

LAND AUCTION

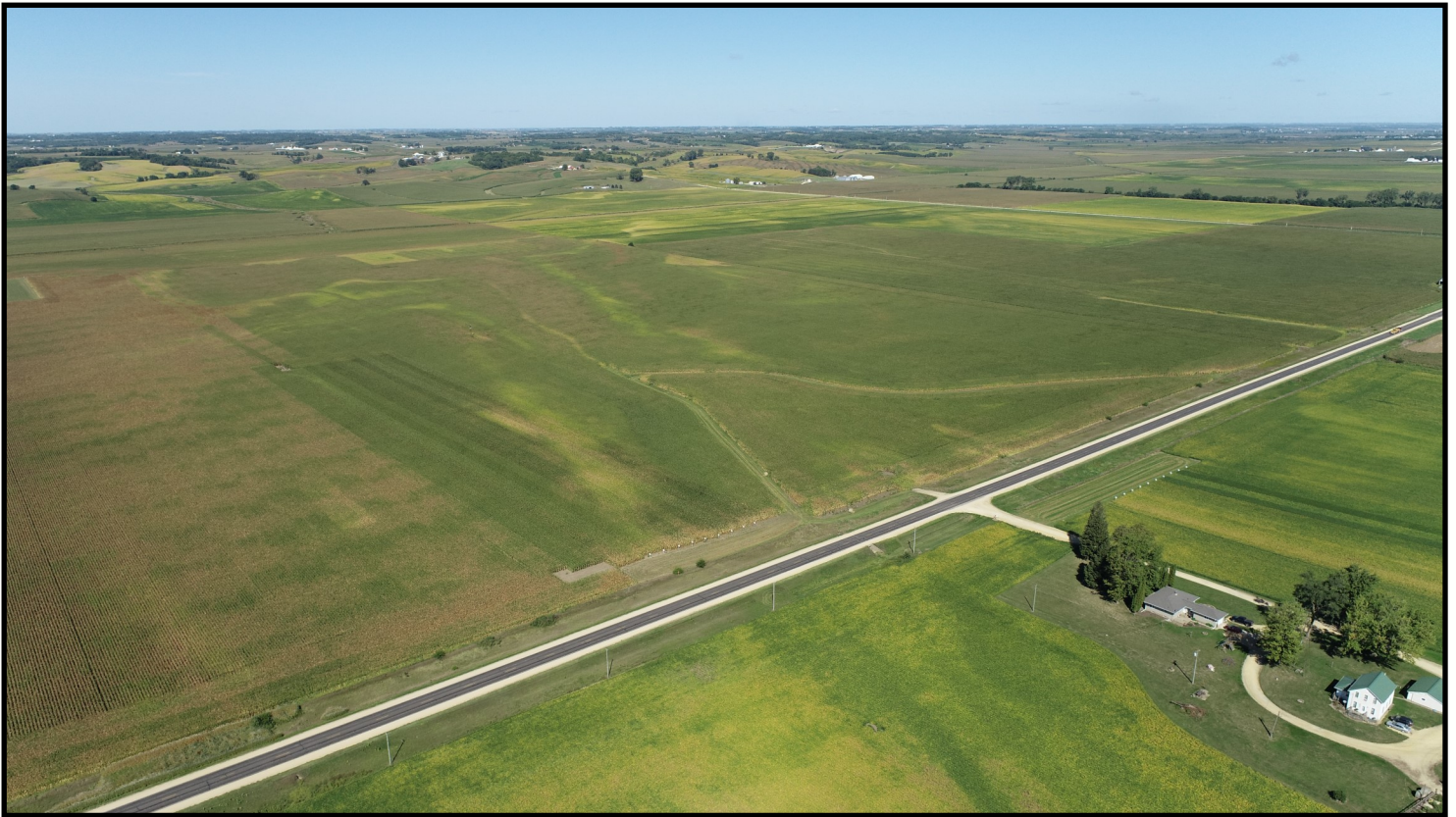
262.45 SURVEYED ACRES OFFERED IN 3 TRACTS

BLAKE ELMHURST FARM NORTH INC., CLINTON COUNTY, IOWA

TUE., OCT. 26, 2021 AT 10:00 A.M.
LOW MOOR COMMUNITY CENTER

#15742

211 3RD AVE., LOW MOOR, IA



DOUGLAS R. YEGGE

C: 563.320.9900

O: 563.659.8185

Doug@PeoplesCompany.com

ALAN MCNEIL

C: 563-321-1125

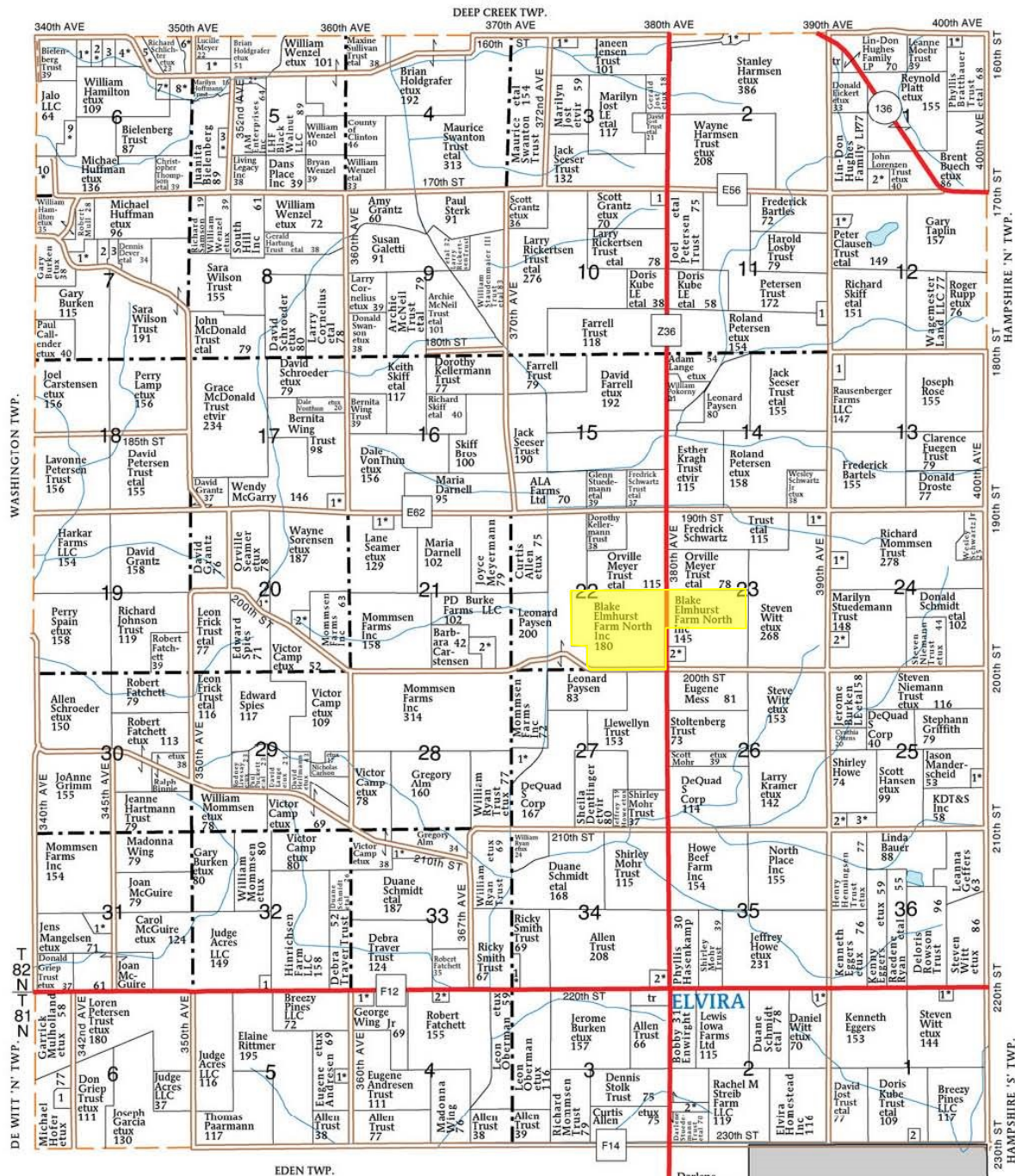
O: 563-659-8185

Alan@PeoplesCompany.com

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

www.Yeggemcneilland.co

**CENTER TOWNSHIP****SECTION 1N**

1. Olson, Gary etux 5
2. Eberhart, Michael etux 10

SECTION 1S

1. Robertson, Clifford etux 9

SECTION 2N

2. Zarate, Raul 8

SECTION 2S

1. Boyd, Kevin etux 6
2. Munck, Curtis etux 6

SECTION 3N

1. Swanton, Joseph etux 9

SECTION 4S

1. Wullweber, Billy etux 8

SECTION 5N

1. Frame, Aaron etux 10
2. Mullin, James etux 12

SECTION 5S

1. Cook, William etux 7

SECTION 6N

1. Housenga Trust, Robert etux 10

SECTION 6S

1. Vawter, Michael etux 8
2. Stuit, James 11
3. Gluesing, John etal 13
4. Newsom, Joseph etux 13
5. Trujillo, Matthew etux 13
6. Franks, Robert etux 9

SECTION 7N

1. Ganzer, Todd etux 13
2. Nash, Kirby etux 12
3. Grantz Trust, Gerhardt etux 19

SECTION 7S

1. Juczyk, Andrew 13

SECTION 8N

1. Rutledge, Clark etux 15
2. Edwards, Terry 9
3. Sledge, Michael 5

SECTION 8S

1. Grantz, Scott 6

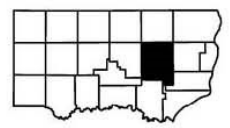
SECTION 9N

1. Gradert, Jay 6

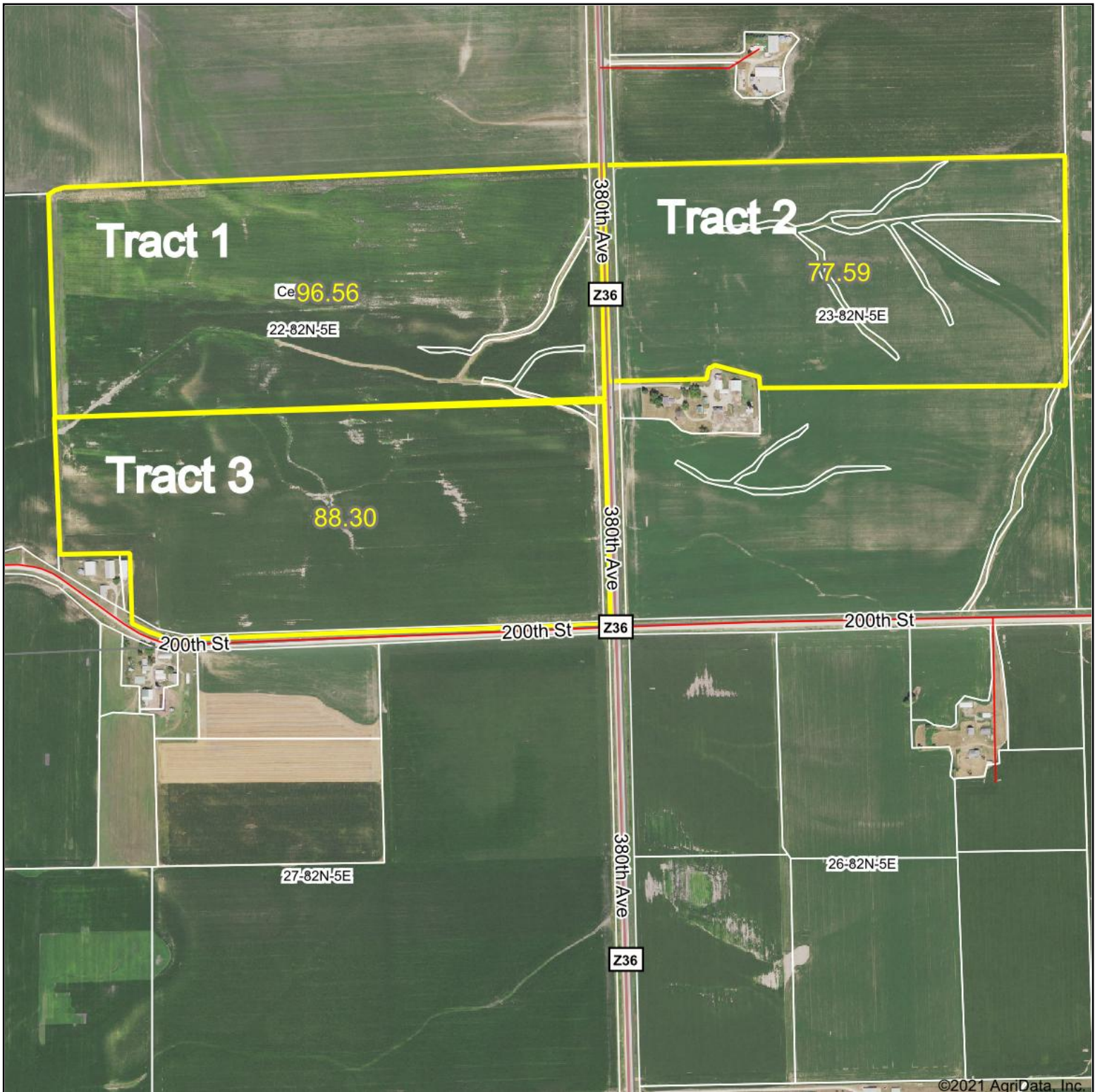
SECTION 9S

1. Lauritzen, James etux 7
2. Gradert, Joan 9

SEE PAGE 93 FOR
ADDITIONAL NAMES NOT
LISTED ON MAPS.



Aerial Map - Total Acres - all tracts



Map Center: 41° 53' 22.15, -90° 21' 21.95

0ft 893ft 1786ft

22-82N-5E
Clinton County
Iowa

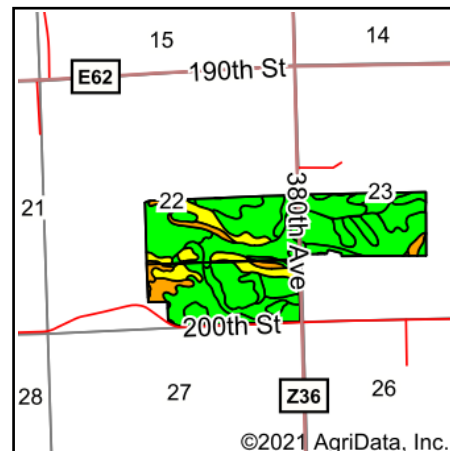
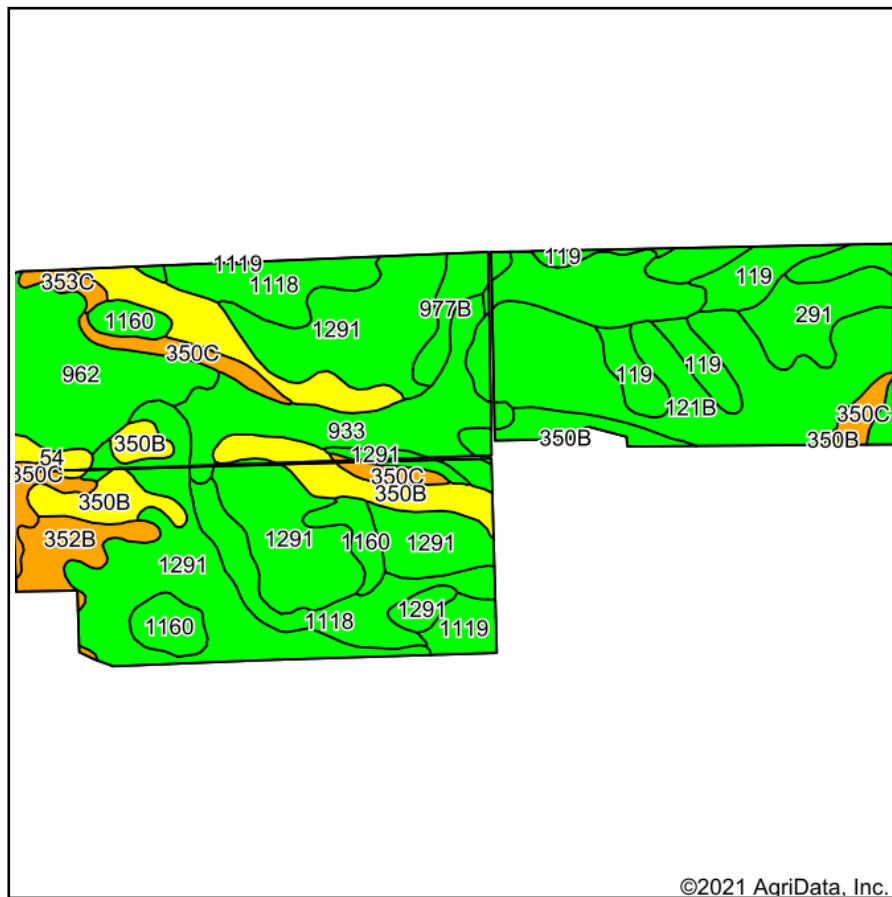


Maps Provided By:

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

Soils Map - Total Acres - all tracts



State: **Iowa**
 County: **Clinton**
 Location: **22-82N-5E**
 Township: **Center**
 Acres: **262.45**
 Date: **9/8/2021**



Maps Provided By:



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
1291	Atterberry silt loam, benches, 1 to 3 percent slopes	77.04	29.4%		Ile	224	5.8	65	85	97	96
121B	Tama silt loam, driftless, 2 to 6 percent slopes	40.11	15.3%		Ile	0	0	0	95	94	85
350B	Waukegan silt loam, 2 to 5 percent slopes	24.20	9.2%		Ile	80	2.2	23.2	55	81	50
962	Elvira silty clay loam, 0 to 2 percent slopes	20.03	7.6%		Ilw	198.4	4.2	57.5	83	67	74
1118	Garwin silty clay loam, terrace, 0 to 2 percent slopes	20.01	7.6%		Ilw	230.4	4.8	66.8	94	93	88
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	19.00	7.2%		Ilw	204.8	4.3	59.4	78	77	75
119	Muscatine silt loam, 1 to 3 percent slopes	12.00	4.6%		Ile	240	6.2	69.6	94	95	84
350C	Waukegan silt loam, 5 to 9 percent slopes	9.53	3.6%		Ille	80	2.2	23.2	49	80	50
1160	Walford silt loam, benches, 0 to 1 percent slopes	9.04	3.4%		Illw	216	4.5	62.6	85	91	82
291	Atterberry silt loam, 1 to 3 percent slopes	8.51	3.2%		Ile	224	5.8	65	85	98	97
1119	Muscatine silt loam, benches, 1 to 3 percent slopes	7.92	3.0%		Iw	240	6.2	69.6	95	95	84
352B	Whittier silt loam, 2 to 5 percent slopes	6.20	2.4%		Ile	80	2.2	23.2	50	81	64
977B	Richwood silt loam, 1 to 6 percent slopes	4.37	1.7%		Ile				90	90	84
54	Zook silty clay loam, 0 to 2 percent slopes	1.82	0.7%		Ilw	190.4	4	55.2	69	61	66
353C	Tell silt loam, 5 to 9 percent slopes	1.66	0.6%		Ille	80	2.2	23.2	47	88	67
11B	Colo-Ely complex, 0 to 5 percent slopes	1.01	0.4%		Ilw	204.8	4.3	59.4	86	92	76
Weighted Average						161	3.9	46.7	82.1	*n 89.3	*n 81.8

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

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

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

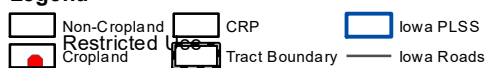


United States
Department of
Agriculture

Clinton County, Iowa



Wetland Determination Identifiers



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 **6958**

Tract **12647**

Tract Cropland Total: 327.68 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 : 6958

Prepared : 8/30/21 4:00 PM

Crop Year : 2021

Operator Name : MR TRAVIS DEAN GRUHN
Farms Associated with Operator : 19-045-6958
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
333.00	327.68	327.68	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	327.68	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	164.30	0.00	183	
Soybeans	163.30	0.00	54	
TOTAL	327.60	0.00		

NOTES

Tract Number : 12647

Description : SE of 22, SW of 23 T82N, R5E
FSA Physical Location : IOWA/CLINTON
ANSI Physical Location : IOWA/CLINTON
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : BLAKE ELMHURST FMS NORTH INC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
333.00	327.68	327.68	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	327.68	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
-----------	------------	-----------------------------	-----------

IOWA
CLINTON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 6958
Prepared : 8/30/21 4:00 PM
Crop Year : 2021

Abbreviated 156 Farm Record

Tract 12647 Continued ...

Corn	164.30	0.00	183
Soybeans	163.30	0.00	54
TOTAL	327.60	0.00	

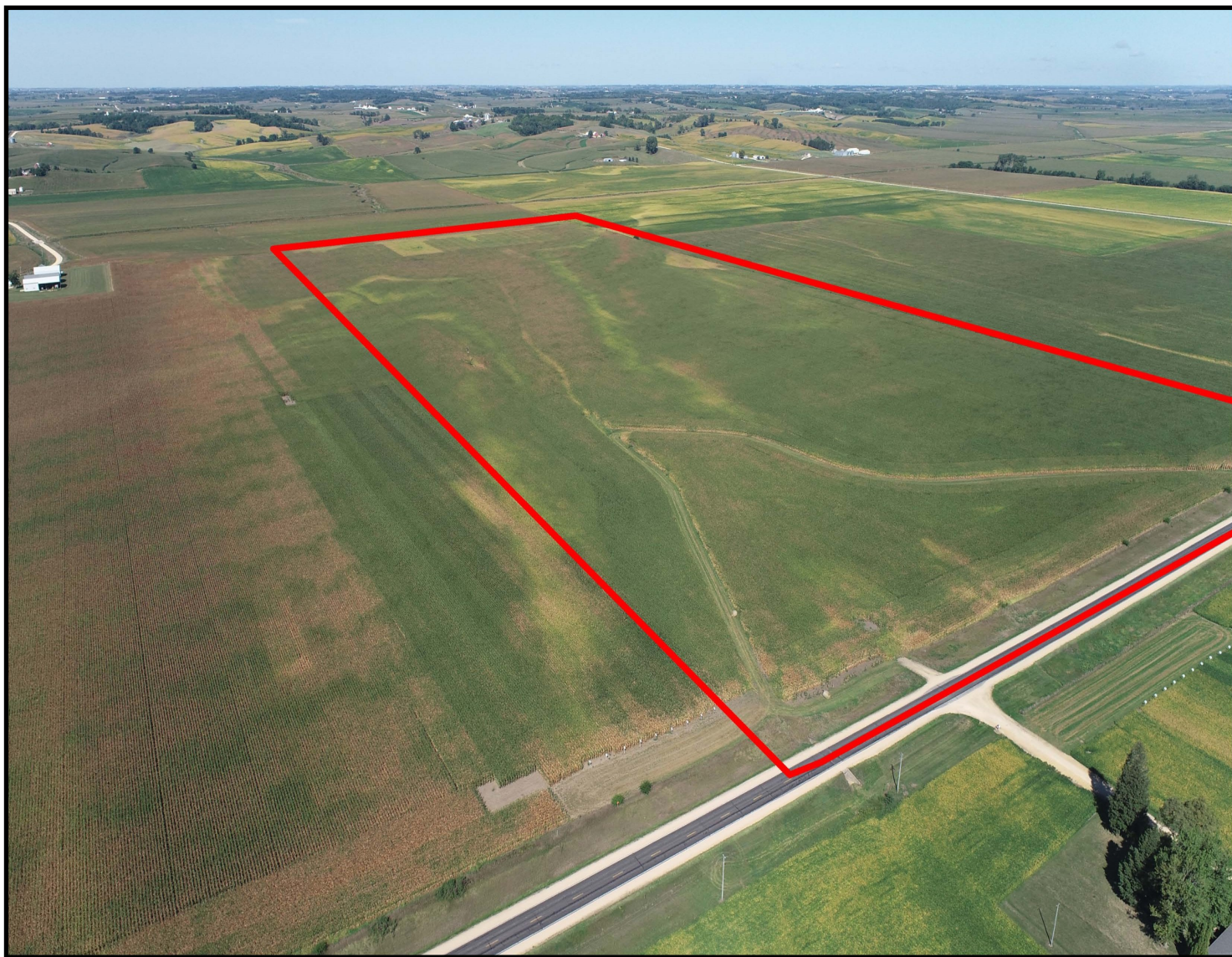
NOTES

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Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

TRACT #1



TRACT #1

LEGAL DESCRIPTION:

96.56 Surveyed Acres being part of the North 1/2 of the Southeast 1/4 of Section 22, Center Township 82 North, Range 5 East Clinton Co. Iowa.
 Exact legal description to come from survey.

COMMENTS & BUILDING INFORMATION:

Tract 1: Tract 1 consists of a total of 96.56 surveyed acres with an estimated 94.84 est. FSA cropland acres carrying a CSR2 value of 78. The primary soil types include high producing Atterberry and Elvira Silt Loams Located just North of Elvira by the intersection of 380th Avenue and 200th Street. This tracts offers many possibilities as an high producing farm for a beginning farmer, add-on to an existing farming operation or a smart investment for the Buyer looking to diversity their portfolio. This highly tillable farmland tract has great access along a paved road with close proximity to Elvira Iowa and is located in Section 22 of Center Township.

LEASE/FSA INFORMATION: The farm lease has been terminated and farming rights will be made available to Winning Bidder/s for the 2022 crop season.

SALE METHOD:

The farmland will be sold in 3 individual tracts via Bidder's Choice method.

There will be the option of Live and Online bidding available.

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
PeoplesCompany.com

Blake Elmhurst Farm North Inc. , Tract 1 - 96.56 Surveyed Acres, Clinton County, IA

TOTAL ACRES:	96.56 Surveyed Acres
TERMS:	10% earnest money day of the auction. Closing on or about Wednesday, Dec. 15, 2021
Price Per Acre:	
Owner:	Blake Elmhurst Farm North Inc.
Operator:	Gruhn
County & State:	Clinton Co., IA
Location:	7 miles west of Clinton, IA
Possession Date:	At closing, subject to existing lease
Drainage Info:	Natural
Average Productivity:	78 CSR2
Taxable Acres:	96 est.
Net RE Taxes:	\$4,460 est.
Taxes Payable In:	2020-2021
Topography:	Level

F.S.A. INFORMATION:

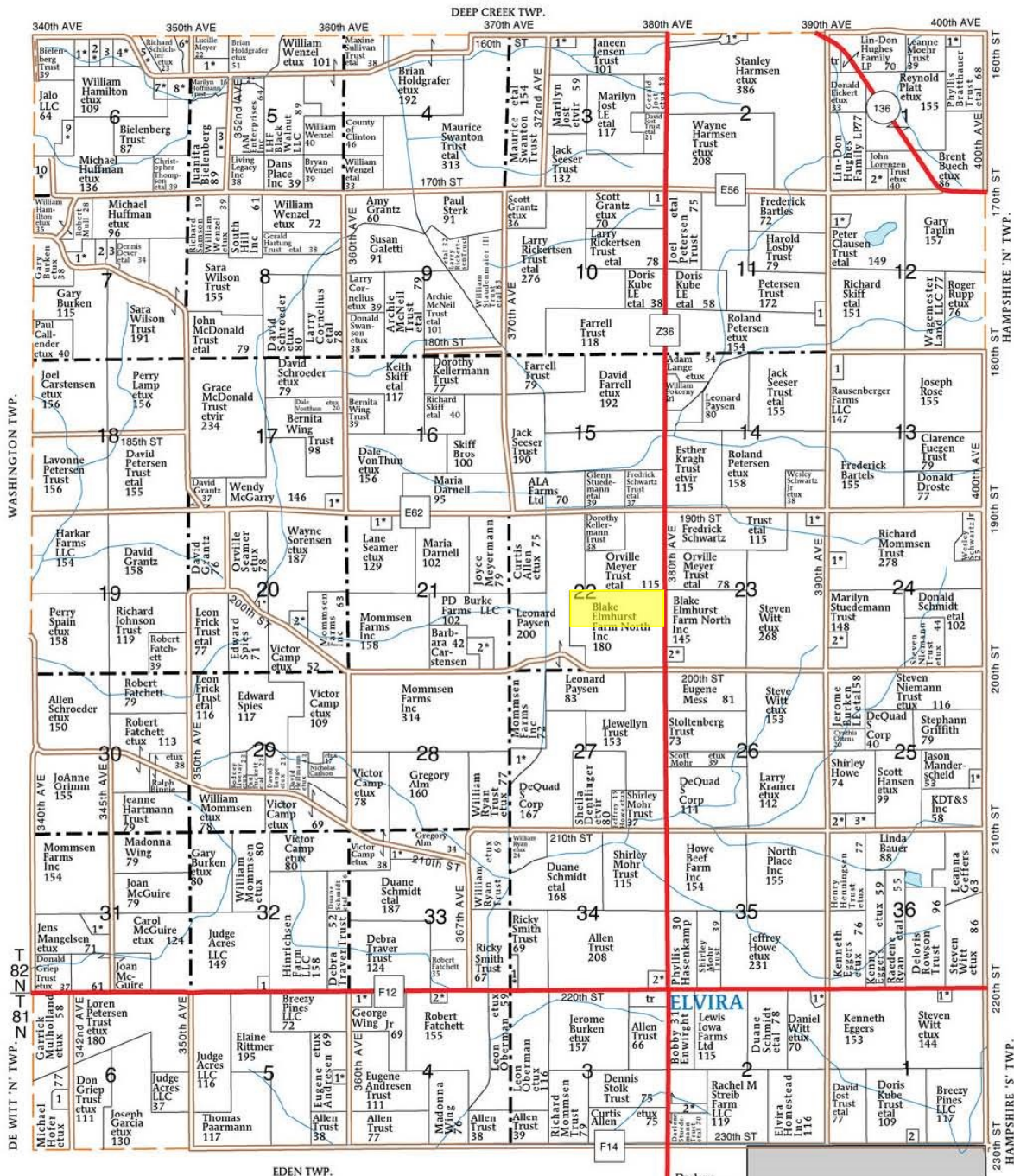
Farmland:	96.56
Crop Acres:	94.84 est.
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	47.42 est.
Corn Yield:	183
Soybean Base:	47.42 est.
Soybean Yield:	54

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	96.56
Tillable Acres:	94.84
CRP Acres:	
Farmstead:	
Roads:	1.72
Waterways:	
Timber:	
Pasture:	

PeoplesCompany.com
563.659.8185

700 6th Ave
 DeWitt, Iowa 52742



CENTER TOWNSHIP

SECTION 1N

1. Olson, Gary etux 5
2. Eberhart, Michael etux 10

SECTION 1S

1. Robertson, Clifford etux 9

SECTION 2N

2. Zarate, Raul 8

SECTION 2S

1. Boyd, Kevin etux 6
2. Munck, Curtis etux 6

SECTION 3N

1. Swanton, Joseph etux 9

SECTION 4S

1. Wulfeber, Billy etux 8

2. Oberman Jr, Leon etux 5

SECTION 5N

1. Frame, Aaron etux 10
2. Mullin, James etux 12
3. Cook, William etux 7

SECTION 6S

1. Andersen, Arien etux 9

SECTION 6N

1. Housenga Trust, Robert etux 10

SECTION 7N

2. Vawter, Michael etux 8
3. Stuit, James 11
4. Gluesing, John etal 13
5. Newsom, Joseph etux 13

SECTION 7S

6. Trujillo, Matthew etux 13
7. Franks, Robert etux 9

8. Ganzer, Todd etux 13
9. Nash, Kirby etux 12
10. Grant Trust, Gerhardt etux 19

SECTION 8S

1. Jurczyk, Andrew 13

SECTION 7

1. Rutledge, Clark etux 15
2. Edwards, Terry 9
3. Sledge, Michael 5

SECTION 10

1. Grant, Scott 6

SECTION 11N

1. Gradert, Jay 6

SECTION 12

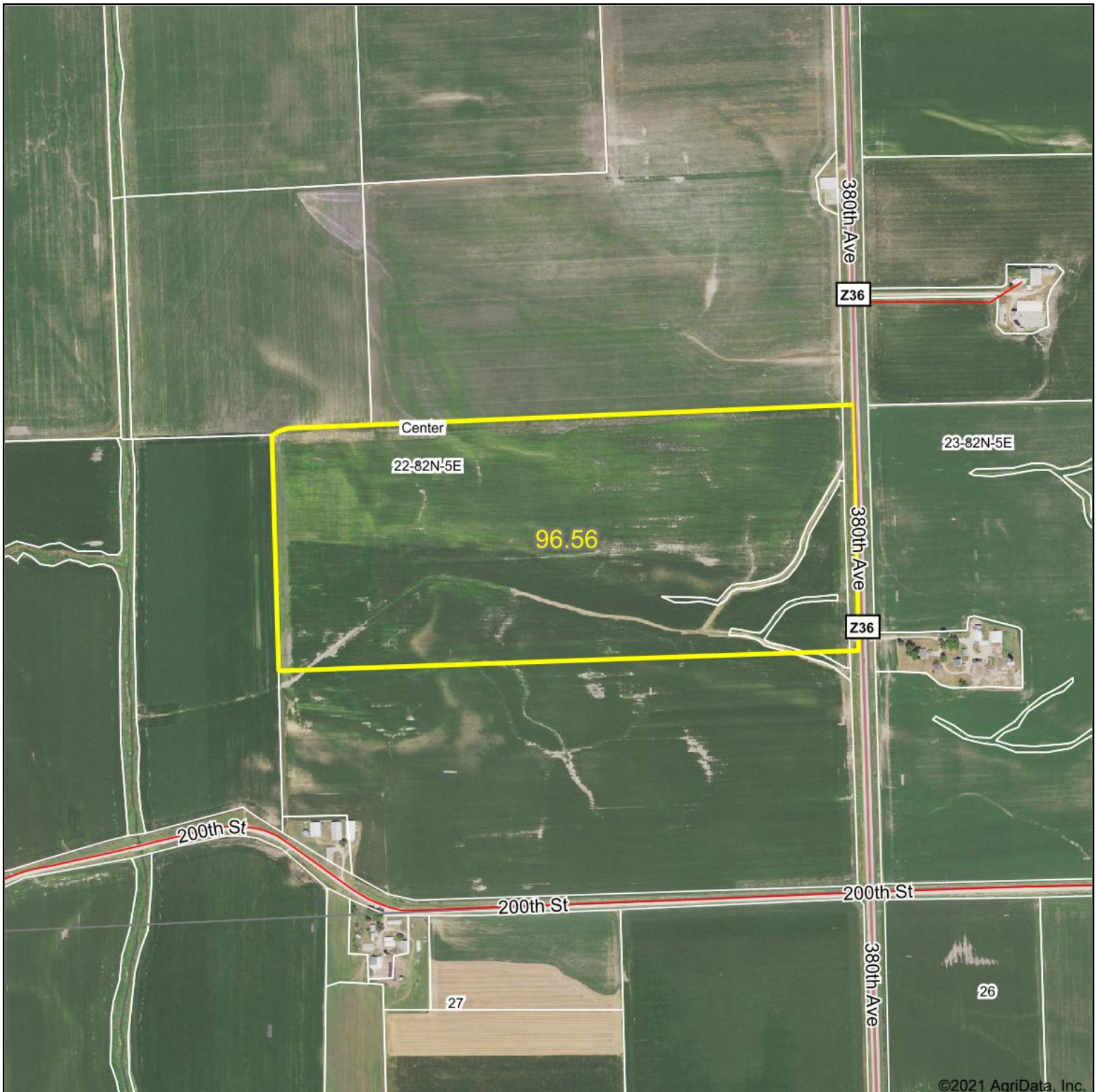
1. Lauritzen, James etux 7

SECTION 13

1. Gradert, Joan 9

SEE PAGE 93 FOR
ADDITIONAL NAMES NOT
LISTED ON MAPS.

Aerial Map - Tract 1 - Total Acres



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Map Center: 41° 53' 36.58, -90° 21' 39.41

0ft 847ft 1693ft

22-82N-5E
Clinton County
Iowa



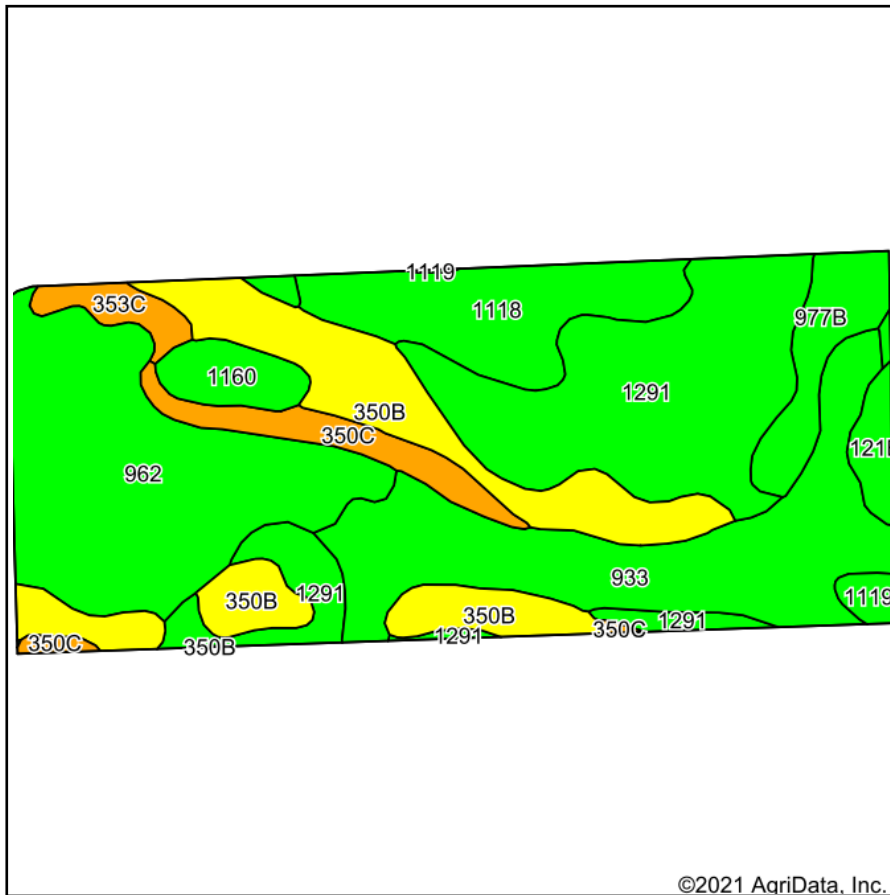
9/8/2021

Maps Provided By:

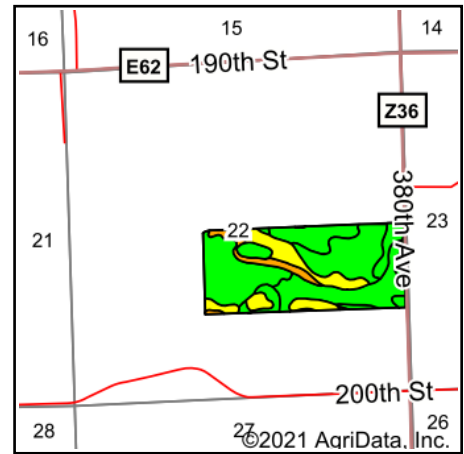
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tract 1 - Total Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **22-82N-5E**
 Township: **Center**
 Acres: **96.56**
 Date: **9/8/2021**



Maps Provided By:



Area Symbol: IA045, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans
1291	Atterberry silt loam, benches, 1 to 3 percent slopes	21.33	22.1%		Ile	224	5.8	65	85	97	96
962	Elvira silty clay loam, 0 to 2 percent slopes	20.03	20.7%		Ilw	198.4	4.2	57.5	83	67	74
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	17.24	17.9%		Ilw	204.8	4.3	59.4	78	77	75
350B	Waukegan silt loam, 2 to 5 percent slopes	13.68	14.2%		Ile	80	2.2	23.2	55	81	50
1118	Garwin silty clay loam, terrace, 0 to 2 percent slopes	8.63	8.9%		Ilw	230.4	4.8	66.8	94	93	88
977B	Richwood silt loam, 1 to 6 percent slopes	3.95	4.1%		Ile				90	90	84
350C	Waukegan silt loam, 5 to 9 percent slopes	3.75	3.9%		Ille	80	2.2	23.2	49	80	50
1160	Walford silt loam, benches, 0 to 1 percent slopes	2.42	2.5%		Illw	216	4.5	62.6	85	91	82
353C	Tell silt loam, 5 to 9 percent slopes	1.66	1.7%		Ille	80	2.2	23.2	47	88	67
54	Zook silty clay loam, 0 to 2 percent slopes	1.64	1.7%		Ilw	190.4	4	55.2	69	61	66
121B	Tama silt loam, driftless, 2 to 6 percent slopes	1.45	1.5%		Ile	0	0	0	95	94	85
1119	Muscatine silt loam, benches, 1 to 3 percent slopes	0.78	0.8%		Iw	240	6.2	69.6	95	95	84
Weighted Average						174.2	4	50.5	78	*n 82.7	*n 76.6

**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.

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Soils data provided by USDA and NRCS.

Aerial Map - Tract 1 - Tillable Acres





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COMPANY
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Map Center: 41° 53' 37.99, -90° 21' 37.46

22-82N-5E
Clinton County
Iowa

0ft 562ft 1125ft



9/9/2021

Maps Provided By:

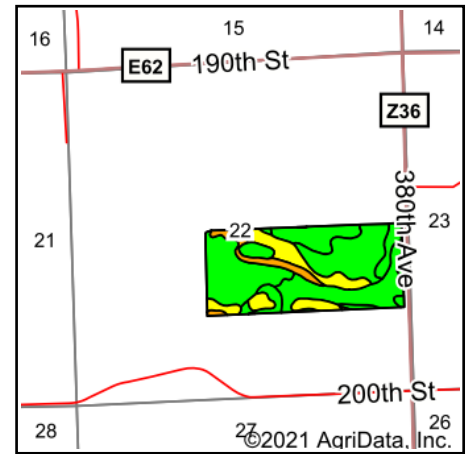
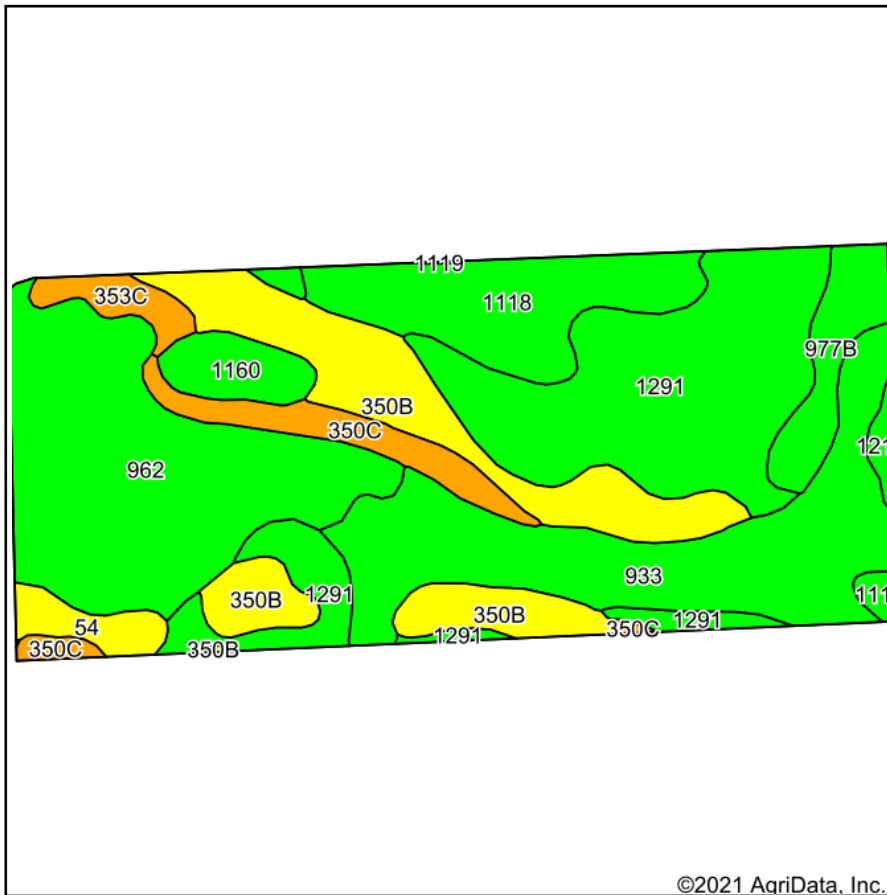


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CUSTOMIZED ONLINE MAPPING

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

Soils Map - Tract 1 - Tillable Acres



State: **Iowa**
County: **Clinton**
Location: **22-82N-5E**
Township: **Center**
Acres: **94.84**
Date: **9/9/2021**



Maps Provided By:



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
1291	Atterberry silt loam, benches, 1 to 3 percent slopes	21.39	22.6%		Ile	224	5.8	65	85	97	96
962	Elvira silty clay loam, 0 to 2 percent slopes	19.93	21.0%		IIw	198.4	4.2	57.5	83	67	74
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	16.87	17.8%		IIw	204.8	4.3	59.4	78	77	75
350B	Waukegan silt loam, 2 to 5 percent slopes	13.74	14.5%		Ile	80	2.2	23.2	55	81	50
1118	Garwin silty clay loam, terrace, 0 to 2 percent slopes	8.52	9.0%		IIw	230.4	4.8	66.8	94	93	88
350C	Waukegan silt loam, 5 to 9 percent slopes	3.92	4.1%		IIIle	80	2.2	23.2	49	80	50
977B	Richwood silt loam, 1 to 6 percent slopes	3.49	3.7%		Ile				90	90	84
1160	Walford silt loam, benches, 0 to 1 percent slopes	2.42	2.6%		IIlw	216	4.5	62.6	85	91	82
54	Zook silty clay loam, 0 to 2 percent slopes	1.73	1.8%		IIw	190.4	4	55.2	69	61	66
353C	Tell silt loam, 5 to 9 percent slopes	1.65	1.7%		IIIle	80	2.2	23.2	47	88	67
121B	Tama silt loam, driftless, 2 to 6 percent slopes	0.64	0.7%		Ile	0	0	0	95	94	85
1119	Muscatine silt loam, benches, 1 to 3 percent slopes	0.54	0.6%		Iw	240	6.2	69.6	95	95	84
Weighted Average						176	4.1	51	77.7	*n 82.5	*n 76.4

**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.

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Soils data provided by USDA and NRCS.

TRACT #2



TRACT #2

LEGAL DESCRIPTION:

77.59 Surveyed Acres being part of the North 1/2 of the Southwest 1/4 of Section 23, Center Township 82 North, Range 5 East Clinton Co. Iowa.
 Exact legal description to come from survey.

COMMENTS & BUILDING INFORMATION:

Tract 2: Consists of 77.59 surveyed acres with an estimated 75.84 FSA cropland acres carrying a CSR2 value of 90.9. The primary soil types include Muscatine and Tama silt loams. Located just north of the intersection of 380th Avenue and 200th Street. This highly tillable farmland tract is located within the Southwest 1/4 of Section 23 of Center Township.

LEASE/FSA INFORMATION: The farm lease has been terminated and farming rights will be made available to Winning Bidder for the 2022 crop season.

SALE METHOD:

The farmland will be sold in 3 individual tracts via Bidder's Choice method.

There will be the option of Live and Online bidding available.

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
PeoplesCompany.com

Blake Elmhurst Farm North Inc. , Tract 1 - 77.59 Surveyed Acres, Clinton County, IA

TOTAL ACRES:	77.59 Surveyed Acres
TERMS:	10% earnest money day of the auction. Closing on or about Wednesday, Dec. 15, 2021
Price Per Acre:	
Owner:	Blake Elmhurst Farm North Inc.
Operator:	Gruhn
County & State:	Clinton Co., IA
Location:	7 miles west of Clinton, IA
Possession Date:	At closing, subject to existing lease
Drainage Info:	Natural
Average Productivity:	90.6 CSR2
Taxable Acres:	78 est.
Net RE Taxes:	\$3,868 est.
Taxes Payable In:	2020-2021
Topography:	Level

F.S.A. INFORMATION:

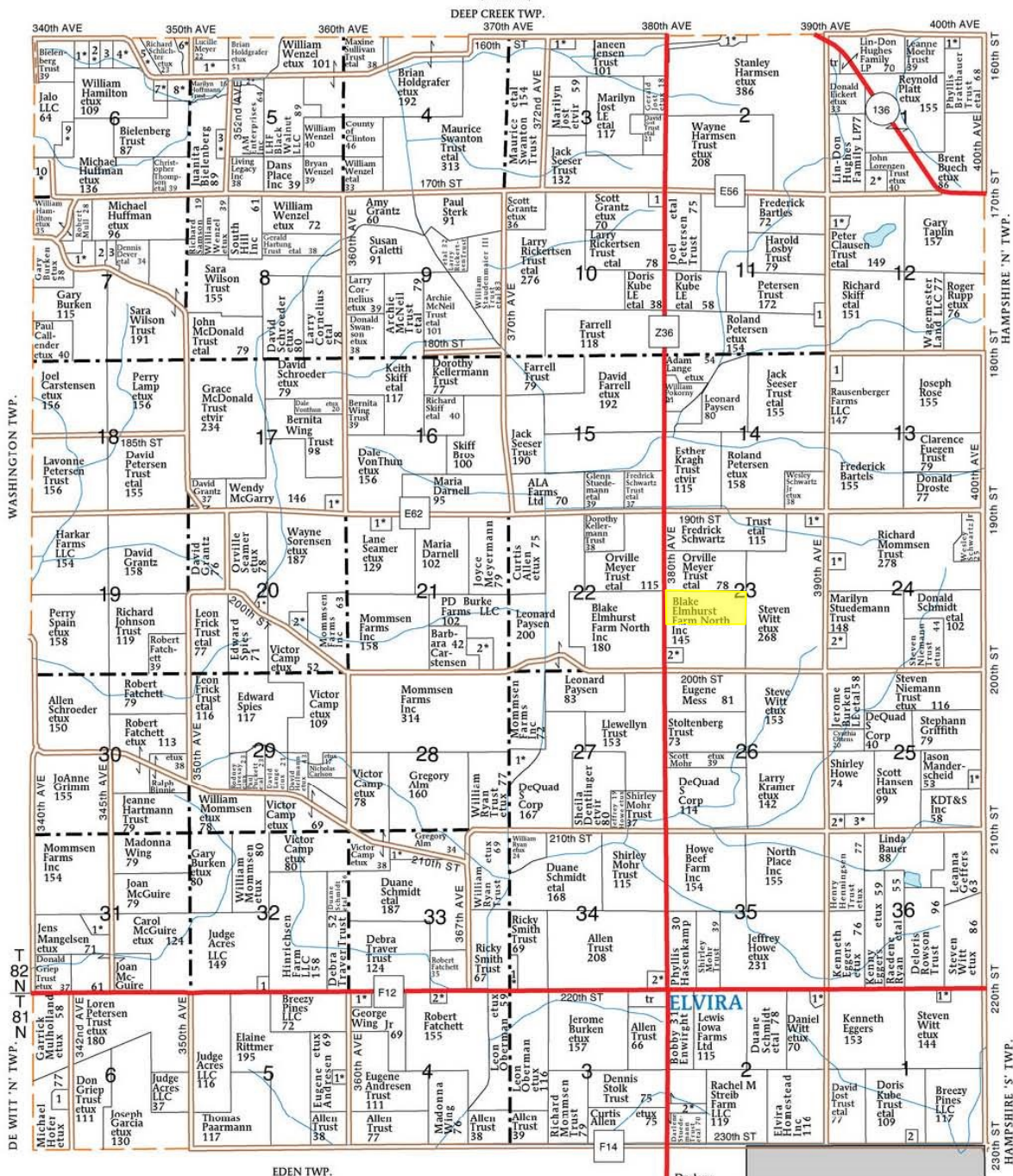
Farmland:	77.59
Crop Acres:	75.84 est.
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	37.92 est.
Corn Yield:	183
Soybean Base:	37.92 est.
Soybean Yield:	54

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	77.59
Tillable Acres:	75.84
CRP Acres:	
Farmstead:	
Roads:	1.75
Waterways:	
Timber:	
Pasture:	

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563.659.8185

700 6th Ave
 DeWitt, Iowa 52742



CENTER TOWNSHIP

SECTION 1N

1. Olson, Gary etux 5
2. Eberhart, Michael etux 10

SECTION 1S

1. Robertson, Clifford etux 9

SECTION 2N

2. Zarate, Raul 8

SECTION 2S

1. Boyd, Kevin etux 6
2. Munck, Curtis etux 6

SECTION 3N

1. Swanton, Joseph etux 9

SECTION 4S

1. Wulfeber, Billy etux 8

SECTION 5N

1. Frame, Aaron etux 10
2. Mullin, James etux 12

SECTION 5S

3. Cook, William etux 7

SECTION 6N

1. Andersen, Arien etux 9

SECTION 6S

1. Housenga Trust, Robert etux 10
2. Vawter, Michael etux 8
3. Stuit, James 11
4. Gluesing, John etal 13
5. Newsom, Joseph etux 13
6. Trujillo, Matthew etux 13
7. Franks, Robert etux 9

SECTION 8N

8. Ganzer, Todd etux 13
9. Nash, Kirby etux 12
10. Grant Trust, Gerhardt etux 19

SECTION 8S

1. Jurczyk, Andrew 13

SECTION 7

1. Rutledge, Clark etux 15
2. Edwards, Terry 9
3. Sledge, Michael 5

SECTION 10

1. Grant, Scott 6

SECTION 11N

1. Gradert, Jay 6

SECTION 12

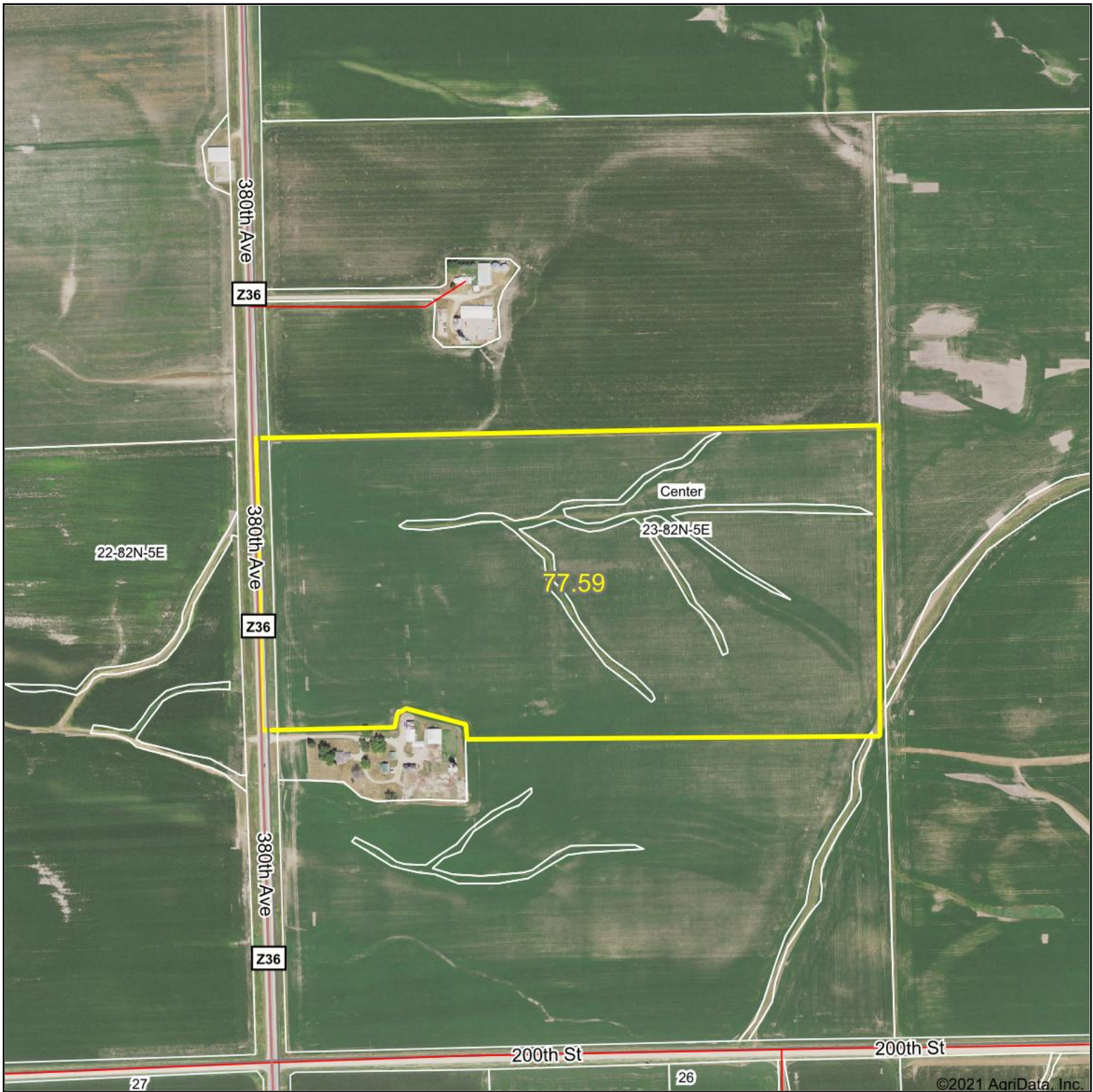
1. Lauritzen, James etux 7

SECTION 13

1. Gradert, Joan 9

SEE PAGE 93 FOR
ADDITIONAL NAMES NOT
LISTED ON MAPS.

Aerial Map - Tract 2 - Total Acres



Map Center: 41° 53' 38.82, -90° 21' 0.65

0ft 660ft 1320ft

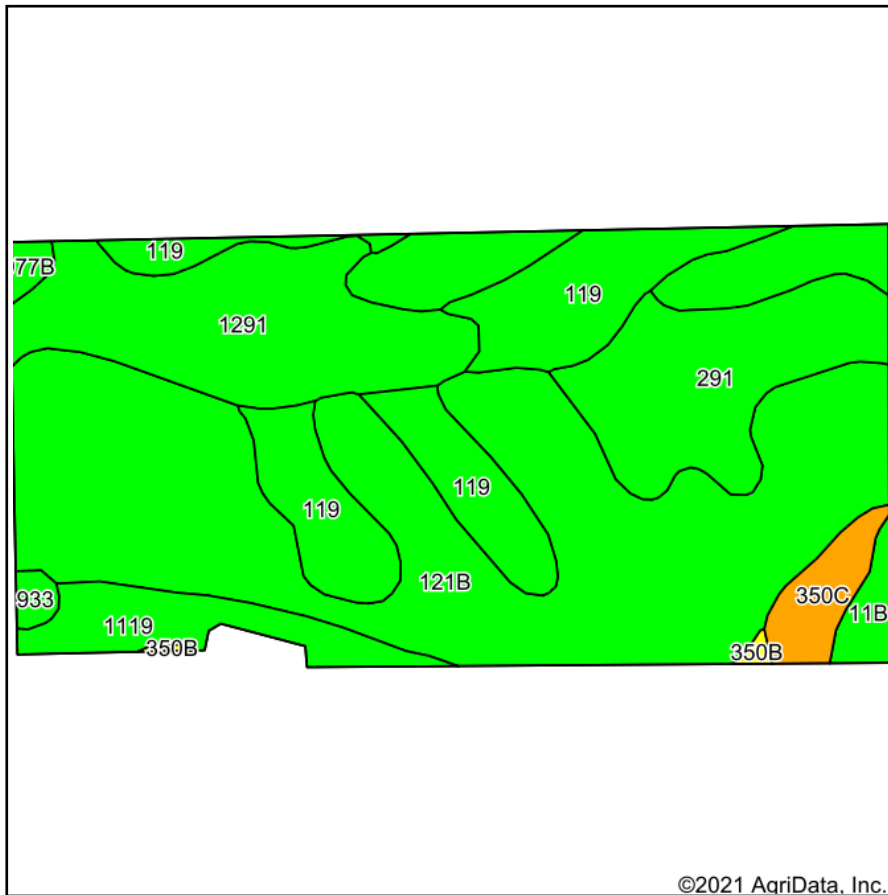
23-82N-5E
Clinton County
Iowa



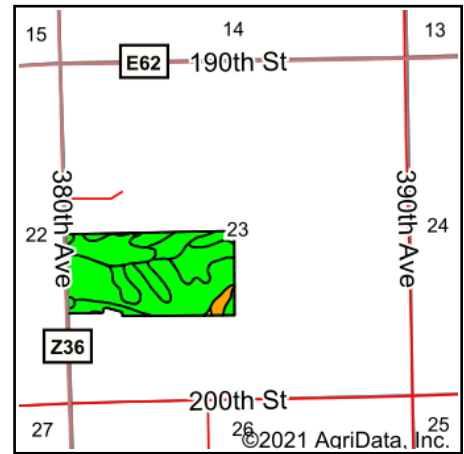
Maps Provided By:
**surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tract 2 - Total Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **23-82N-5E**
 Township: **Center**
 Acres: **77.59**
 Date: **9/8/2021**



Maps Provided By:



Area Symbol: IA045, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans
121B	Tama silt loam, driftless, 2 to 6 percent slopes	38.66	49.8%		Ile	0	0	0	95	94	85
119	Muscatine silt loam, 1 to 3 percent slopes	12.00	15.5%		Ie	240	6.2	69.6	94	95	84
1291	Atterberry silt loam, benches, 1 to 3 percent slopes	10.83	14.0%		Ile	224	5.8	65	85	97	96
291	Atterberry silt loam, 1 to 3 percent slopes	8.51	11.0%		Ile	224	5.8	65	85	98	97
1119	Muscatine silt loam, benches, 1 to 3 percent slopes	3.60	4.6%		Iw	240	6.2	69.6	95	95	84
350C	Waukegan silt loam, 5 to 9 percent slopes	1.92	2.5%		IIle	80	2.2	23.2	49	80	50
11B	Colo-Ely complex, 0 to 5 percent slopes	1.01	1.3%		IIw	204.8	4.3	59.4	86	92	76
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	0.44	0.6%		IIw	204.8	4.3	59.4	78	77	75
977B	Richwood silt loam, 1 to 6 percent slopes	0.43	0.6%		Ile				90	90	84
350B	Waukegan silt loam, 2 to 5 percent slopes	0.19	0.2%		Ile	80	2.2	23.2	55	81	50
Weighted Average						110.1	2.8	31.9	90.9	*n 94.5	*n 86.5

**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.

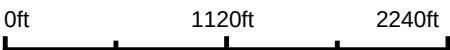
Aerial Map - Tract 2 - Tillable Acres



©2021 AgriData, Inc.



Map Center: 41° 53' 38.58, -90° 21' 8.34



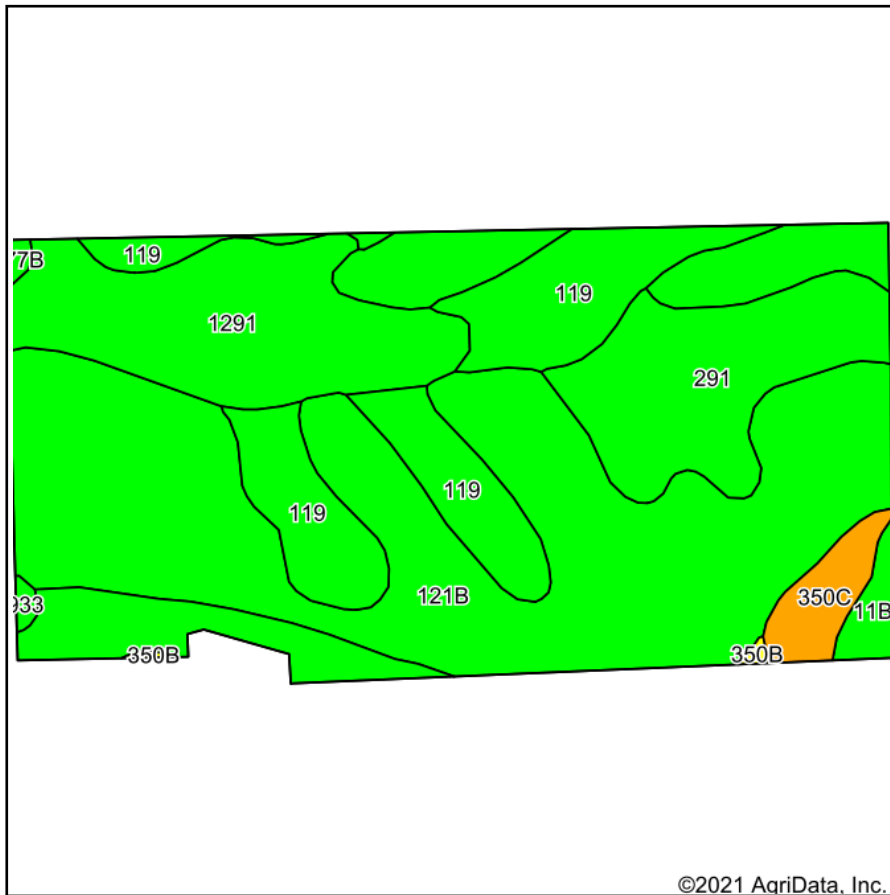
23-82N-5E
Clinton County
Iowa



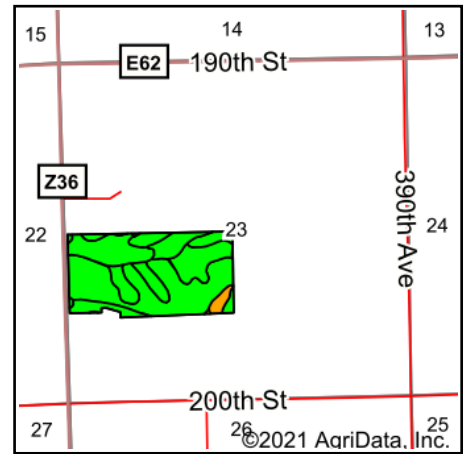
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tract 2 - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **23-82N-5E**
 Township: **Center**
 Acres: **75**
 Date: **9/9/2021**



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
121B	Tama silt loam, driftless, 2 to 6 percent slopes	37.41	49.9%		Ile	0	0	0	95	94	85
119	Muscatine silt loam, 1 to 3 percent slopes	11.72	15.6%		Ie	240	6.2	69.6	94	95	84
1291	Atterberry silt loam, benches, 1 to 3 percent slopes	10.56	14.1%		Ile	224	5.8	65	85	97	96
291	Atterberry silt loam, 1 to 3 percent slopes	8.49	11.3%		Ile	224	5.8	65	85	98	97
1119	Muscatine silt loam, benches, 1 to 3 percent slopes	3.60	4.8%		Iw	240	6.2	69.6	95	95	84
350C	Waukegan silt loam, 5 to 9 percent slopes	1.80	2.4%		IIle	80	2.2	23.2	49	80	50
11B	Colo-Ely complex, 0 to 5 percent slopes	0.93	1.2%		IIw	204.8	4.3	59.4	86	92	76
977B	Richwood silt loam, 1 to 6 percent slopes	0.19	0.3%		Ile				90	90	84
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	0.18	0.2%		IIw	204.8	4.3	59.4	78	77	75
350B	Waukegan silt loam, 2 to 5 percent slopes	0.12	0.2%		Ile	80	2.2	23.2	55	81	50
Weighted Average						111	2.9	32.2	91	*n 94.6	*n 86.7

**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

LEGAL DESCRIPTION:

88.3 Surveyed Acres being part of the South 1/2 of the Southeast 1/4 of Section 22, Center Township 82 North, Range 5 East Clinton Co. Iowa.
 Exact legal description to come from survey.

COMMENTS & BUILDING INFORMATION:

Tract 3: consists of a total of 88.30 surveyed acres with an estimated 85 FSA Cropland acres carrying a CSR2 value of 79. The primary soil types include Atterberry silt loams and Garwin silty clay loam. Located just North of Elvira at the intersection of 380th Avenue and 200th Street. This tract is located in the Southeast 1/4 of Section 22 in Center Township.

LEASE/FSA INFORMATION: The farm lease has been terminated and farming rights will be made available to Winning Bidder for the 2022 crop season.

SALE METHOD:

The farmland will be sold in 3 individual tracts via Bidder's Choice method.

There will be the option of Live and Online bidding available.

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
PeoplesCompany.com

Blake Elmhurst Farm North Inc. , Tract 1 - 88.3 Surveyed Acres, Clinton County, IA

TOTAL ACRES:	88.3 Surveyed Acres
TERMS:	10% earnest money day of the auction. Closing on or about Wednesday, Dec. 15, 2021
Price Per Acre:	
Owner:	Blake Elmhurst Farm North Inc.
Operator:	Gruhn
County & State:	Clinton Co., IA
Location:	7 miles west of Clinton, IA
Possession Date:	At closing, subject to existing lease
Drainage Info:	Natural
Average Productivity:	79 CSR2
Taxable Acres:	88 est.
Net RE Taxes:	\$4,062 est.
Taxes Payable In:	2020-2021
Topography:	Level

F.S.A. INFORMATION:

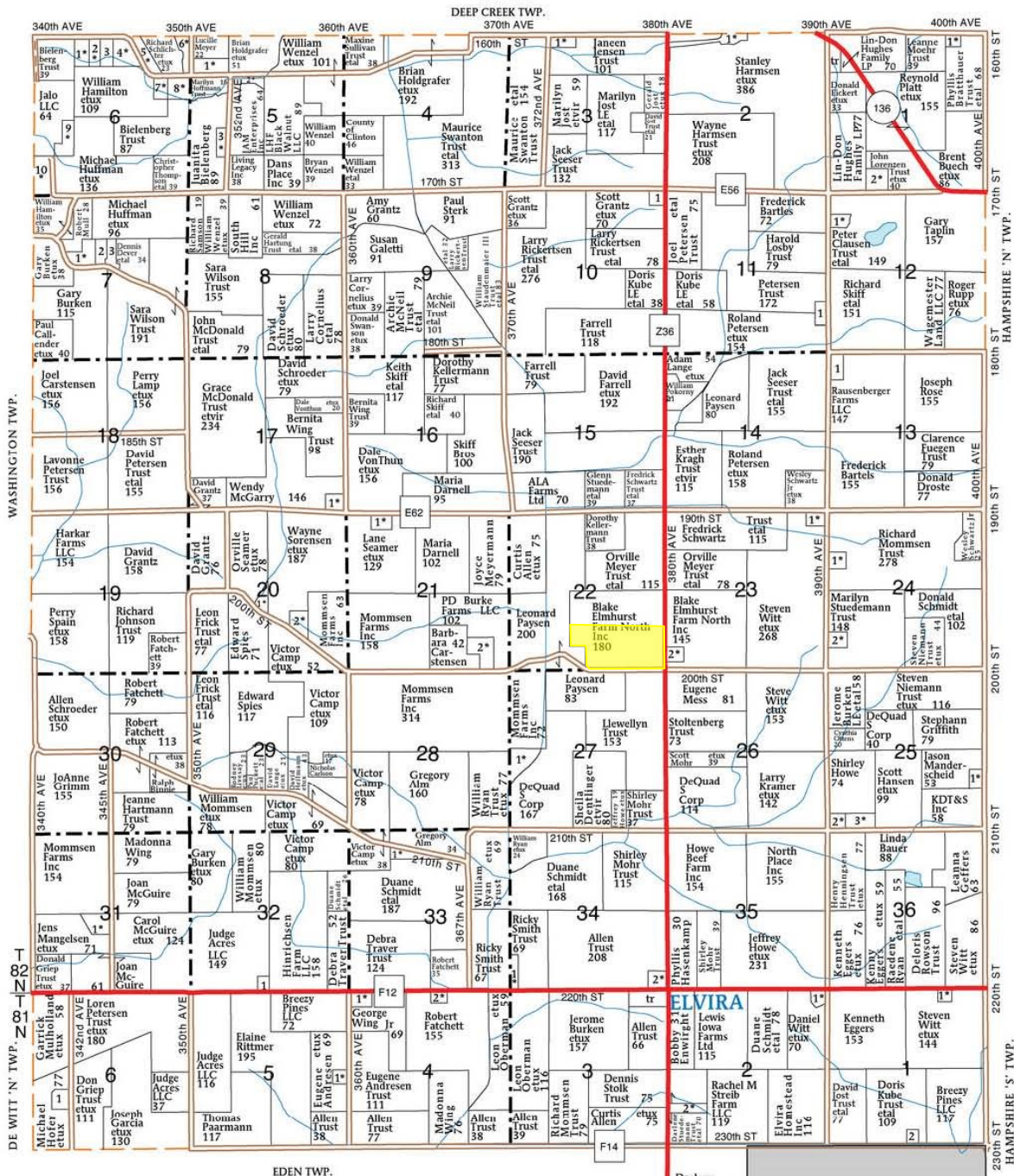
Farmland:	88.3
Crop Acres:	85 est.
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	42.5 est.
Corn Yield:	183
Soybean Base:	42.5 est.
Soybean Yield:	54

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	88.3
Tillable Acres:	85
CRP Acres:	
Farmstead:	
Roads:	3.3
Waterways:	
Timber:	
Pasture:	

PeoplesCompany.com
563.659.8185

700 6th Ave
 DeWitt, Iowa 52742



CENTER TOWNSHIP

SECTION 1N

1. Olson, Gary etux 5
2. Eberhart, Michael etux 10

SECTION 1S

1. Robertson, Clifford etux 9
2. Zarate, Raul 8

SECTION 2N

1. Voss, Mark etux 12
2. Munck, Curtis etux 6

SECTION 2S

1. Boyd, Kevin etux 6
2. Munck, Curtis etux 6

SECTION 3N

1. Swanton, Joseph etux 9
2. Wulfeber, Billy etux 8

SECTION 4S

1. Wulfeber, Billy etux 8
2. Oberman Jr, Leon etux 5

1. Frame, Aaron etux 10
2. Mullin, James etux 12

SECTION 5N

1. Cook, William etux 7
2. Andersen, Arien etux 9

SECTION 5S

1. Housenga Trust, Robert etux 10
2. Vawter, Michael etux 8

SECTION 6N

1. Stuit, James 11
2. Gluesing, John etal 13

SECTION 6S

1. Newsom, Joseph etux 13
2. Trujillo, Matthew etux 13

SECTION 7N

1. Franks, Robert etux 9
2. Ganzer, Todd etux 13

SECTION 7S

1. Nash, Kirby etux 12
2. Grant Trust, Gerhardt etux 19

1. Jurczyk, Andrew 13
2. Rutledge, Clark etux 15

SECTION 8S

1. Edwards, Terry 9
2. Sledge, Michael 5

SECTION 9N

1. Grant, Scott 6
2. Gradert, Jay 6

SECTION 9S

1. Lauritzen, James etux 7
2. Gradert, Joan 9

SECTION 10N

1. Grant, Scott 6
2. Gradert, Jay 6

SECTION 10S

1. Grant, Scott 6
2. Gradert, Jay 6

SECTION 11N

1. Grant, Scott 6
2. Gradert, Jay 6

SECTION 11S

1. Grant, Scott 6
2. Gradert, Jay 6

SECTION 12N

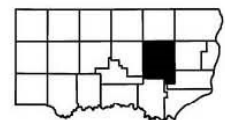
1. Grant, Scott 6
2. Gradert, Jay 6

SECTION 12S

1. Grant, Scott 6
2. Gradert, Jay 6

SEE PAGE 93 FOR
ADDITIONAL NAMES NOT
LISTED ON MAPS.

CLINTON



Aerial Map - Tract 3 - Total Acres



Map Center: 41° 53' 29.22, -90° 21' 35.97

0ft 725ft 1449ft

22-82N-5E
Clinton County
Iowa

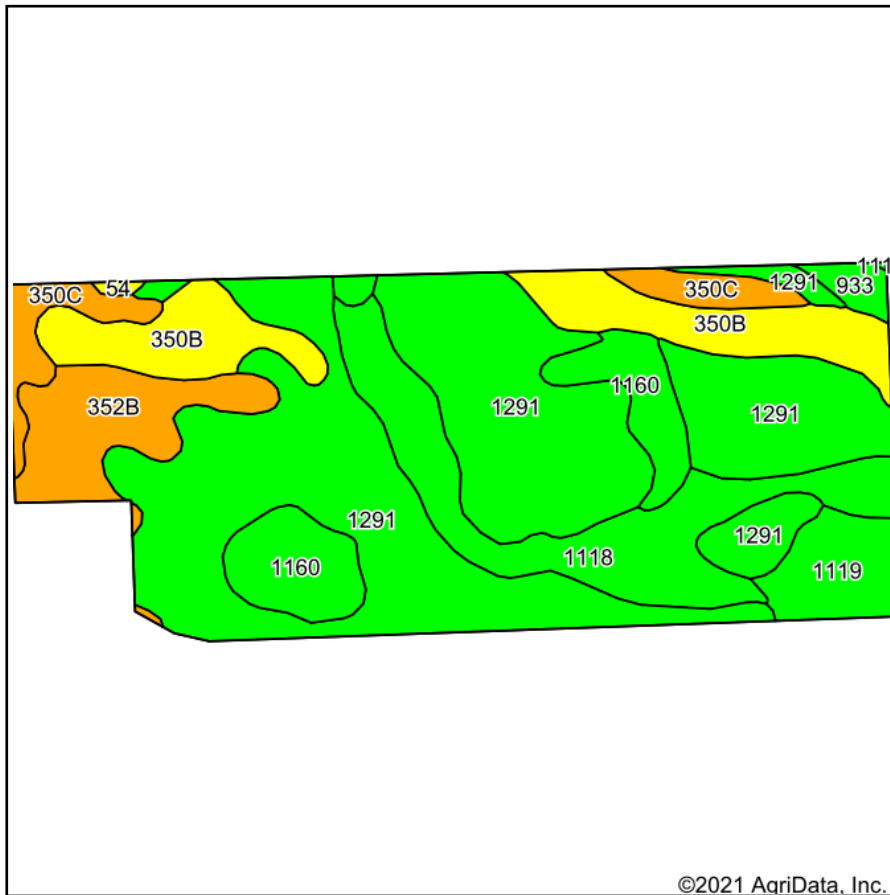


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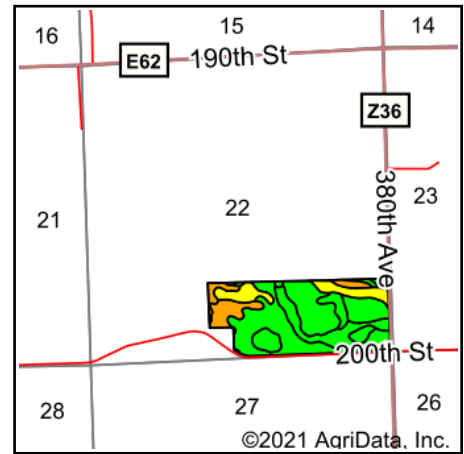
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tract 3 - Total Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **22-82N-5E**
 Township: **Center**
 Acres: **88.3**
 Date: **9/8/2021**



Maps Provided By:



Area Symbol: IA045, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans
1291	Atterberry silt loam, benches, 1 to 3 percent slopes	44.98	50.9%		Ile	224	5.8	65	85	97	96
1118	Garwin silty clay loam, terrace, 0 to 2 percent slopes	11.43	12.9%		Ilw	230.4	4.8	66.8	94	93	88
350B	Waukegan silt loam, 2 to 5 percent slopes	10.30	11.7%		Ile	80	2.2	23.2	55	81	50
1160	Walford silt loam, benches, 0 to 1 percent slopes	6.62	7.5%		Illw	216	4.5	62.6	85	91	82
352B	Whittier silt loam, 2 to 5 percent slopes	6.08	6.9%		Ile	80	2.2	23.2	50	81	64
350C	Waukegan silt loam, 5 to 9 percent slopes	3.83	4.3%		Illle	80	2.2	23.2	49	80	50
1119	Muscatine silt loam, benches, 1 to 3 percent slopes	3.66	4.1%		Iw	240	6.2	69.6	95	95	84
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	1.23	1.4%		Ilw	204.8	4.3	59.4	78	77	75
54	Zook silty clay loam, 0 to 2 percent slopes	0.17	0.2%		Ilw	190.4	4	55.2	69	61	66
Weighted Average						191.6	4.7	55.6	79	*n 91.9	*n 83.5

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

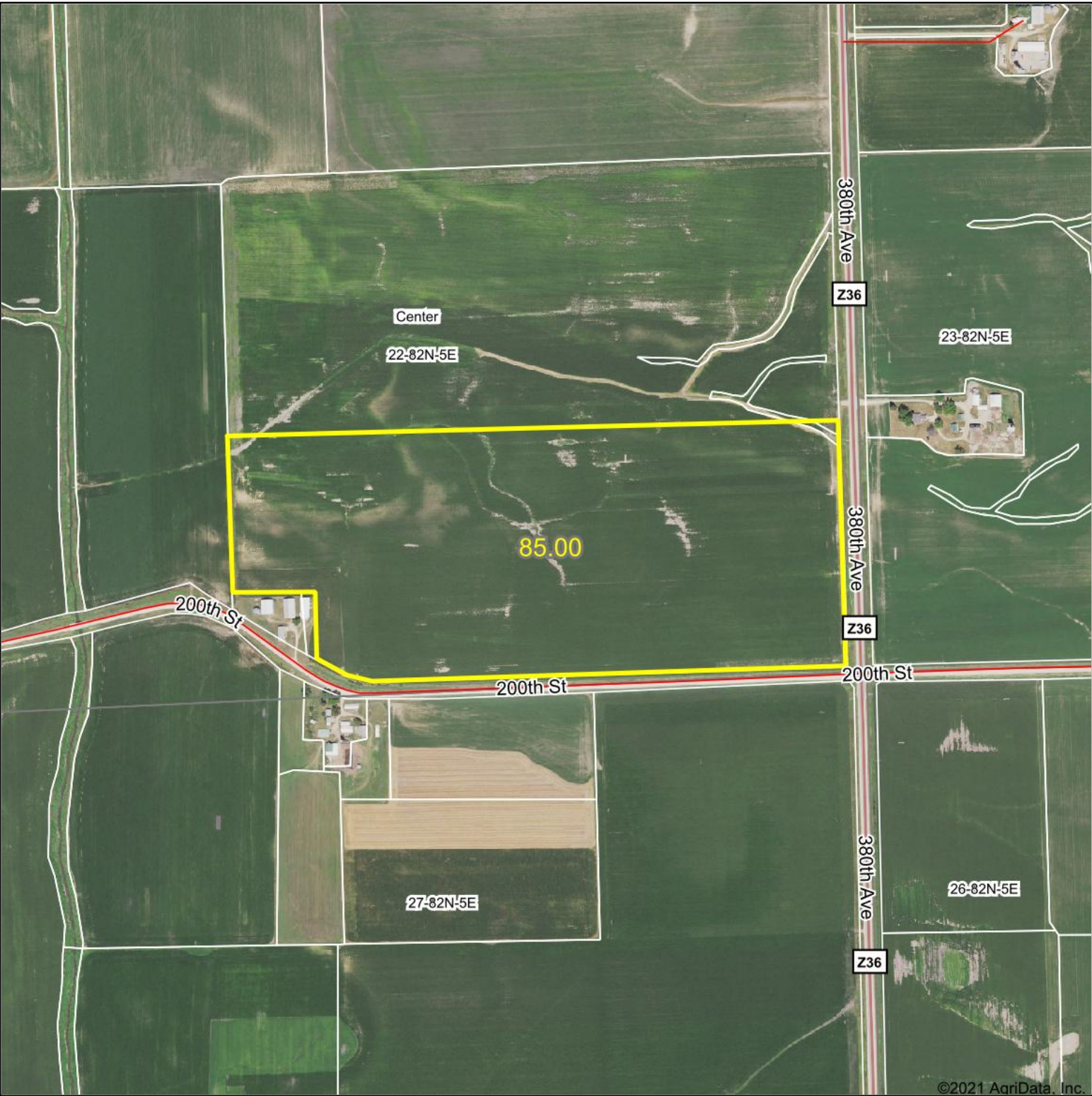
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*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 3 - Tillable Acres





Map Center: 41° 53' 24.32, -90° 21' 37.91

22-82N-5E
Clinton County
Iowa

0ft 794ft 1587ft



9/9/2021

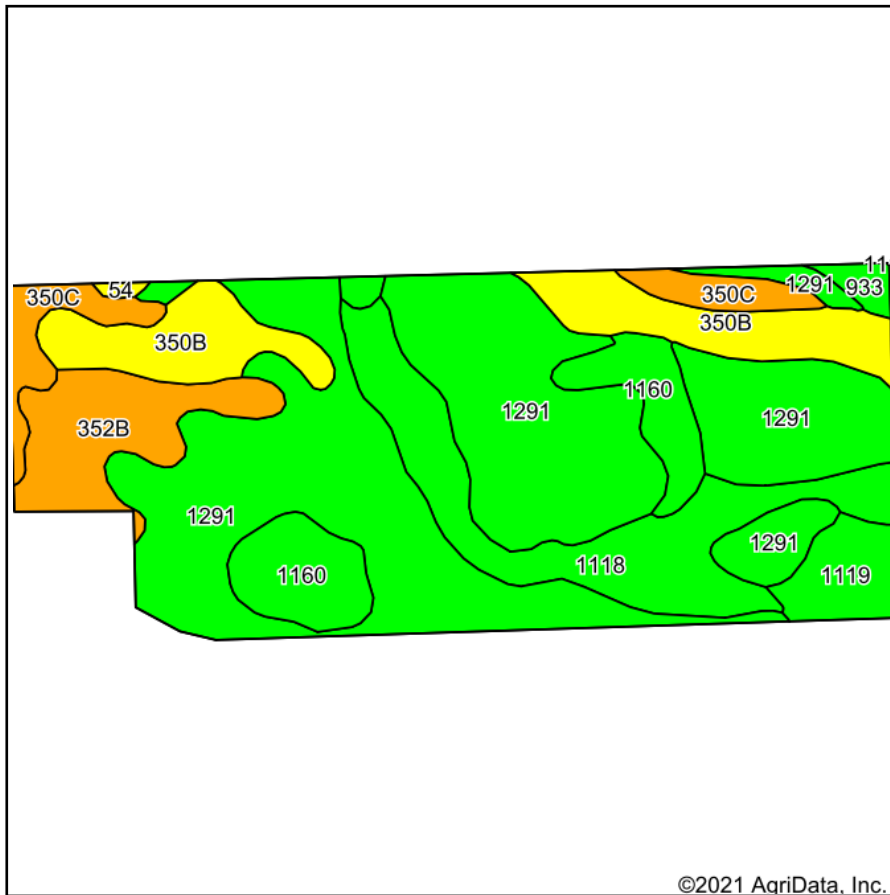
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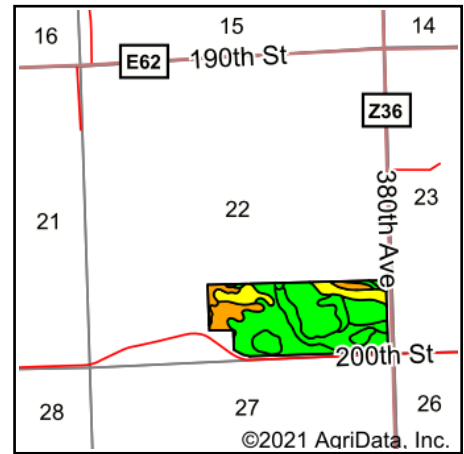
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tract 3 - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **22-82N-5E**
 Township: **Center**
 Acres: **85**
 Date: **9/9/2021**



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
1291	Atterberry silt loam, benches, 1 to 3 percent slopes	43.09	50.7%		Ile	224	5.8	65	85	97	96
1118	Garwin silty clay loam, terrace, 0 to 2 percent slopes	11.13	13.1%		Ilw	230.4	4.8	66.8	94	93	88
350B	Waukegan silt loam, 2 to 5 percent slopes	9.99	11.8%		Ile	80	2.2	23.2	55	81	50
1160	Walford silt loam, benches, 0 to 1 percent slopes	6.62	7.8%		Illw	216	4.5	62.6	85	91	82
352B	Whittier silt loam, 2 to 5 percent slopes	6.14	7.2%		Ile	80	2.2	23.2	50	81	64
350C	Waukegan silt loam, 5 to 9 percent slopes	3.92	4.6%		Illle	80	2.2	23.2	49	80	50
1119	Muscatine silt loam, benches, 1 to 3 percent slopes	2.87	3.4%		Iw	240	6.2	69.6	95	95	84
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	1.05	1.2%		Ilw	204.8	4.3	59.4	78	77	75
54	Zook silty clay loam, 0 to 2 percent slopes	0.19	0.2%		Ilw	190.4	4	55.2	69	61	66
Weighted Average						190.5	4.7	55.3	78.7	*n 91.8	*n 83.3

**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.