

LAND AUCTION

WULF FAMILY - 80 ACRES M/L

LISTING #15792

CLINTON COUNTY, IOWA



DOUG YEGGE

C: 563-320-9900

O: 563-659-8185

Doug@PeoplesCompany.com

ALAN MCNEIL

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700 6th Ave
DeWitt, Iowa 52742

LAND AUCTION

LEGAL DESCRIPTION:

80 acres M/L being the North 1/2 of the Northeast 1/4 of Section 7, Township 82 North, Range 2 East, Clinton Co., Iowa

COMMENTS & BUILDING INFORMATION:

Peoples Company is proud to present the Wulf Family farm located in Clinton County, Iowa! The farm is to be sold as one tract at Public Auction on Tuesday, November 9th, 2021. The auction will take place at 10:00 AM at the Grand Mound Community Center in Grand Mound, Iowa. This tract consists of 80 acres m/l with 74.31 FSA Cropland acres with a CSR2 rating of 87.5. This, nearly all tillable, farm is located within a great farming community. Access to the farm is located along the property boundary on 170th Street. There is also tile throughout the farm.

Several competing grain marketing options available with ADM located in Clinton, Iowa, along with a variety of grain elevators in the area. The land would be a great add-on to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio. The farm is located in the North 1/2 of the Northeast 1/4 in Section 7 of Grant Township, Clinton Co., Iowa.

Winning bidder to pay 2% Buyer's Premium at closing.

LEASE/FSA INFORMATION:

The current farm lease has been terminated. Farm will be open for crop year 2022.

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YEGGEMCNEILLAND.COM

Wulf Family, 80 Acres M/L, Clinton County, IA

TOTAL ACRES:	80
PRICE:	
Price Per Acre:	
Owner:	Wulf Family
Operator:	N/A
County & State:	Clinton Co., IA
Location:	5 miles Southeast of Lost Nation
Possession Date:	At closing, subject to Tenant's rights
Drainage Info:	Natural & Tile
Average Productivity:	87.5 CSR2
Taxable Acres:	76.4
Net RE Taxes:	\$3,692
Taxes Payable In:	2020-2021
Topography:	Level

F.S.A. INFORMATION:

Farmland:	78.56
Crop Acres:	74.31
CRP Acres:	
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	38.8
Corn Yield:	176
Soybean Base:	35.5
Soybean Yield:	50

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	80
Tillable Acres:	74.31
CRP Acres:	
Farmstead:	
Roads:	1.44
Waterways:	4.25
Timber:	
Pasture:	

PeoplesCompany.com
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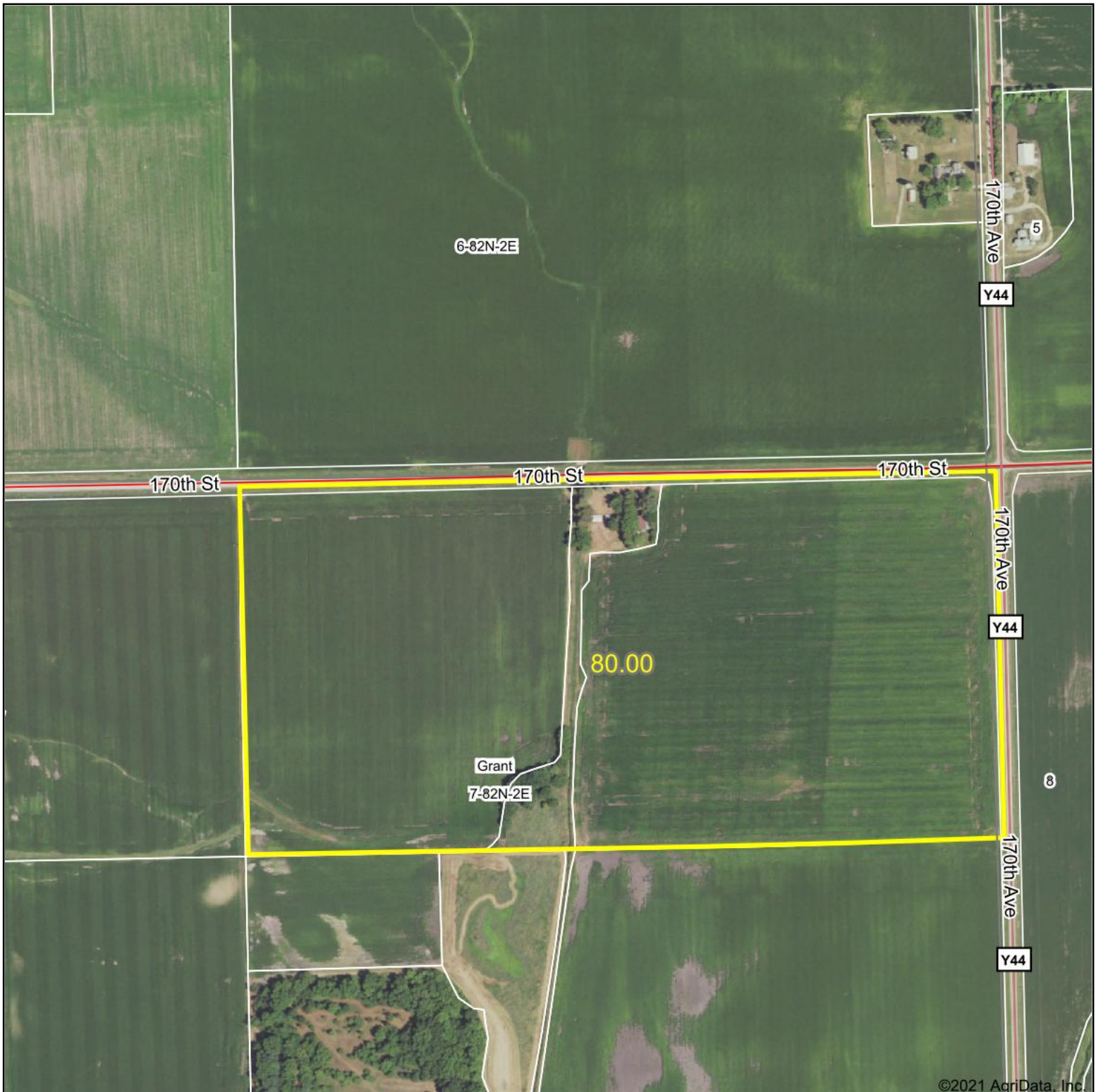
700 6th Ave
 DeWitt, Iowa 52742



100



Aerial Map



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Map Center: 41° 55' 48.75, -90° 46' 4.07

0ft 550ft 1100ft

7-82N-2E
Clinton County
Iowa

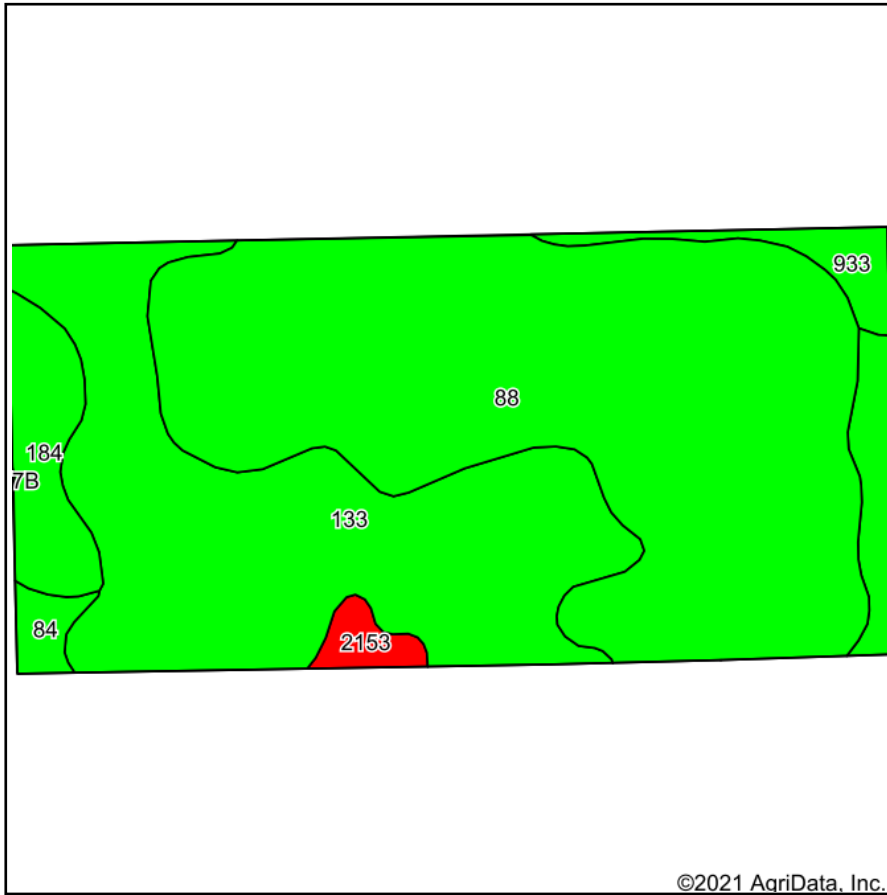


10/12/2021

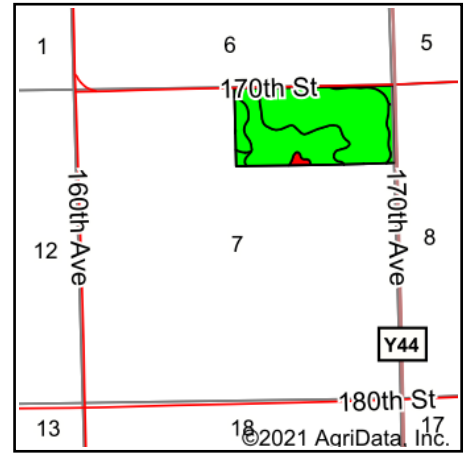
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **7-82N-2E**
 Township: **Grant**
 Acres: **80**
 Date: **10/12/2021**



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 Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	Corn Bu	Oats Bu	Soybeans Bu	*n NCCPI Corn	*n NCCPI Soybeans
88	Nevin silty clay loam, 0 to 2 percent slopes	43.28	54.1%		lw	227.2	5.9	65.9	95				98	88
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	28.71	35.9%		llw	204.8	4.3	59.4	78				77	75
184	Klinger silt loam, 1 to 4 percent slopes	4.06	5.1%		lw	240	6.2	69.6	95				89	83
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	1.89	2.4%		llw	204.8	4.3	59.4	78				77	75
2153	Shandep clay loam, 0 to 2 percent slopes, ponded, occasionally flooded	1.06	1.3%		Vw				21				5	8
84	Clyde silty clay loam, 0 to 3 percent slopes	1.00	1.2%		llw	224	4.7	65	88	193.5	76.5	56	90	85
Weighted Average						1.45	216.2	5.2	62.7	87.4	2.4	1	0.7	*n 88.2
														*n 81.7

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

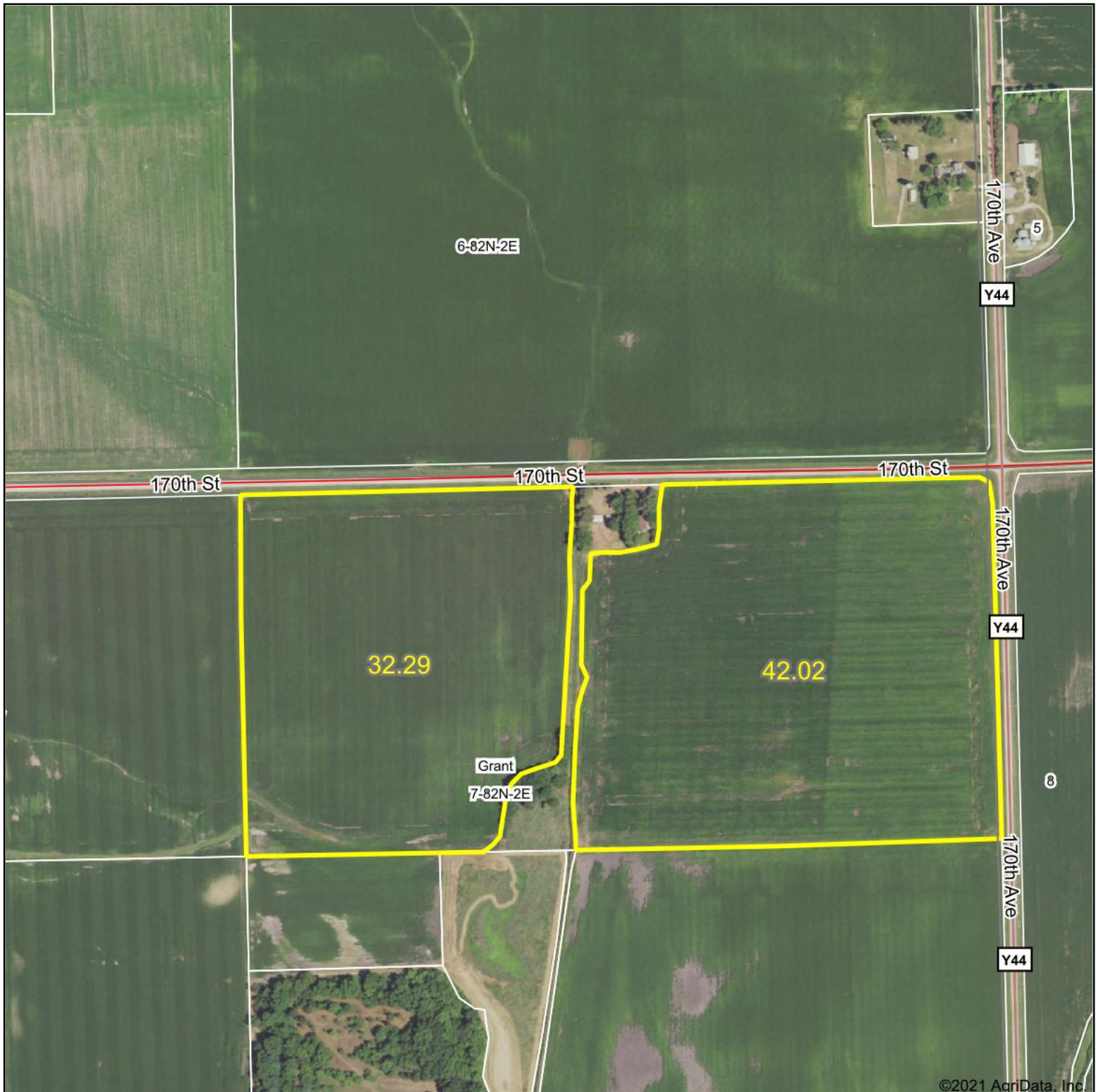
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*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.

Aerial Map - Tillable Acres



Map Center: 41° 55' 48.75, -90° 46' 4.07

0ft 550ft 1100ft

7-82N-2E
Clinton County
Iowa



10/12/2021

Maps Provided By:

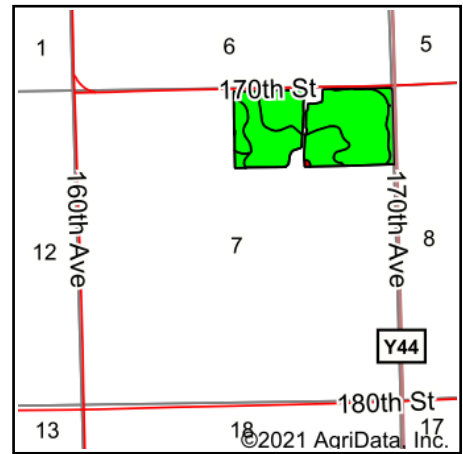
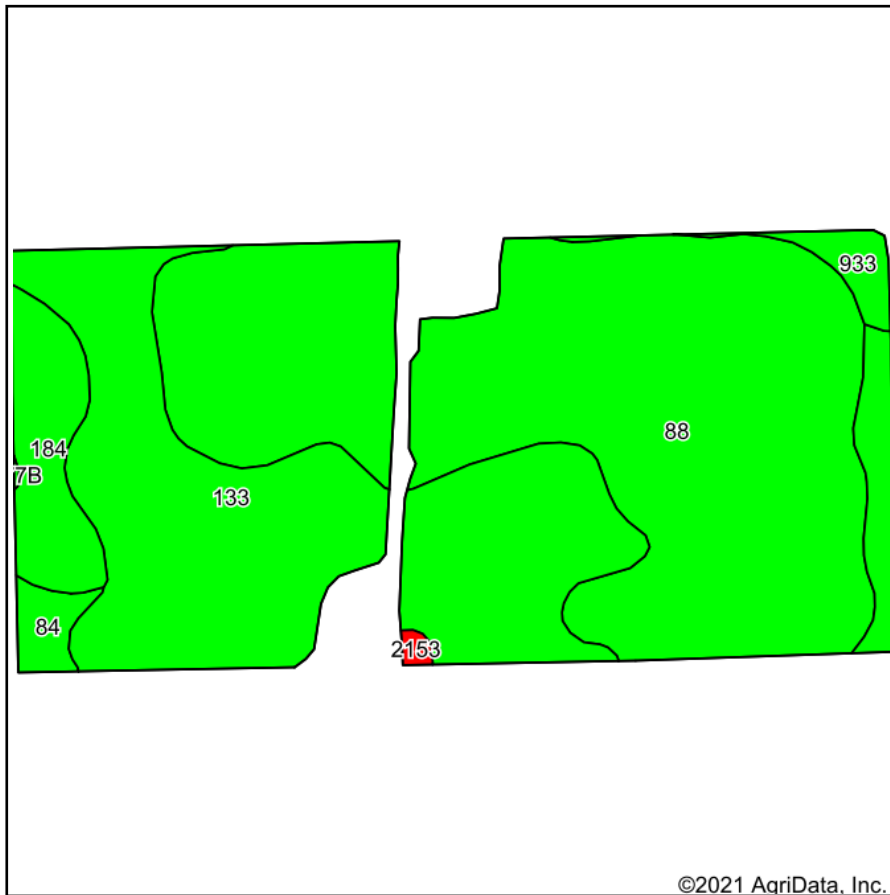


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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tillable Acres



State: **Iowa**
 County: **Clinton**
 Location: **7-82N-2E**
 Township: **Grant**
 Acres: **74.31**
 Date: **10/12/2021**



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 Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	Corn Bu	Oats Bu	Soybeans Bu	*n NCCPI Corn	*n NCCPI Soybeans
88	Nevin silty clay loam, 0 to 2 percent slopes	40.51	54.5%		lw	227.2	5.9	65.9	95				98	88
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	27.10	36.5%		llw	204.8	4.3	59.4	78				77	75
184	Klinger silt loam, 1 to 4 percent slopes	4.19	5.6%		lw	240	6.2	69.6	95				89	83
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	1.22	1.6%		llw	204.8	4.3	59.4	78				77	75
84	Clyde silty clay loam, 0 to 3 percent slopes	1.09	1.5%		llw	224	4.7	65	88	193.5	76.5	56	90	85
2153	Shandep clay loam, 0 to 2 percent slopes, ponded, occasionally flooded	0.20	0.3%		Vw				21				5	8
Weighted Average					1.41	218.7	5.3	63.4	88.2	2.8	1.1	0.8	*n 89.1	*n 82.5

**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.



United States
Department of
Agriculture

Clinton County, Iowa



Wetland Determination Identifiers



Limited Restrictions

Exempt from Conservation
Compliance Provisions

Tract Cropland Total: 74.31 acres

2021 Program Year

Map Created March 22, 2021

Farm **2239**

Tract **562**

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IOWA

CLINTON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

FARM : 2239

Prepared : 9/29/21 7:32 AM

Crop Year : 2022

Abbreviated 156 Farm Record

Operator Name : A & B LIVESTOCK LLC

Farms Associated with Operator : 19-045-1317, 19-045-2239, 19-045-5368, 19-031-5528, 19-045-5755, 19-163-5845, 19-045-7039, 19-045-7309, 19-045-7310, 19-045-7407

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
78.56	74.31	74.31	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	74.31	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	38.80	0.00	176	
Soybeans	35.50	0.00	50	

TOTAL 74.30 0.00

NOTES

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Tract Number : 562

Description : D-5 NE1/4 OF 7

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 : DIANNE PAPKE, DENNIS WULF, DOUGLAS WULF

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
78.56	74.31	74.31	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	74.31	0.00	0.00	0.00	0.00	0.00

IOWA
CLINTON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 2239
Prepared : 9/29/21 7:32 AM
Crop Year : 2022

Abbreviated 156 Farm Record

DCP Crop Data

Tract 562 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	38.80	0.00	176
Soybeans	35.50	0.00	50
TOTAL	74.30	0.00	

NOTES

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