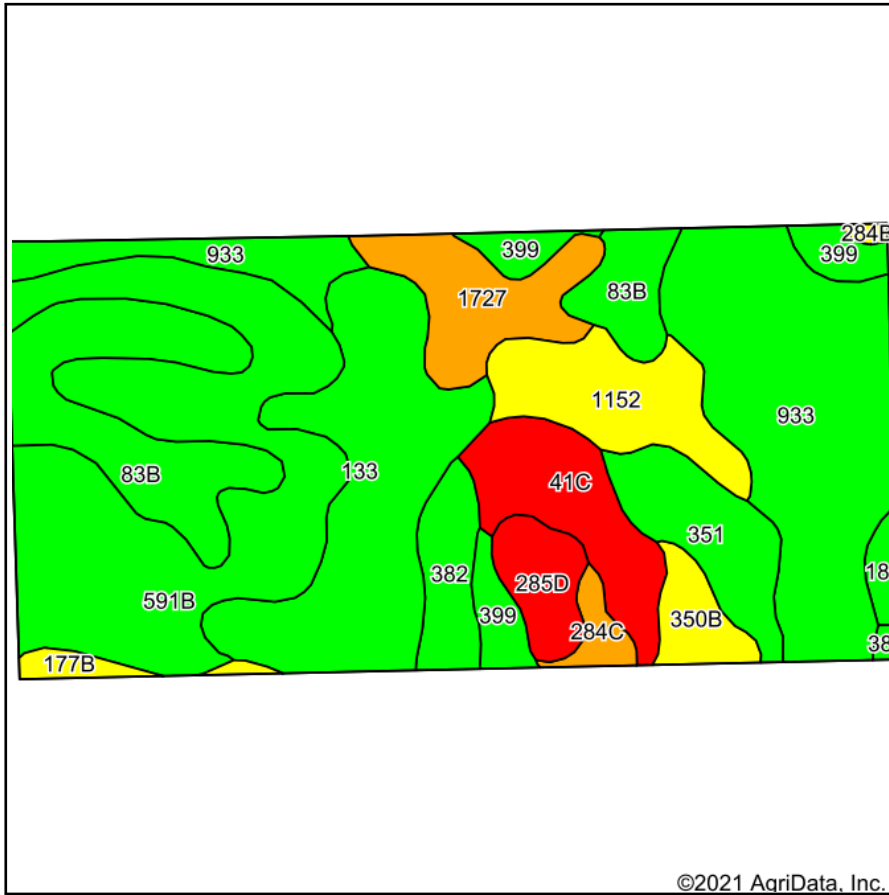
7/14/2021

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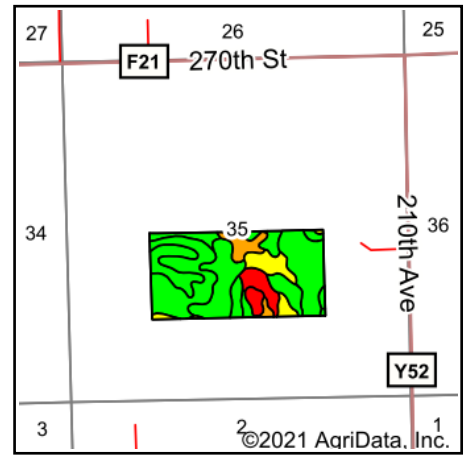
Field borders provided by Farm Service Agency as of 5/21/2008.



# Soils Map - Tract 2 - Total Surveyed Acres



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Clinton**  
 Location: **35-81N-2E**  
 Township: **Olive**  
 Acres: **80.42**  
 Date: **7/14/2021**

**PC PEOPLES**  
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 INNOVATIVE. REAL ESTATE. SOLUTIONS.

Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA045, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	Corn	Oats	Soybeans	*n NCCPI Corn	*n NCCPI Soybeans
591B	Clyde-Floyd complex, 1 to 4 percent slopes	16.95	21.1%		IIw		216	4.5	62.6	87				86	85
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	15.98	19.9%		IIw		204.8	4.3	59.4	78				77	75
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	10.99	13.7%		IIw		204.8	4.3	59.4	78				77	75
83B	Kenyon loam, 2 to 5 percent slopes	8.81	11.0%		Ile		225.6	6.3	65.4	90	210	91	61	90	78
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	4.63	5.8%		IIw		80	1.7	23.2	54				82	61
41C	Sparta loamy fine sand, 5 to 9 percent slopes	4.43	5.5%		IVs	Ile	124.8	3.5	36.2	34				55	31
1727	Udolpho loam, 0 to 2 percent slopes	4.03	5.0%		IIw		80	1.7	23.2	48				82	56
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	3.69	4.6%		Iw		224	5.8	65	78				95	97
399	Readlyn silt loam, 1 to 3 percent slopes	2.61	3.2%		Iw		220.8	5.7	64	91				80	68



382	Maxfield silty clay loam, 0 to 2 percent slopes	2.43	3.0%		Ilw		230.4	4.8	66.8	87				79	68
285D	Burkhardt sandy loam, 5 to 14 percent slopes	2.00	2.5%		IVe	IIIe	80	2.2	23.2	5				59	32
350B	Waukegan silt loam, 2 to 5 percent slopes	1.57	2.0%		Ile		80	2.2	23.2	55				81	50
284C	Flagler sandy loam, 5 to 9 percent slopes	0.82	1.0%		IIIe		80	2.2	23.2	46				65	37
177B	Saude loam, 2 to 5 percent slopes	0.72	0.9%		Ils		80	2.2	23.2	55				76	59
184	Klinger silt loam, 1 to 4 percent slopes	0.60	0.7%		Iw		240	6.2	69.6	95				89	83
284B	Flagler sandy loam, 1 to 5 percent slopes	0.16	0.2%		IIIe		80	2.2	23.2	51				66	37
<b>Weighted Average</b>							<b>185.9</b>	<b>4.2</b>	<b>53.9</b>	<b>73.9</b>	<b>23</b>	<b>10</b>	<b>6.7</b>	<b>*n 80.2</b>	<b>*n 71.7</b>

\*\*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.

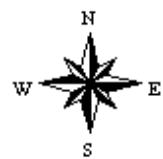
## Aerial Map - Tract 2 - Tillable Acres



Map Center: 41° 46' 36.72, -90° 41' 40.58

0ft 427ft 854ft

**35-81N-2E**  
**Clinton County**  
**Iowa**



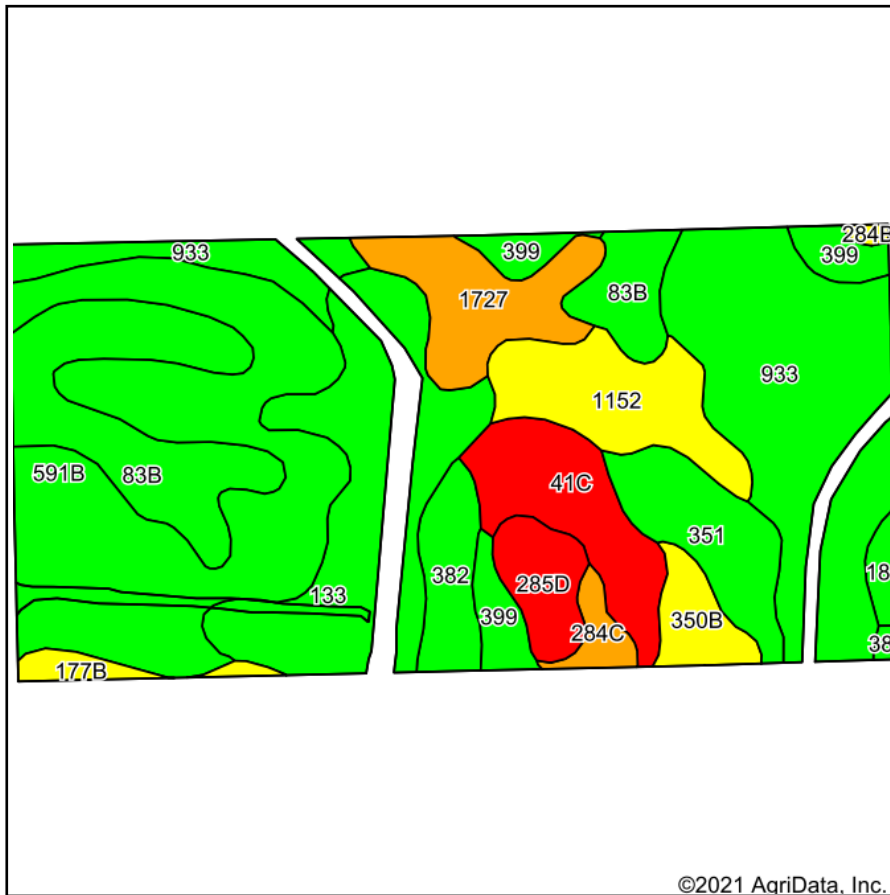
7/8/2021

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

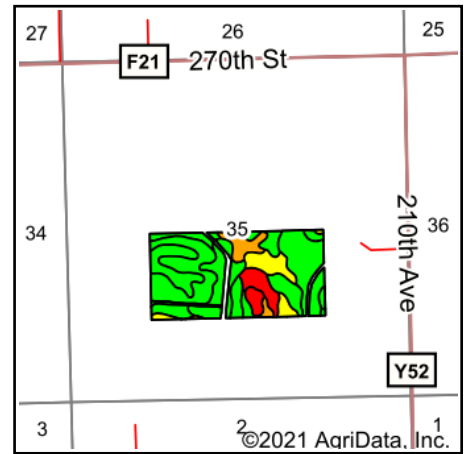


# Soils Map - Tract 2 - Tillable Acres



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Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Clinton**  
 Location: **35-81N-2E**  
 Township: **Olive**  
 Acres: **77.59**  
 Date: **7/8/2021**



Maps Provided By:



Area Symbol: IA045, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	Corn	Oats	Soybeans	*n NCCPI Corn	*n NCCPI Soybeans
591B	Clyde-Floyd complex, 1 to 4 percent slopes	17.02	21.9%		IIw		216	4.5	62.6	87				86	85
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	14.88	19.2%		IIw		204.8	4.3	59.4	78				77	75
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	9.08	11.7%		IIw		204.8	4.3	59.4	78				77	75
83B	Kenyon loam, 2 to 5 percent slopes	8.80	11.3%		Ile		225.6	6.3	65.4	90	210	91	61	90	78
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	4.63	6.0%		IIw		80	1.7	23.2	54				82	61
41C	Sparta loamy fine sand, 5 to 9 percent slopes	4.44	5.7%		IVs	Ile	124.8	3.5	36.2	34				55	31
1727	Udolpho loam, 0 to 2 percent slopes	4.01	5.2%		IIw		80	1.7	23.2	48				82	56
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	3.69	4.8%		Iw		224	5.8	65	78				95	97
399	Readlyn silt loam, 1 to 3 percent slopes	2.60	3.4%		Iw		220.8	5.7	64	91				80	68

382	Maxfield silty clay loam, 0 to 2 percent slopes	2.45	3.2%		Ilw		230.4	4.8	66.8	87				79	68
285D	Burkhardt sandy loam, 5 to 14 percent slopes	2.00	2.6%		IVe	IIIe	80	2.2	23.2	5				59	32
350B	Waukegan silt loam, 2 to 5 percent slopes	1.58	2.0%		Ile		80	2.2	23.2	55				81	50
284C	Flagler sandy loam, 5 to 9 percent slopes	0.84	1.1%		IIIe		80	2.2	23.2	46				65	37
177B	Saude loam, 2 to 5 percent slopes	0.80	1.0%		IIs		80	2.2	23.2	55				76	59
184	Klinger silt loam, 1 to 4 percent slopes	0.61	0.8%		Iw		240	6.2	69.6	95				89	83
284B	Flagler sandy loam, 1 to 5 percent slopes	0.16	0.2%		IIIe		80	2.2	23.2	51				66	37
<b>Weighted Average</b>							<b>185</b>	<b>4.2</b>	<b>53.6</b>	<b>73.7</b>	<b>23.8</b>	<b>10.3</b>	<b>6.9</b>	<b>*n 80.3</b>	<b>*n 71.6</b>

\*\*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.





United States  
Department of  
Agriculture

## Clinton County, Iowa



### Wetland Determination Identifiers

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



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).

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2021 Program Year

Map Created March 22, 2021

Farm **1991**

Tract **1049**

Tract Cropland Total: 77.59 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 : 1991

Prepared : 6/29/21 3:54 PM

Crop Year : 2021

Farms Associated with Operator :

CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G/I/F Eligibility : Eligible

#### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
238.13	225.19	225.19	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	225.19	0.00		0.00		0.00	0.00	0.00

#### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	112.60	0.00	162	
Soybeans	112.59	0.00	47	
<b>TOTAL</b>	<b>225.19</b>	<b>0.00</b>		

#### NOTES

Tract Number : 1049

Description : F-10 SW1/4, SE1/4 OF 35  
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 : REGAN FAMILY FARM LLC  
Other Producers : None  
Recon ID : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
80.56	77.59	77.59	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	77.59	0.00	0.00	0.00	0.00	0.00



**Abbreviated 156 Farm Record**

**DCP Crop Data**

**Tract 1049 Continued ...**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	38.80	0.00	162
Soybeans	38.79	0.00	47
<b>TOTAL</b>	<b>77.59</b>	<b>0.00</b>	

**NOTES**

**Tract Number : 1050**

**Description :** F-10 NW1/4 OF 35  
**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 :** NATALIE REGAN  
**Other Producers :** None  
**Recon ID :** None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
157.57	147.60	147.60	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	147.60	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	73.80	0.00	162
Soybeans	73.80	0.00	47
<b>TOTAL</b>	<b>147.60</b>	<b>0.00</b>	

**NOTES**

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