

LAND FOR SALE

28.86 SURVEYED ACRES

LISTING #15648

CLINTON COUNTY, 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

563-659-8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

Part of the Northeast 1/4 of the Northeast 1/4 of Section 2, Township 80 North, Range 3 East and part of the Southwest 1/4 of the Southeast 1/4 of Section 35, Township 81 North, Range 3 East, all in the 5th P.M., Clinton Co., IA.

COMMENTS & BUILDING INFORMATION:

Peoples Company is pleased to present the Frazier farm. This 28.86 surveyed acre is a very nice parcel of land that is level and pattern tiled. Located just South of DeWitt on 270th Ave. (on the West side of Hwy. 61). Possible building site.

LEASE/FSA INFORMATION:

Currently rented, open for the 2022 crop year.

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

28.86 Surveyed Acres, Clinton County, Iowa

TOTAL ACRES:	28.86
PRICE:	\$259,740
Price Per Acre:	\$9000
Owner:	Frazier
Operator:	Truelsen Bros.
County & State:	Clinton Co., IA
Location:	2.5 miles South of DeWitt, IA
Possession Date:	After crop has been removed
Drainage Info:	Pattern tiled
Average Productivity:	56.6 CSR2
Taxable Acres:	27.91
Net RE Taxes:	\$836
Taxes Payable In:	2020-2021
Topography:	Level

F.S.A. INFORMATION:

Farmland:	28.07
Crop Acres:	28.07
Effective DCP Cropland	28.07
CRP Acres:	N/A
Corn Base:	28.07
Corn Yield:	137
Soybean Base:	N/A
Soybean Yield:	N/A

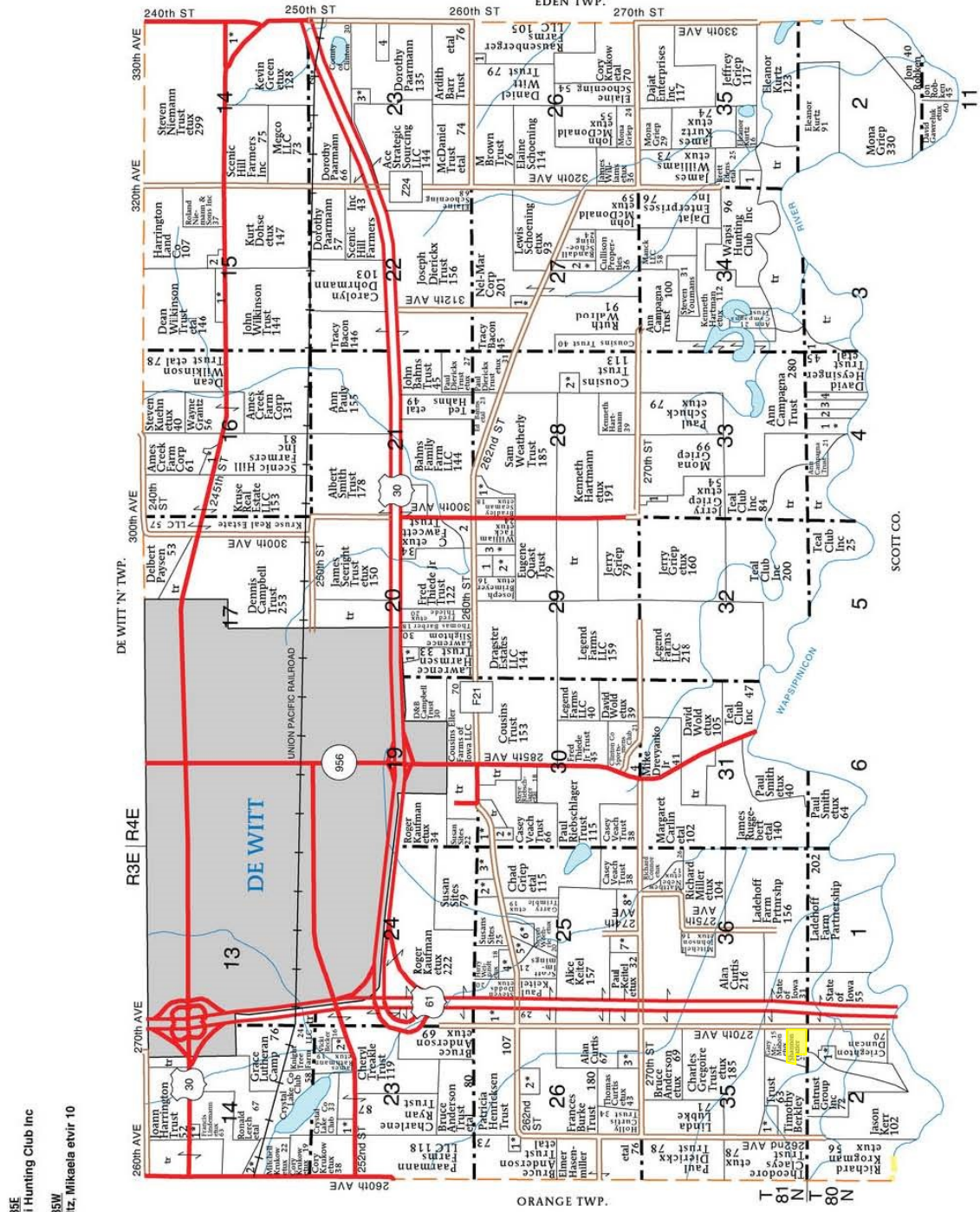
APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	28.86
Tillable Acres:	28.07
CRP Acres:	N/A
Farmstead:	N/A
Roads:	.79
Waterways:	N/A
Timber:	N/A
Pasture:	N/A

563-659-8185

700 6th Ave
DeWitt, Iowa 52742

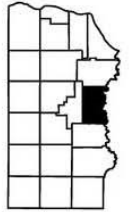
(Landowners)



- SECTION 35E
1. Wapsi Hunting Club Inc
10
- SECTION 35W
1. Schuitz, Mikaela etvir 10

- DEWITT 'S' TOWNSHIP
- SECTION 2W
1. McIlhannon, David etux
40
- SECTION 3
1. Campagna Trust, Ann 8
- SECTION 4
1. Griep, Jerry etux 14
2. Evers, David 5
3. Griep, Jeffrey 9
4. Campagna Trust, Ann
10
- SECTION 14E
1. Niemann, Wade etux 11
- SECTION 14W
1. Irwin, Neil etux 5
2. Strasser, Alan etux 8
- SECTION 15
1. Rippenroop, Gary etux
9
- SECTION 16
2. Petersen, Amy 6
1. Meyer, Mark etux 7
- SECTION 20
1. Bloomer, Larry etux 8
2. Strodman, Kathryn 11
- SECTION 23E
1. Megco LLC 6
2. Green, Kevin etux 11
3. Beer, Robert etux 7
4. Kunde, Arnold 14
- SECTION 23W
1. Burken, Janet etvir 5
2. Courtney, Peter etux 9
- SECTION 25
1. Kaufman, Roger etux 10
2. Maynard, Robert etux 6
3. Rolling, Michael etux 8
4. Weigandt, Chad etux 15
5. Putman, Rodney etux 7
6. Brown, Conner etux 16
7. McMahon, Dale etux 7
8. Keitel, Dennis etux 22
- SECTION 26E
1. Slapnicka, Charles 6
- SECTION 26W
1. Anderson, Bruce etux 6
2. Barber, Curtis etux 14
3. Kerr, Jason etux 10
- SECTION 27
1. Durray, Stephen etux 10
2. Bull, Wilson etux 13
- SECTION 28
1. Frame Trust, Timothy
etux 9
2. Crank, Douglas etux 11
- SECTION 29
1. Folt, Bryan 7
2. Folt, Lothar etux 11
3. Naughton, Michael etux
11
- SECTION 30
1. Rolling, Michael etux 8
2. Eberhart, Daniel etux 7
4. Drevyanko Jr, Michael 6
SECTION 33
1. Griep, Rodney 5

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CLINTON CO., IA

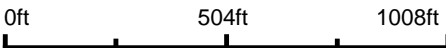
Aerial Map - Total Acres



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Map Center: 41° 46' 19.74, -90° 34' 10.96



35-81N-3E
Clinton County
Iowa

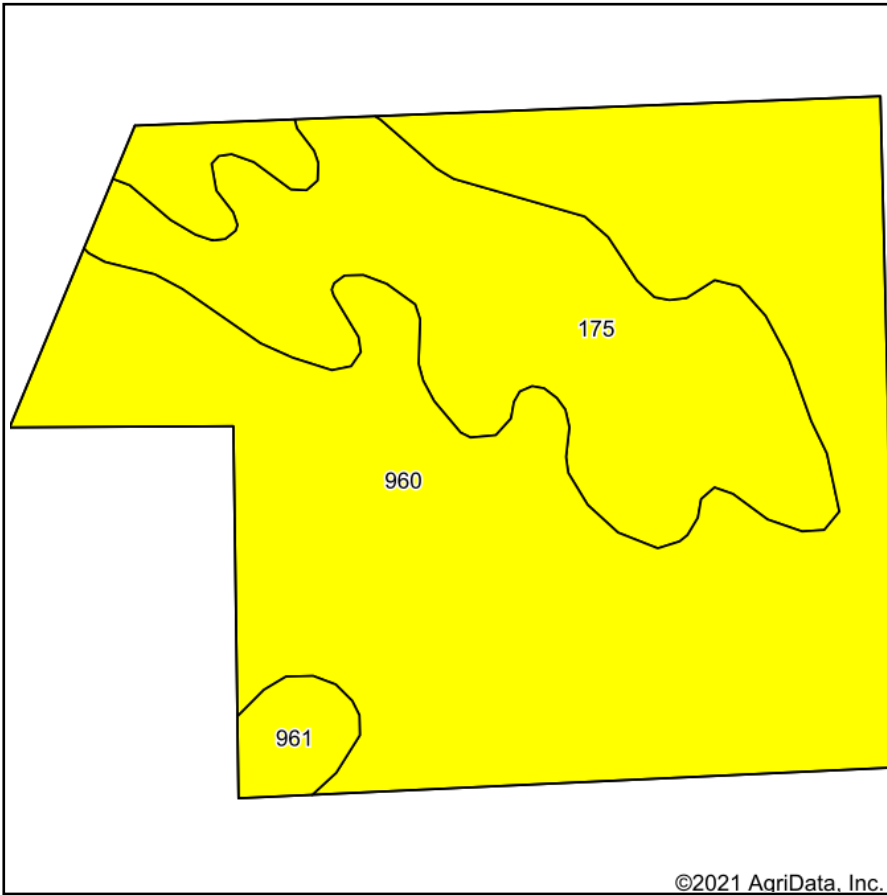


7/22/2021

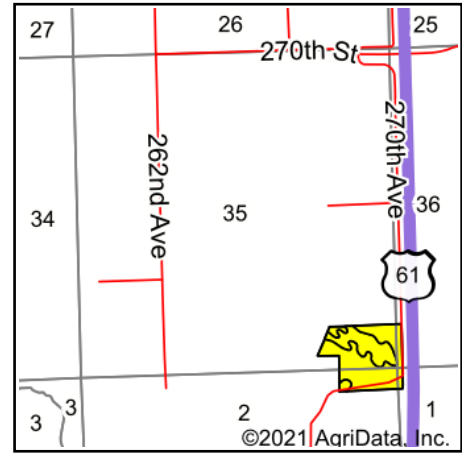


Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **35-81N-3E**
 Township: **De Witt**
 Acres: **28.86**
 Date: **7/22/2021**



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	*j Alfalfa	*i Soybeans	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans
960	Shaffton loam, 0 to 2 percent slopes	20.17	69.9%		Ilw	80	2.1	23.2	57	87	81
175	Dickinson fine sandy loam, 0 to 2 percent slopes	7.99	27.7%		Ills	80	2.2	23.2	55	64	38
961	Ambraw silty clay loam, 0 to 2 percent slopes	0.70	2.4%		Ilw	177.6	3.7	51.5	65	76	75
Weighted Average						82.4	2.2	23.9	56.6	*n 80.4	*n 68.9

**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 all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map - Tillable Acres



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Map Center: 41° 46' 17.56, -90° 34' 14.35



35-81N-3E
Clinton County
Iowa



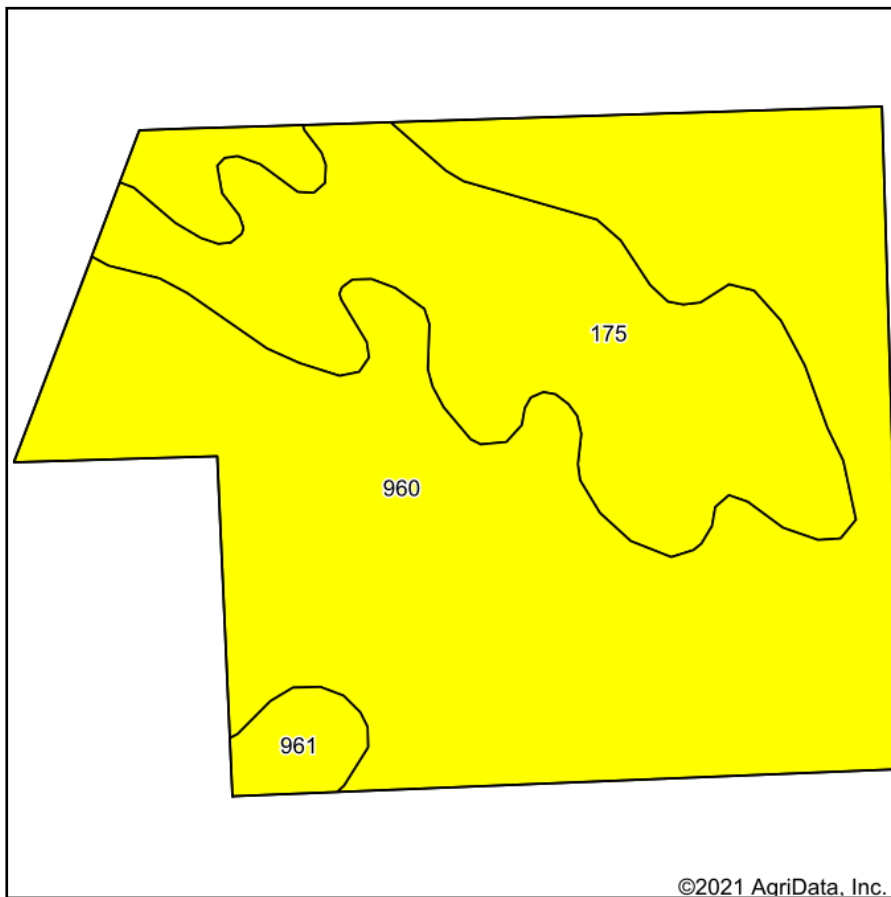
7/22/2021



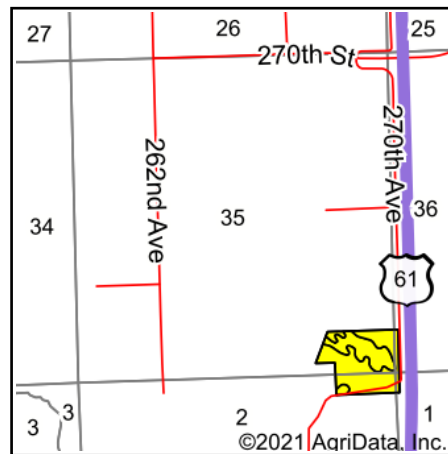
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **35-81N-3E**
 Township: **De Witt**
 Acres: **28.07**
 Date: **7/22/2021**



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	*j Alfalfa	*i Soybeans	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans
960	Shaffton loam, 0 to 2 percent slopes	19.46	69.3%		Ilw	80	2.1	23.2	57	87	81
175	Dickinson fine sandy loam, 0 to 2 percent slopes	7.94	28.3%		Ills	80	2.2	23.2	55	64	38
961	Ambraw silty clay loam, 0 to 2 percent slopes	0.67	2.4%		Ilw	177.6	3.7	51.5	65	76	75
Weighted Average						82.3	2.2	23.9	56.6	*n 80.2	*n 68.7

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Soils data provided by USDA and NRCS.



Legend Determination Identifiers

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

- Limited Restrictions
- Exempt from Conservation Compliance Provisions

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2021 Program Year
Map Created March 22, 2021

Farm 8219
Tract 13513

Tract Cropland Total: 28.07 acres

Abbreviated 156 Farm Record

Tract 13070 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	16.12	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	14.02	0.00	148
TOTAL	14.02	0.00	

NOTES

Tract Number : 13513

Description : SE of 35 T81N,R3E, NE of 2,T80N,R3E
 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 : SHANNON FRAZIER
 Other Producers : TRUELSEN BROTHERS
 Recon ID : 19-045-2018-115

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
28.07	28.07	28.07	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	28.07	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	28.07	0.00	137
TOTAL	28.07	0.00	

NOTES

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LEGEND:

- SET 5/8" REBAR W/ BLUE CAP NO. 18875
 - FOUND 5/8" REBAR W/ BLUE CAP NO. 18875
 - FOUND 1/2" REBAR W/ YELLOW CAP NO 10316
 - ⊕ FOUND 5/8" REBAR W/ ALUMINUM IDOT CAP
 - FOUND 1/2" REBAR
 - ⊙ FOUND 1/2" REBAR W/ ORANGE CAP. NO 15524
 - △ FOUND SECTION CORNER
- 50.00' MEASURED DISTANCE

FOUND 5/8" REBAR W/ BLUE CAP NO. 18875
N.W. COR. N.E. 1/4
N.W. 1/4 SEC. 2
DOC. NO. 2013-09285

FOUND 1/2" REBAR W/ YELLOW CAP NO. 10316
N.E. COR. S.E. 1/4
S.E. 1/4 SEC. 35
DOC. NO. 3371-00

FOUND 4" MONUMENT W/ IDOT CAP
N.E. COR. SEC. 2
DOC NO. 2008-00375

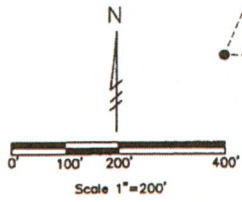
PLAT OF SURVEY

BEING PART OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 3 EAST AND PART OF THE S.E. 1/4 OF THE S.E. 1/4 AND PART OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 35, TOWNSHIP 81 NORTH, RANGE 3 EAST ALL IN THE 5TH P.M., CLINTON COUNTY, IOWA

S.E. 1/4 S.E. 1/4 SEC. 35 = 19.46 ACRES

PARCEL "D"
ACRES USABLE = 27.91
ACRES EASEMENT = 0.95
ACRES TOTAL = 28.86

DESCRIPTION, PARCEL "D":
BEING PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 3 EAST AND PART OF SOUTHWEST QUARTER OF SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 81 NORTH, RANGE 3 EAST ALL IN THE 5TH P.M., CLINTON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SECTION 2;
THENCE SOUTH 08° 48' 41" WEST, 376.24 FEET ALONG THE WEST RIGHT OF WAY LINE OF US. 61;
THENCE SOUTH 89° 17' 22" WEST, 1024.32 FEET;
THENCE NORTH 02° 35' 53" EAST, 521.72 FEET;
THENCE NORTH 88° 28' 35" WEST, 391.63 FEET;
THENCE NORTH 23° 39' 49" EAST, 409.26 FEET;
THENCE NORTH 23° 37' 41" EAST, 164.78 FEET;
THENCE NORTH 89° 44' 54" EAST, 1217.59 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 35;
THENCE SOUTH 00° 09' 10" EAST, 678.27 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 35 TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 28.86 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD.



LOCATION: N.E. 1/4 SEC. 2-80-3
S.E. 1/4 SEC. 35-81-3

FOR: L & M GATORS LLC

PREPARED BY: DOUGLAS M. HINKLE
HINKLE ENGINEERING & SURVEYING
2100 CAMANCHE AVE.
CLINTON, IA. 52732
PHONE (563) 243-4027
FAX (563) 243-4029
Project Name: MCMAHON FARM SURVEY 4
Project #: 13-1324

This plat meets Subdivision and Zoning Ordinance requirements
Clinton County Iowa.
[Signature]
Clinton County Zoning Administrator

CLINTON COUNTY RECORDER
SCOTT JUDD
2017-05764
RECORDED ON
CLINTON, IA
08/08/2017 11:07:59 AM
REC FEE \$ 7.00



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: 7/27/2017

DOUGLAS M. HINKLE, L.L.S. IOWA REG. NO. 18875
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
PAGES OR SHEETS COVERED BY THIS SEAL, SHEET 1 OF 1

