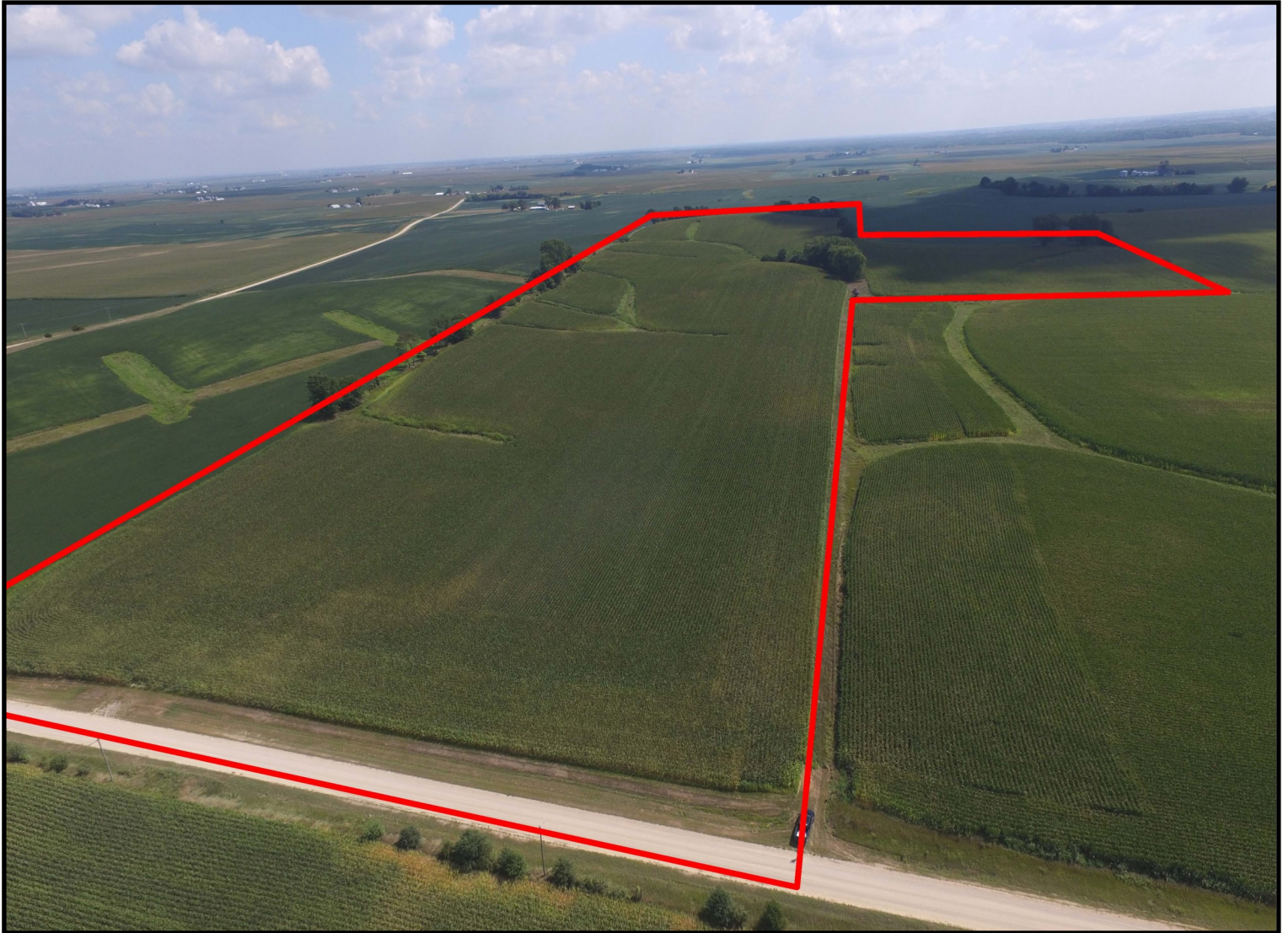


LAND FOR SALE

HUDLIK - 50 ACRES M/L

CLINTON COUNTY, IA

LISTING #15752



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:

50 Acres M/L being part of the Southwest 1/4 of Section 4 and also being part of the Southeast 1/4 of Section 5 all lying in Township 80 North Range 2 East, Clinton County, IA.

COMMENTS & BUILDING INFORMATION:

Offering 50 acres m/l of productive Clinton County farmland! This farm is nearly 100% tillable with 49.32 FSA Cropland acres carrying an average CSR2 of 68.7. Laying nearly flat with one well maintained waterway, this is an easy farm to add on to any operation and the size makes it perfect for a beginning farmer or investor. A location near the ADM Clinton, offers a great opportunity to market and maximize income on the crop produced. The farm has a lease in place through the 2021 crop season and will be open for the 2022 crop season contact agent for details. This land is located southeast of Calamus, IA., in Sections 4 and 5 of Olive Township, Clinton County, Iowa.

LEASE/FSA INFORMATION:

The farm has a lease in place through the 2021 crop season and will be open for the 2022 crop season.

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

50 Acres M/L, Clinton County, Iowa

TOTAL ACRES:	50
PRICE:	\$545,000
Price Per Acre:	\$10,900
Owner:	Hudlik
Operator:	Goettsch
County & State:	Clinton Co., IA
Location:	5 miles south of Calamus, IA
Possession Date:	To be determined
Drainage Info:	Natural & Tile
Average Productivity:	68.7 CSR2
Taxable Acres:	49.5
Net RE Taxes:	\$1,770
Taxes Payable In:	2020-2021
Topography:	Level

F.S.A. INFORMATION:

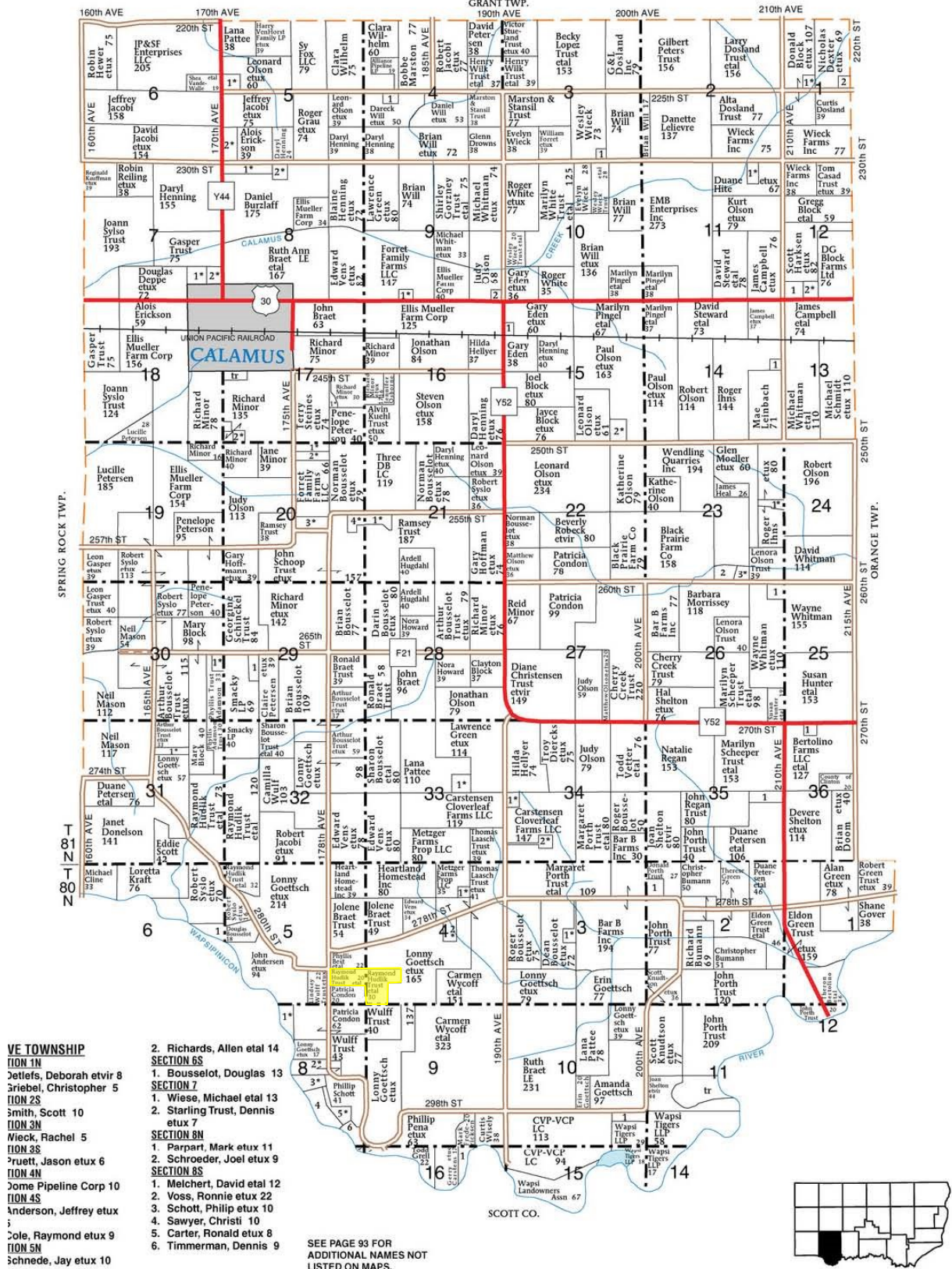
Farmland:	49.94
Crop Acres:	49.32
Effective DCP Cropland	49.32
CRP Acres:	
Corn Base:	34.1
Corn Yield:	148
Soybean Base:	7.2
Soybean Yield:	44

APPROXIMATE BREAKDOWN OF ACRES:

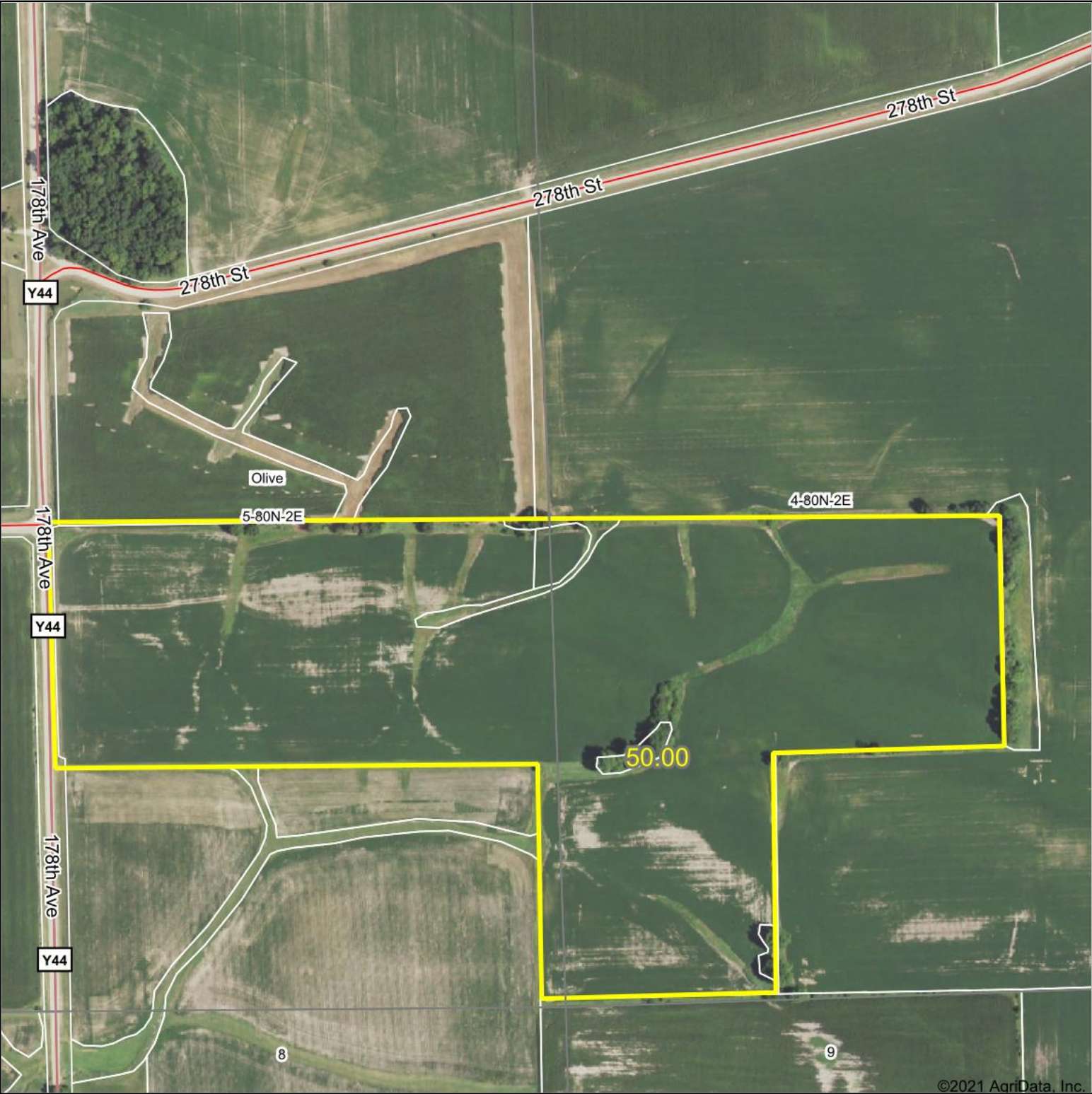
Total Acres:	50
Tillable Acres:	49.32
CRP Acres:	
Farmstead:	
Roads:	.68
Waterways:	
Timber:	
Pasture:	

563-659-8185


700 6th Ave
DeWitt, Iowa 52742



Aerial Map - Total Acres



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Map Center: 41° 45' 35.99, -90° 44' 34.88


5-80N-2E
Clinton County
Iowa

0ft 431ft 862ft



9/20/2021

Maps Provided By:

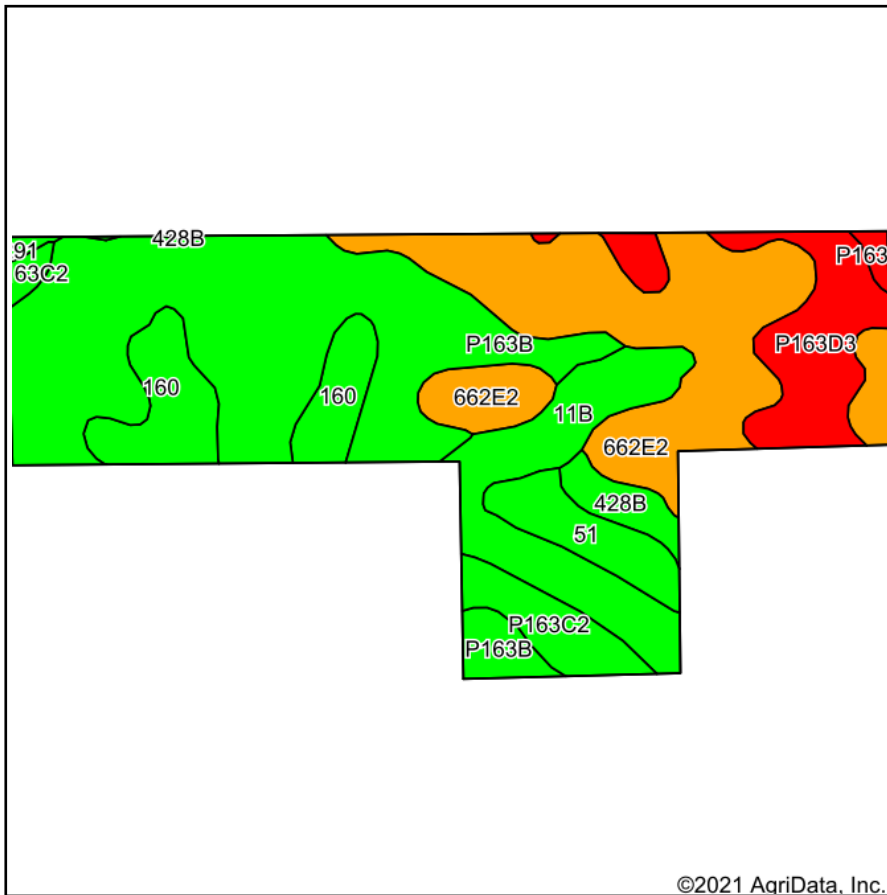


surety[®]
CUSTOMIZED ONLINE MAPPING

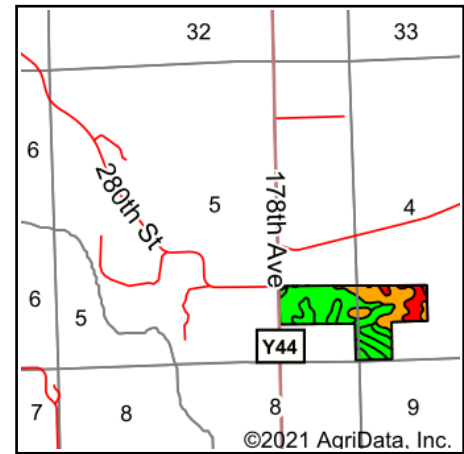
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **5-80N-2E**
 Township: **Olive**
 Acres: **50**
 Date: **9/20/2021**



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
P163B	Fayette silt loam, paha, 2 to 5 percent slopes	17.56	35.1%		Ile	0	0	0	83	86	77
662E2	Mt. Carroll silt loam, 14 to 18 percent slopes, moderately eroded	12.50	25.0%		IVe	153.6	4.3	44.5	43	76	63
11B	Colo-Ely complex, 0 to 5 percent slopes	5.49	11.0%		IIw	204.8	4.3	59.4	86	92	76
P163D3	Fayette silty clay loam, paha, 9 to 14 percent slopes, severely eroded	4.56	9.1%		IVe	0	0	0	40	69	55
160	Walford silt loam, 0 to 1 percent slopes	3.99	8.0%		IIIw	216	4.5	62.6	85	91	82
P163C2	Fayette silt loam, paha, 5 to 9 percent slopes, eroded	2.28	4.6%		IIIe	0	0	0	75	80	68
51	Vesser silt loam, 0 to 2 percent slopes	2.12	4.2%		IIw	198.4	4.2	57.5	74	80	87
428B	Ely silt loam, 2 to 5 percent slopes	1.07	2.1%		Ile	220.8	5.7	64	87	94	86
P163E3	Fayette silty clay loam, paha, 14 to 18 percent slopes, severely eroded	0.26	0.5%		VIe	0	0	0	28	66	51
291	Atterberry silt loam, 1 to 3 percent slopes	0.17	0.3%		Ile	224	5.8	65	85	98	97
Weighted Average						92	2.2	26.7	68.6	*n 82.6	*n 71.9

**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° 45' 32.12, -90° 44' 39.82

0ft 656ft 1312ft

5-80N-2E
Clinton County
Iowa

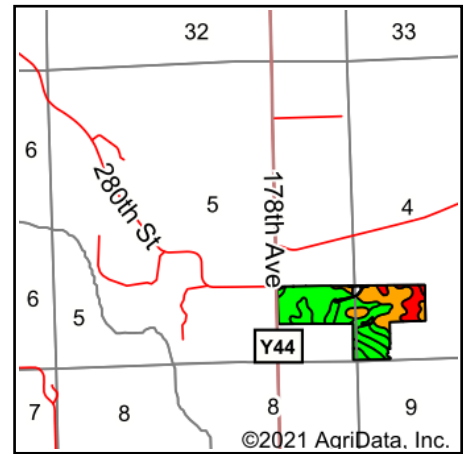
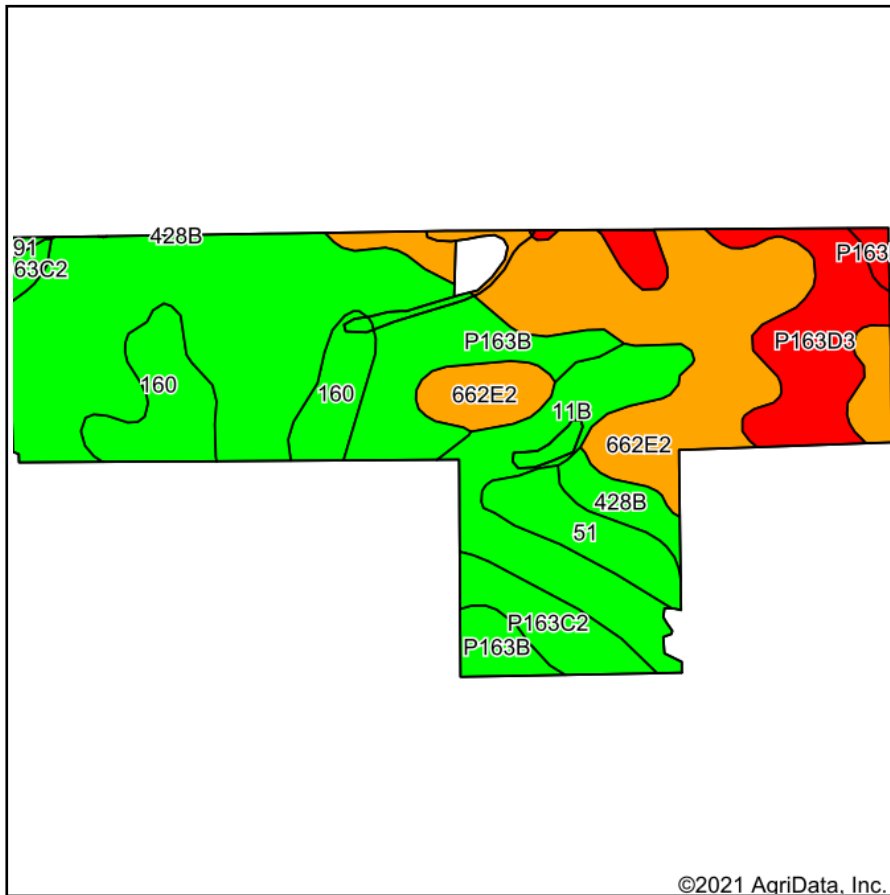


9/20/2021

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 - Tillable Acres



State: **Iowa**
 County: **Clinton**
 Location: **5-80N-2E**
 Township: **Olive**
 Acres: **49.31**
 Date: **9/20/2021**



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
P163B	Fayette silt loam, paha, 2 to 5 percent slopes	17.35	35.2%		Ile	0	0	0	83	86	77
662E2	Mt. Carroll silt loam, 14 to 18 percent slopes, moderately eroded	12.13	24.6%		IVe	153.6	4.3	44.5	43	76	63
11B	Colo-Ely complex, 0 to 5 percent slopes	5.37	10.9%		Ilw	204.8	4.3	59.4	86	92	76
P163D3	Fayette silty clay loam, paha, 9 to 14 percent slopes, severely eroded	4.59	9.3%		IVe	0	0	0	40	69	55
160	Walford silt loam, 0 to 1 percent slopes	4.00	8.1%		Illw	216	4.5	62.6	85	91	82
P163C2	Fayette silt loam, paha, 5 to 9 percent slopes, eroded	2.26	4.6%		Ille	0	0	0	75	80	68
51	Vesser silt loam, 0 to 2 percent slopes	2.14	4.3%		Ilw	198.4	4.2	57.5	74	80	87
428B	Ely silt loam, 2 to 5 percent slopes	1.09	2.2%		Ile	220.8	5.7	64	87	94	86
P163E3	Fayette silty clay loam, paha, 14 to 18 percent slopes, severely eroded	0.28	0.6%		Vle	0	0	0	28	66	51
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Weighted Average						91.6	2.2	26.5	68.7	*n 82.6	*n 71.9

**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"

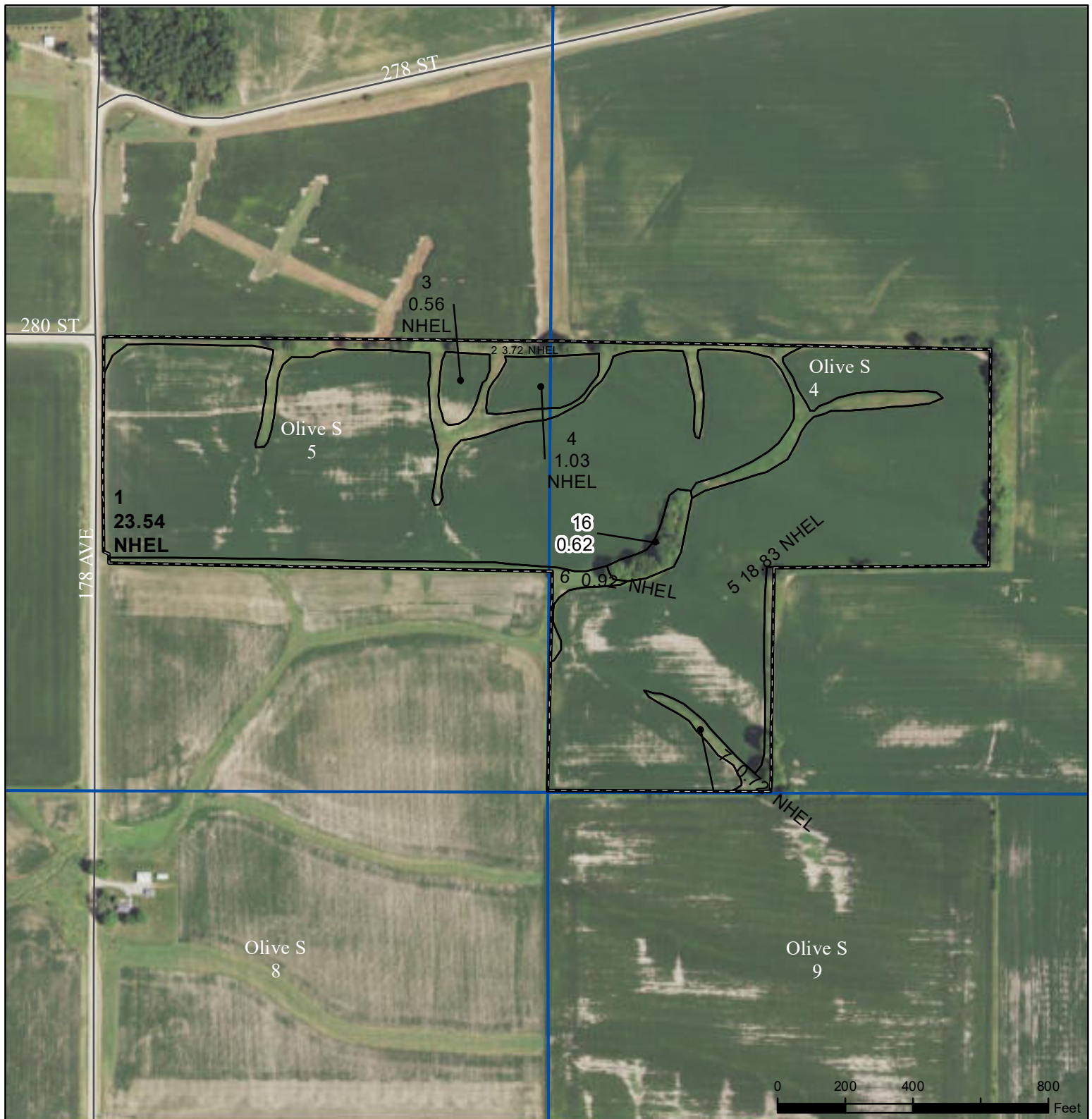
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

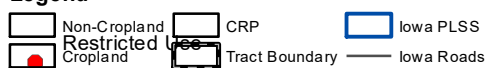


United States
Department of
Agriculture

Clinton County, Iowa



Wetland Determination Identifiers



Limited Restrictions



Exempt from Conservation
Compliance Provisions

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2021 Program Year

Map Created March 22, 2021

Farm **1498**

Tract **702**

Tract Cropland Total: 49.32 acres



Abbreviated 156 Farm Record

Tract 701 Continued ...

Corn	138.50	0.00	148
Soybeans	29.40	0.00	44
TOTAL	167.90	0.00	

NOTES

Tract Number : 702

Description : E-11, D-11; SW1/4 OF 4; SE1/4 OF 5
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 : JOYCE I HUDLIK TRUST, RAYMOND L HUDLIK TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
49.94	49.32	49.32	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	49.32	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	34.10	0.00	148
Soybeans	7.20	0.00	44
TOTAL	41.30	0.00	

NOTES

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