



Listing #15830

Farmland Auction

CLINTON COUNTY, IOWA



296.18 ACRES M/L

Offered in Three Tracts

Tuesday, November 9th, 2021

2:00 PM

ALAN MCNEIL 563.321.1125
ALAN@PEOPLES COMPANY.COM

DOUG YEGGE 563.320.9900
DOUG@PEOPLES COMPANY.COM

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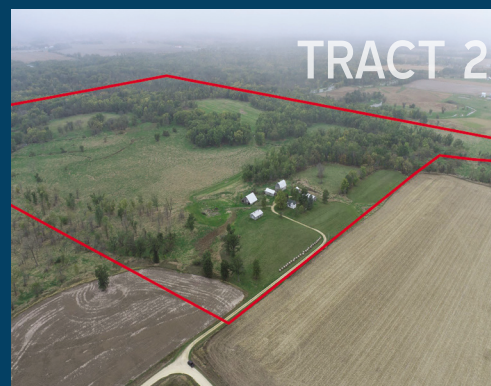
Clinton County, Iowa, Farmland Auction- Mark your calendar for Tuesday, November 9th, 2021 at 2:00 P.M.! Peoples Company is please to be representing the Griep family in the sale of 296.18 acres m/l. to be surveyed, in Southern Clinton Co., Iowa. Located on 300th Avenue just south of DeWitt, Iowa. This farmland has been a long-standing heirloom of the Griep family.










Located in a strong farming community, these tracts would make a great add-on unit to an existing farm operation or a superb recreational opportunity. The entire farm includes 112.01 FSA Cropland acres with an overall CSR2 soil rating of 66.8 There are several competing grain marketing options located nearby including ADM in Clinton, Iowa. The three farmland tracts are located in sections 29, 32 and 33, Township 81 North, Range 4 East, Clinton County, Iowa.

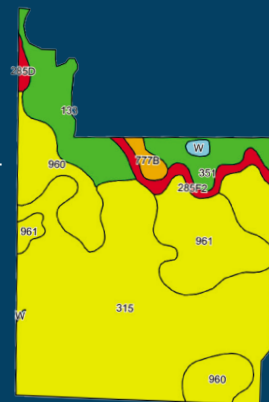


- *Tract 2 includes a 1,385 square foot, 4 bedroom home with several outbuildings.
- *Tracts 2 and 3 offer several acres of Timber/Recreational acres, ideal for any Sportsman!

 **AUCTION LOCATION**
Grand Mound Community Center
510 Smith Street
Grand Mound, IA 52751



TILLABLE SOILS MAP					
Code	Soil Description	Acres	% of Field	Legend	CSR2
315	Fluvents-Ambrow complex	93.01	56.3%		59
961	Ambrow silty clay loam	21.36	12.9%		65
960	Shaffton loam	19.60	11.9%		57
133	Colo silty clay loam	14.58	8.8%		78
351	Atterberry silt loam	7.75	4.7%		78
285F2	Burkhardt sandy loam	4.93	3.0%		5
777B	Wapsie loam	2.03	1.2%		50
285D	Burkhardt sandy loam	1.05	0.6%		5
W	Water	0.86	0.5%		0
Weighted Average 59.7					



FSA Cropland Acres: 56.67, including 27.39 acres of CRP
Estimated Base Acres: 26.97
Corn: 26.97 base acres with a PLC Yield of 112
Farm is enrolled in ARC-CO for Soybeans and PLC for Corn
27.39 acres enrolled in CRP until 2035 paying a total of \$5,944 or \$217/CRP acre.

*Farm program Information is estimated and subject to change since it is currently combined with additional tracts. Base Acres will be adjusted per the default method when the Farm is reconstituted by the Clinton County FSA office.

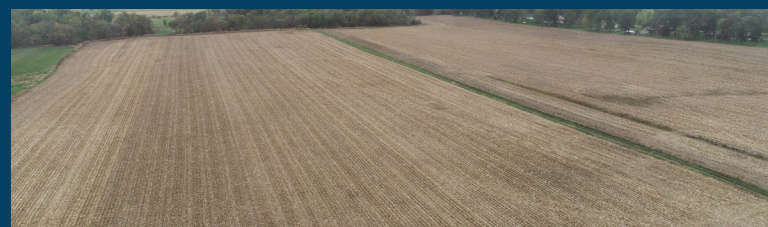


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300TH AVENUE, DEWITT, IA 52742









Tract 1 consists of a total of 66.35 acres m/l. to be surveyed, with 51.21 estimated FSA cropland acres, carrying a CSR2 value of 69.9. The primary soil types include Atterberry and Garwin Silt loams. Located just south of US Highway 30, this tract offers many possibilities as a add-on to an existing farming operation or a smart investment for the buyer looking to diversify their portfolio. This farmland tract is located within Section 32 of DeWitt Township, Clinton Co. Iowa.

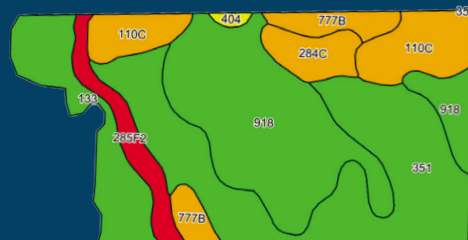
DIRECTIONS
From DeWitt Iowa head East on Highway 30 for 1.5 miles until reaching 300th avenue. Head south for 1.5 miles until reaching the farm. Look for Signs.



FSA Cropland Acres: 51.21
Estimated Base Acres: 51.2
Corn: 25.8 base acres with a PLC Yield of 147
Soybeans: 25.4 base acres with a PLC Yield of 44
Farm is enrolled in ARC-CO for Soybeans and PLC for Corn





*Farm program Information is estimated and subject to change since it is currently combined with additional tracts. Base Acres will be adjusted per the default method when the Farm is reconstituted by the Clinton County FSA office.

TILLABLE SOILS MAP					
Code	Soil Description	Acres	% of Field	Legend	CSR2
351	Atterberry silt loam	21.47	32.3%		78
918	Garwin silty clay loam	20.37	30.6%		84
133	Colo silty clay loam	7.41	11.1%		78
110C	Lamont fine sandy loam	7.40	11.1%		47
777B	Wapsie loam	3.36	5.1%		50
285F2	Burkhardt sandy loam	3.34	5.0%		5
284C	Flagler sandy loam	2.82	4.2%		46
404	Thorp silt loam	0.33	0.5%		60
Weighted Average 69.9					



 **PEOPLES COMPANY**
INNOVATIVE. REAL ESTATE. SOLUTIONS.



TILLABLE SOILS MAP					
Code	Soil Description	Acres	% of Field	Legend	CSR2
315	Fluvents-Ambrow complex	58.40	90.3%		59
351	Atterberry silt loam	4.13	6.4%		78
W	Water	1.08	1.7%		0
285F2	Burkhardt sandy loam	1.05	1.6%		5
Weighted Average 58.4					

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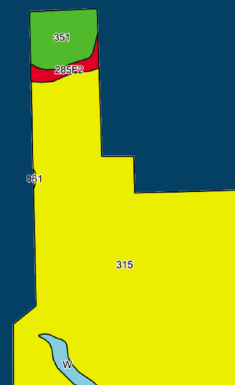
3

270TH STREET, DEWITT, IA 52742

Tract 3 consists of a total of 64.66 acres m/l. to be surveyed, with 4.01 FSA cropland acres carrying a CSR2 value of 58.3. The remaining acres of Timber/Recreational acres, great for any Sportsman! The primary soil types include Fluvents-Ambrow complex and Atterberry silt loams.

Located just south of Highway 30 and close proximity to DeWitt this parcel would be a perfect building site or recreational property. This farmland tract is located in Section 33 of DeWitt Township, Clinton Co. Iowa.

DIRECTIONS
From DeWitt head east on Highway 30, follow Highway 30 for 1.5 miles until reaching 300th Avenue. Turn south and follow 300th Avenue for 1.5 miles until reaching the farm. Look for signs.



FSA Cropland Acres: 4.01
Estimated Base Acres: 4.01
Corn: 4.01 base acres with a PLC Yield of 112
Farm is enrolled in ARC-CO for Soybeans and PLC for Corn

*Farm program Information is estimated and subject to change since it is currently combined with additional tracts. Base Acres will be adjusted per the default method when the Farm is reconstituted by the Clinton County FSA office.

CONTACT

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 **AUCTION LOCATION**
Grand Mound Community Center
510 Smith Street
Grand Mound, IA 52751

Auction Terms & Conditions

Online Bidding: Register to bid at
<http://peoplescompany.bidwrangler.com/>

Auction Method: All tracts will be sold on a per-acre basis and will be offered as three individual tracts. Tracts will not be offered in their entirety or combined at the conclusion of the auction.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Farm Program Information: Farm Program Information is provided by the Clinton County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Clinton County FSA and NRCS offices.

Earnest Money Payment: A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of cash or check. All funds will be held in Peoples Company's Trust Account.

Closing: Closing will occur on or before Wednesday, December 15th, 2021. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Possession: Possession of the land will be given at closing. Subject to Tenant's Rights.

Farm Lease: The farm is currently leased for the 2021 cropping season, but will be open for the 2022 cropping season.

Seller: Griep Family

Contract & Title: Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Peoples Company the required earnest money payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon Buyer financing.

Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a per-acre basis. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.

Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her own investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from Abstract.

CONTACT

Alan McNeil 563.321.1125 Alan@PeoplesCompany.com
Doug Yegge 563.320.9900 Doug@PeoplesCompany.com

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