

LAND AUCTION

297.7 SURVEYED ACRES OFFERED IN 3 TRACTS

GRIEP FAMILY, CLINTON COUNTY, IOWA

TUE., NOV. 9TH, 2021 AT 2:00 P.M.

GRAND MOUND COMMUNITY CENTER

#15830

510 SMITH ST., GRAND MOUND, 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

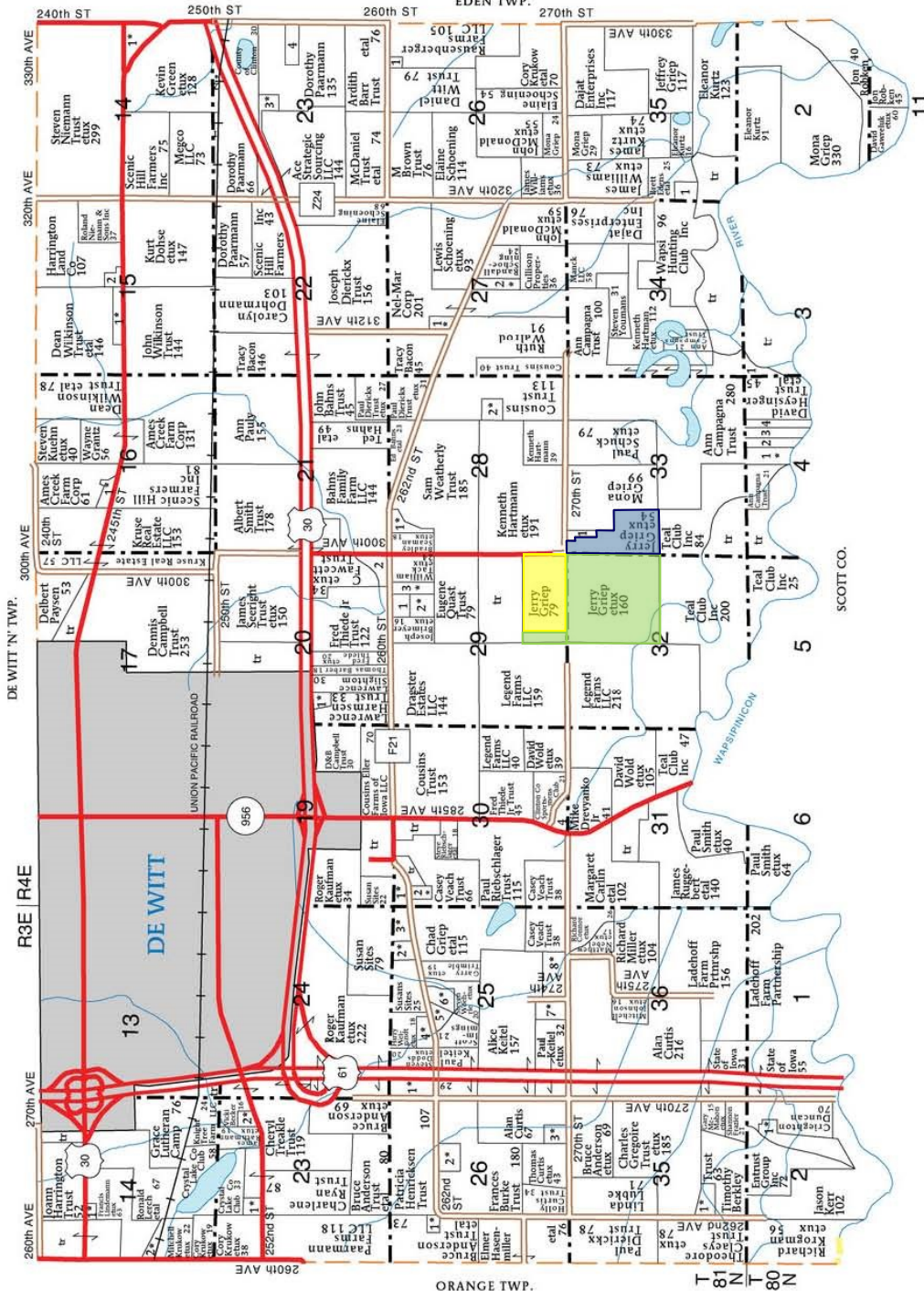
700 6th Ave

DeWitt, Iowa 52742

www.Yeggemcneilland.co

(Landowners)

EDEN TWP.



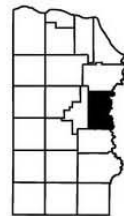
SECTION 35E

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

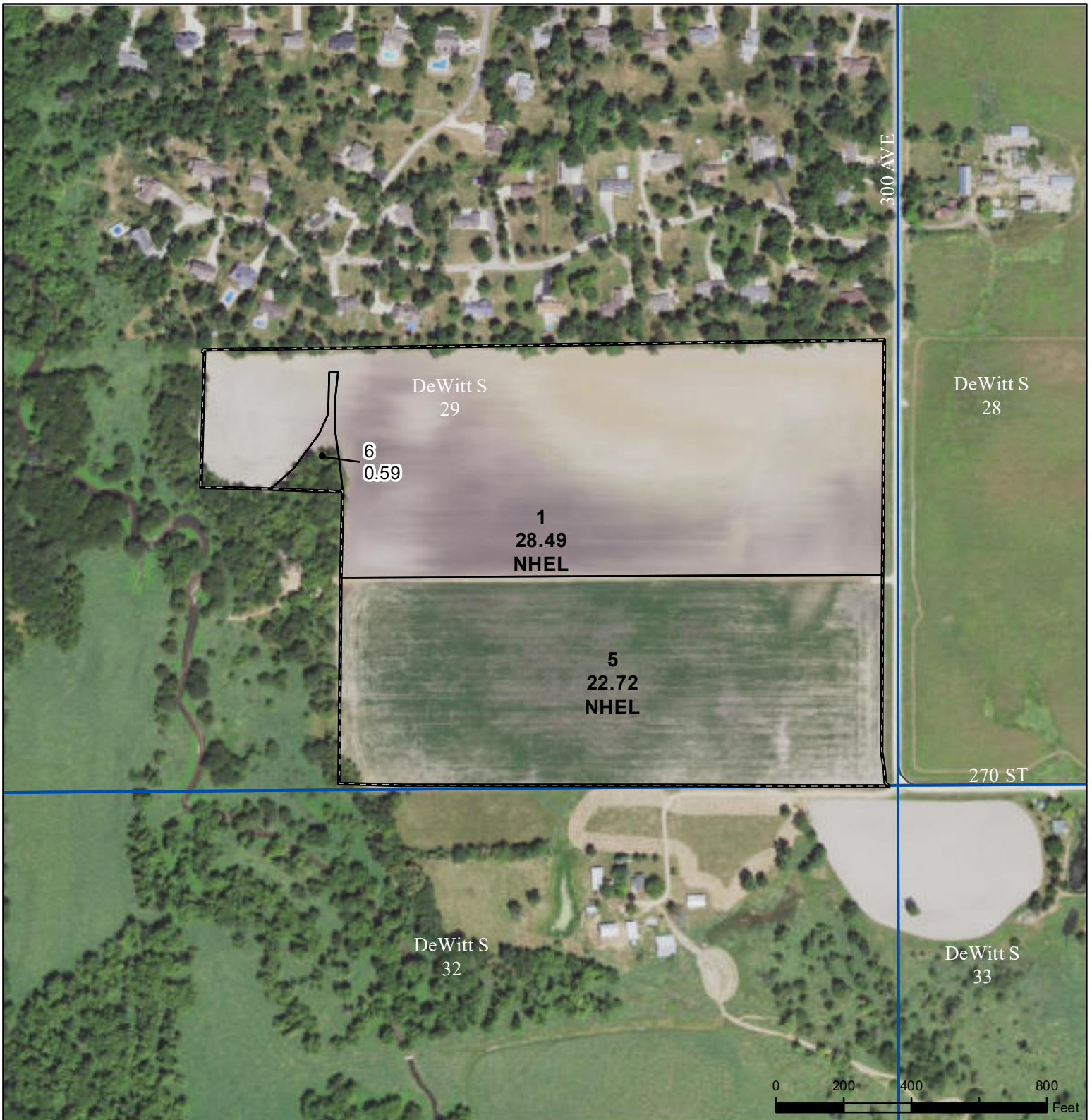
DEWITT 'S' TOWNSHIP

- SECTION 2W
- 1. McLellan, 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
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- 1. Irwin, Neil etux 5
- 2. Strasser, Alan etux 8
- SECTION 15
- 1. Rippentrop, Gary etux 9
- 2. Petersen, Amy 6
- SECTION 16
- 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
- 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. Dursy, Stephen etux 10
- 2. Bull, Wilson etux 13
- SECTION 28
- 1. Frame Trust, Timothy etux 9
- 2. Frank, Douglas etux 11
- SECTION 29
- 1. Folt, Bryan 7
- 2. Folt, Lohar etux 11
- 3. Naughton, Michael etux 11
- SECTION 30
- 1. Piling, Michael etux 8
- 2. Eberhart, Daniel etux 7
- 4. Dreyvancko Jr, Michael 6
- SECTION 33
- 1. Griep, Rodney 5

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CLINTON CO., IA



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

- 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).

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2021 Program Year
Map Created March 22, 2021

Farm 5009
Tract 11375

Tract Cropland Total: 51.21 acres



Abbreviated 156 Farm Record

Operator Name : JAYCE D BLOCK

Farms Associated with Operator :

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
51.80	51.21	51.21	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	51.21	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	25.80	0.00	147	
Soybeans	25.40	0.00	44	
TOTAL	51.20	0.00		

NOTES

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Tract Number : 11375

Description : J-10 SE1/4 OF 29

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 : JERRY V GRIEP

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
51.80	51.21	51.21	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	51.21	0.00	0.00	0.00	0.00	0.00

Abbreviated 156 Farm Record

DCP Crop Data

Tract 11375 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	25.80	0.00	147
Soybeans	25.40	0.00	44
TOTAL	51.20	0.00	

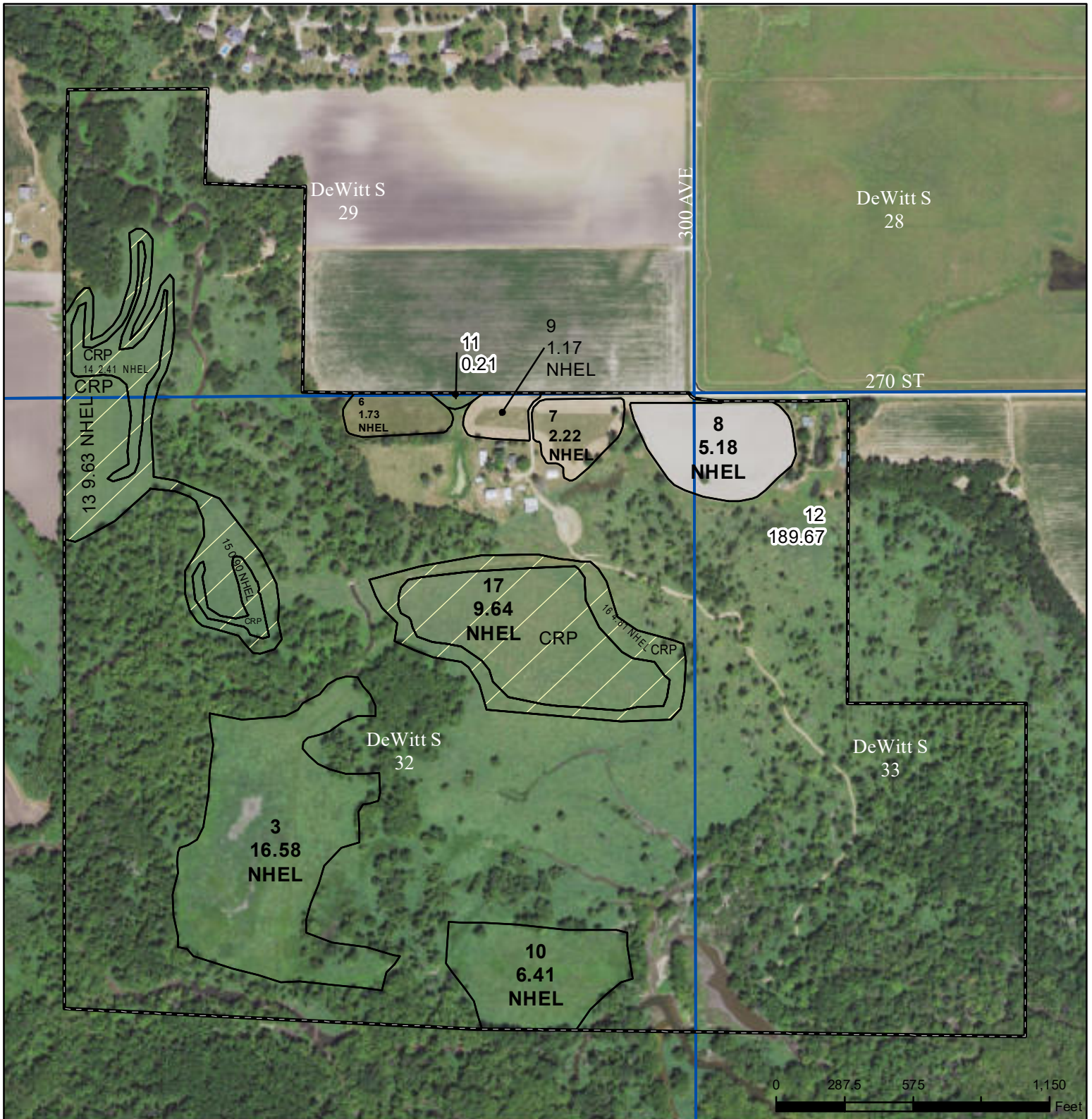
NOTES

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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.



Legend

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

Limited Restrictions

Exempt from Conservation Compliance Provisions

2021 Program Year
Map Created March 22, 2021

Farm **5010**
Tract **11376**

Tract Cropland Total: 60.68 acres

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Abbreviated 156 Farm Record

Operator Name : JAYCE D BLOCK

Farms Associated with Operator :

CRP Contract Number(s) : 11457A

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
250.56	60.68	60.68	0.00	0.00	27.39	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	33.29	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	0.00	1.30	0	
Corn	30.98	8.30	112	
Soybeans	0.00	4.10	0	
TOTAL	30.98	13.70		

NOTES

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Tract Number : 11376

Description : J-10, K-10; SE1/4 OF 29; NE1/4 OF 32; NW 1/4 OF 33

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 : BARBARA GRIEP

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
250.56	60.68	60.68	0.00	0.00	27.39	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	33.29	0.00	0.00	0.00	0.00	0.00

Abbreviated 156 Farm Record

DCP Crop Data

Tract 11376 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	0.00	1.30	0
Corn	30.98	8.30	112
Soybeans	0.00	4.10	0
TOTAL	30.98	13.70	

NOTES

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CRP-1 (07-06-20) <div style="text-align: center;"> U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation </div> <div style="text-align: center; margin-top: 20px;"> CONSERVATION RESERVE PROGRAM CONTRACT </div>	1. ST. & CO. CODE & ADMIN. LOCATION <div style="text-align: center;">19 045</div>	2. SIGN-UP NUMBER <div style="text-align: center;">53</div>
	3. CONTRACT NUMBER <div style="text-align: center;">11457A</div>	4. ACRES FOR ENROLLMENT <div style="text-align: center;">27.39</div>

5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) CLINTON COUNTY FARM SERVICE AGENCY 1212 17TH AVE DEWITT, IA52742-1083	6. TRACT NUMBER <div style="text-align: center;">11376</div>	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) <div style="text-align: center;">10-01-2020 09-30-2035</div>
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5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (563) 659-3456	8. SIGNUP TYPE: FWP
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THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre	\$ 217.00	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 5,944.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	11376	0013	CP28	9.63	\$ 1,762.00
(Item 9C is applicable only when the first year payment is prorated.)		11376	0014	CP27	2.41	\$ 441.00
		11376	0015	CP27	0.90	\$ 165.00

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
BARBARA GRIEP 1810 PARK VISTA DR APT 114 CAMANCHE, IA52730-9505	100.00 %			
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	%			
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	%			

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
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NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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TRACT #1



TRACT #1

LEGAL DESCRIPTION:

68.2 Surveyed acres being part of the Southeast 1/4 of Section 29, Township 81 North, Range 4 East, Clinton County, Iowa.
Exact legal description to come from survey.

COMMENTS & BUILDING INFORMATION:

Tract 1: Consisting of a total of 68.2 surveyed acres 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.

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

Yeggemcneiland.com
PeoplesCompany.com

Griep Family, Tract 1 - 68.2 Surveyed Acres, Clinton County, IA

TOTAL ACRES:	68.2 surveyed acres
TERMS:	10% earnest money day of the auction. Closing on or about Wednesday, Dec. 27, 2021
Price Per Acre:	
Owner:	Griep Family
Operator:	Block
County & State:	Clinton Co., IA
Location:	3 miles Southeast of DeWitt, IA
Possession Date:	At closing, subject to existing lease
Drainage Info:	Natural
Average Productivity:	69.9 CSR2
Taxable Acres:	66 est.
Net RE Taxes:	\$2,587 est.
Taxes Payable In:	2020-2021
Topography:	Level

F.S.A. INFORMATION:

Farmland:	51.21
Crop Acres:	51.21
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	25.8 est.
Corn Yield:	147
Soybean Base:	25.4 est.
Soybean Yield:	44

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	68.2
Tillable Acres:	51.21
CRP Acres:	
Farmstead:	
Roads:	1.15
Waterways:	
Timber:	15.84
Pasture:	

Aerial Map - Tract #2 - Total Acres



Map Center: 41° 47' 16.02, -90° 30' 52.09



29-81N-4E
Clinton County
Iowa

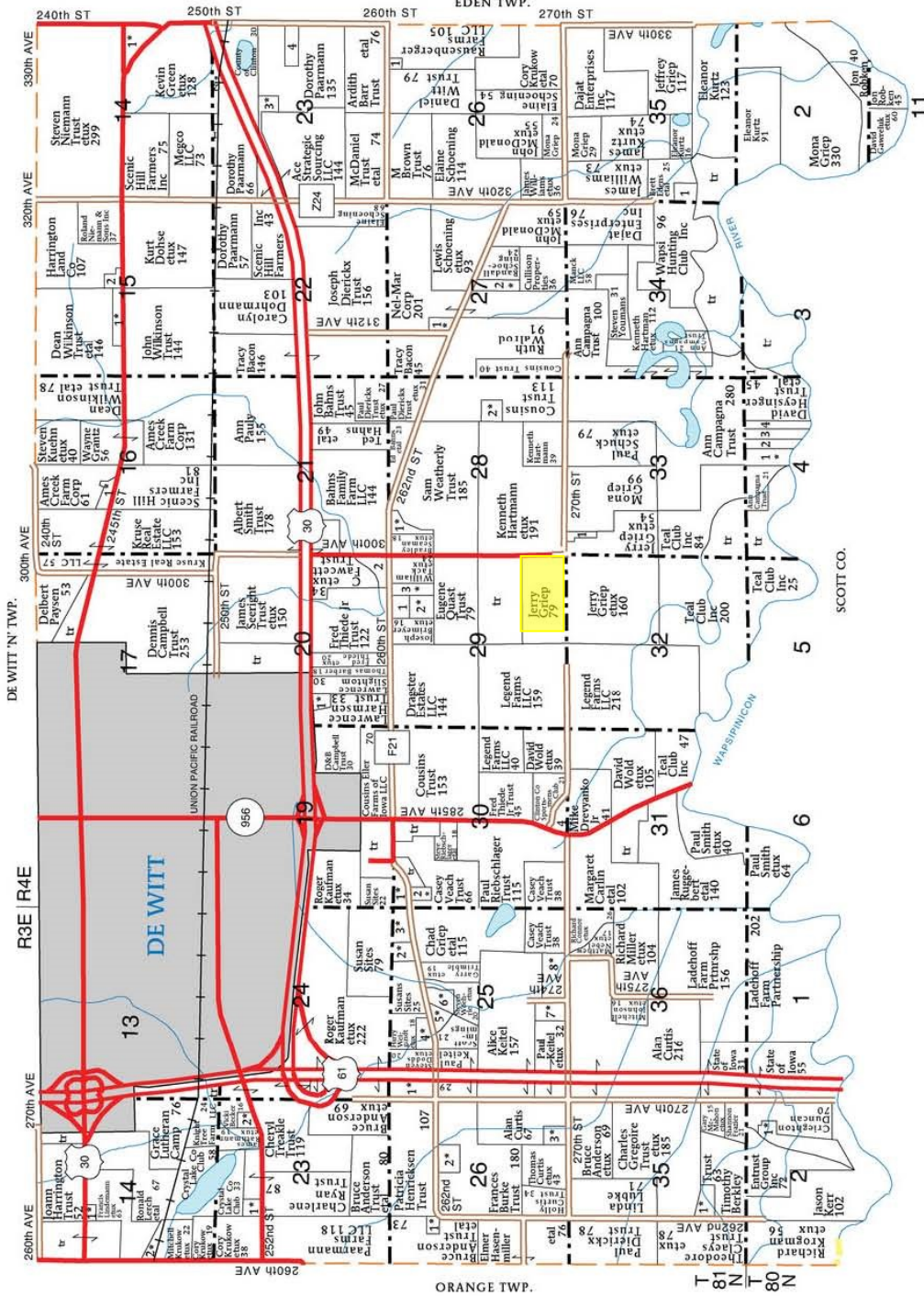


11/8/2021



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

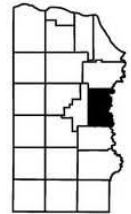
(Landowners)



- SECTION 35E
SECTION 2W
1. Wapsi Hunting Club Inc
- SECTION 35W
1. Schultz, Mikaela etvtr 10

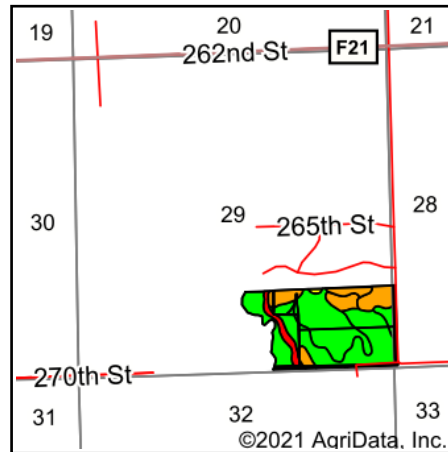
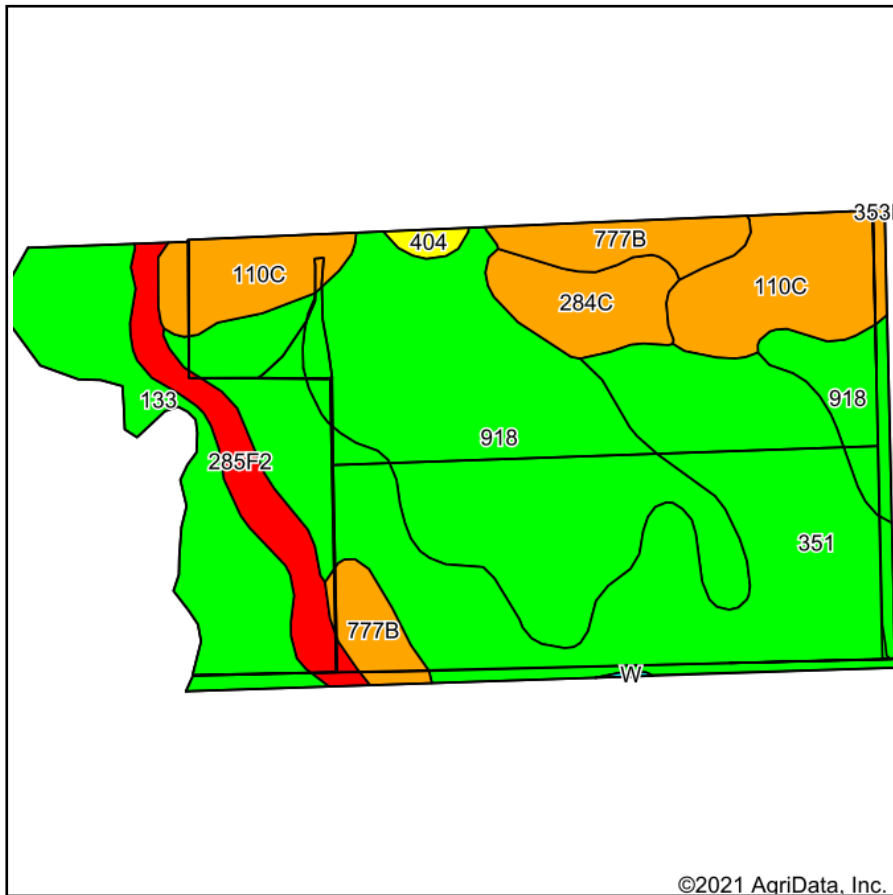
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6. Putman, Conner etux 16
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3. Kerr, Jason etux 10
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1. Durray, Stephen etux 10
2. Bull, Wilson etux 13
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1. Frame Trust, Timothy etux 9
2. Crank, Douglas etux 11
- SECTION 29
1. Foit, Bryan 7
2. Foit, Lothar etux 11
3. Naughton, Michael etux 11
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1. Roling, Michael etux 8
2. Eberhart, Daniel etux 7
3. Drevianko Jr, Michael 6
- SECTION 33
1. Griep, Rodney 5

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CLINTON CO., IA

Soils Map - Tract #1 - Total Acres



State: **Iowa**
 County: **Clinton**
 Location: **29-81N-4E**
 Township: **De Witt**
 Acres: **68.02**
 Date: **11/8/2021**



Maps Provided By:



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Soils data provided by USDA and NRCS.

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Area Symbol: IA045, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	22.62	33.3%		lw	224	5.8	65	80	92	87
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	20.26	29.8%		llw	80	1.7	23.2	84	94	76
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	7.54	11.1%		llw	204.8	4.3	59.4	78	77	75
110C	Lamont fine sandy loam, 2 to 9 percent slopes	7.44	10.9%		llle	80	2.2	23.2	47	69	50
777B	Wapsie loam, 2 to 5 percent slopes	3.56	5.2%		lle	80	2.2	23.2	50	71	45
285F2	Burkhardt sandy loam, 14 to 25 percent slopes, moderately erode	3.43	5.0%		Vlle	88	2.5	25.5	5	48	22
284C	Flagler sandy loam, 5 to 9 percent slopes	2.82	4.1%		llle	80	2.2	23.2	46	66	37
404	Thorp silt loam, 0 to 2 percent slopes	0.35	0.5%		llw	80	1.7	23.2	60	78	92
Weighted Average						2.07	142.1	3.5	70.5	*n 83.9	*n 70.8

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

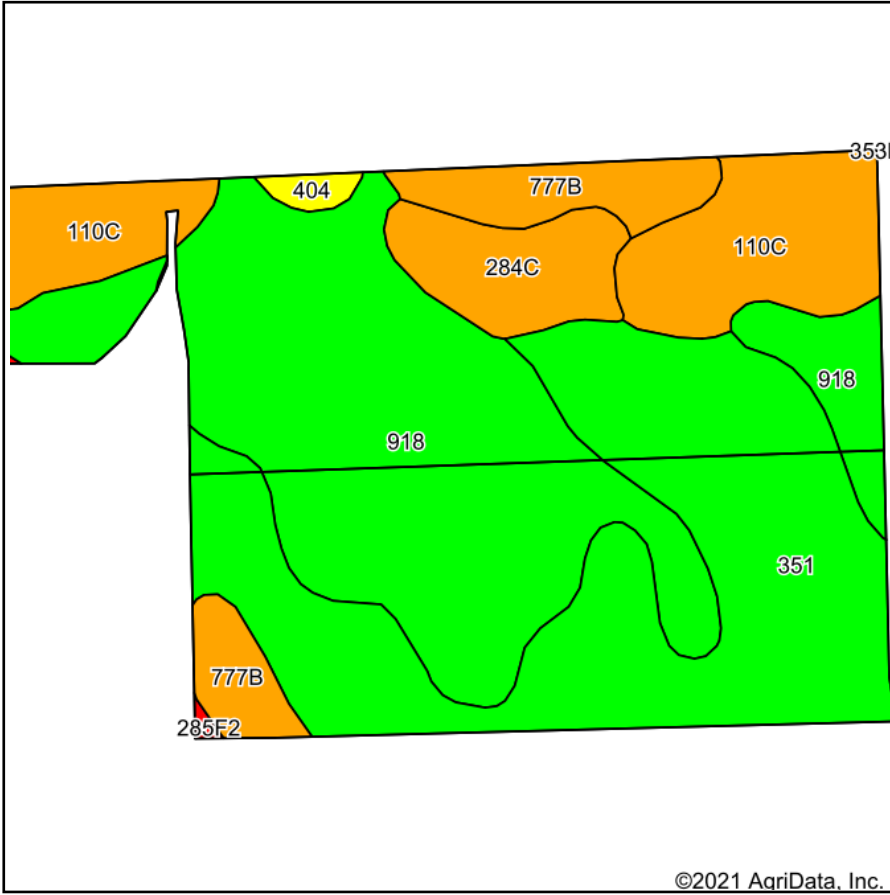
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

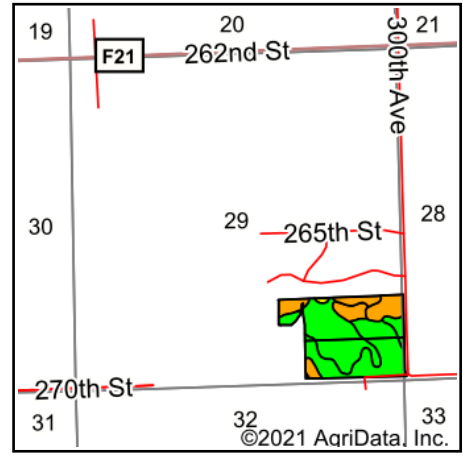
Soils data provided by USDA and NRCS.

Soils Map



Soils data provided by USDA and NRCS.

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State: **Iowa**
 County: **Clinton**
 Location: **29-81N-4E**
 Township: **De Witt**
 Acres: **51.21**
 Date: **10/21/2021**



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 Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	19.34	37.8%		llw	80	1.7	23.2	84	95	90
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	18.67	36.5%		lw	224	5.8	65	78	95	97
110C	Lamont fine sandy loam, 2 to 9 percent slopes	6.63	12.9%		llle	80	2.2	23.2	47	69	50
777B	Wapsie loam, 2 to 5 percent slopes	3.32	6.5%		lle	80	2.2	23.2	50	70	44
284C	Flagler sandy loam, 5 to 9 percent slopes	2.82	5.5%		llle	80	2.2	23.2	46	65	37
404	Thorp silt loam, 0 to 2 percent slopes	0.35	0.7%		llw	80	1.7	23.2	60	77	92
285F2	Burkhardt sandy loam, 14 to 25 percent slopes, moderately erode	0.08	0.2%		Vlle	88	2.5	25.5	5	47	22
Weighted Average						1.83	132.5	3.3	72.4	*n 88.2	*n 81.4

**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.

*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 #2



TRACT #2

LEGAL DESCRIPTION:

172.5 surveyed acres, being part of the South 1/2 of the Southeast 1/4 of Section 29 and also being the Northeast 1/4 of Section 32, all lying in DeWitt Township 81 North Range 4 East. Exact legal description to come from survey.

COMMENTS & BUILDING INFORMATION:

Tract 2: Consisting of 172.5 surveyed acres with 56.67 estimated FSA cropland acres, which includes 27.39 acres of CRP and a CSR2 value of 59.6. The primary soil types include Fluvents and Ambraw silt loams. The remaining acres are Timber/Recreational acres perfect for any Sportsman! Included in this parcel is a 1,385 square foot, 4 bedroom home and several outbuildings. Located just South of U.S. Highway 30, this tract offers many possibilities as an affordable farm for a beginning farmer or a add-on to an existing farming operation.

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

Yeggemcneiland.com
PeoplesCompany.com

Griep Family, Tract 2 - 172.5 Surveyed Acres, Clinton County, IA

TOTAL ACRES:	172.5 surveyed acres
TERMS:	10% earnest money day of the auction. Closing on or about Wednesday, Dec. 27, 2021
Price Per Acre:	
Owner:	Griep Family
Operator:	Block
County & State:	Clinton Co., IA
Location:	3 miles Southeast of DeWitt, IA
Possession Date:	At closing, subject to existing lease
Drainage Info:	Natural
Average Productivity:	59.6 CSR2
Taxable Acres:	165 est.
Net RE Taxes:	\$2,140 est.
Taxes Payable In:	2020-2021
Topography:	Level

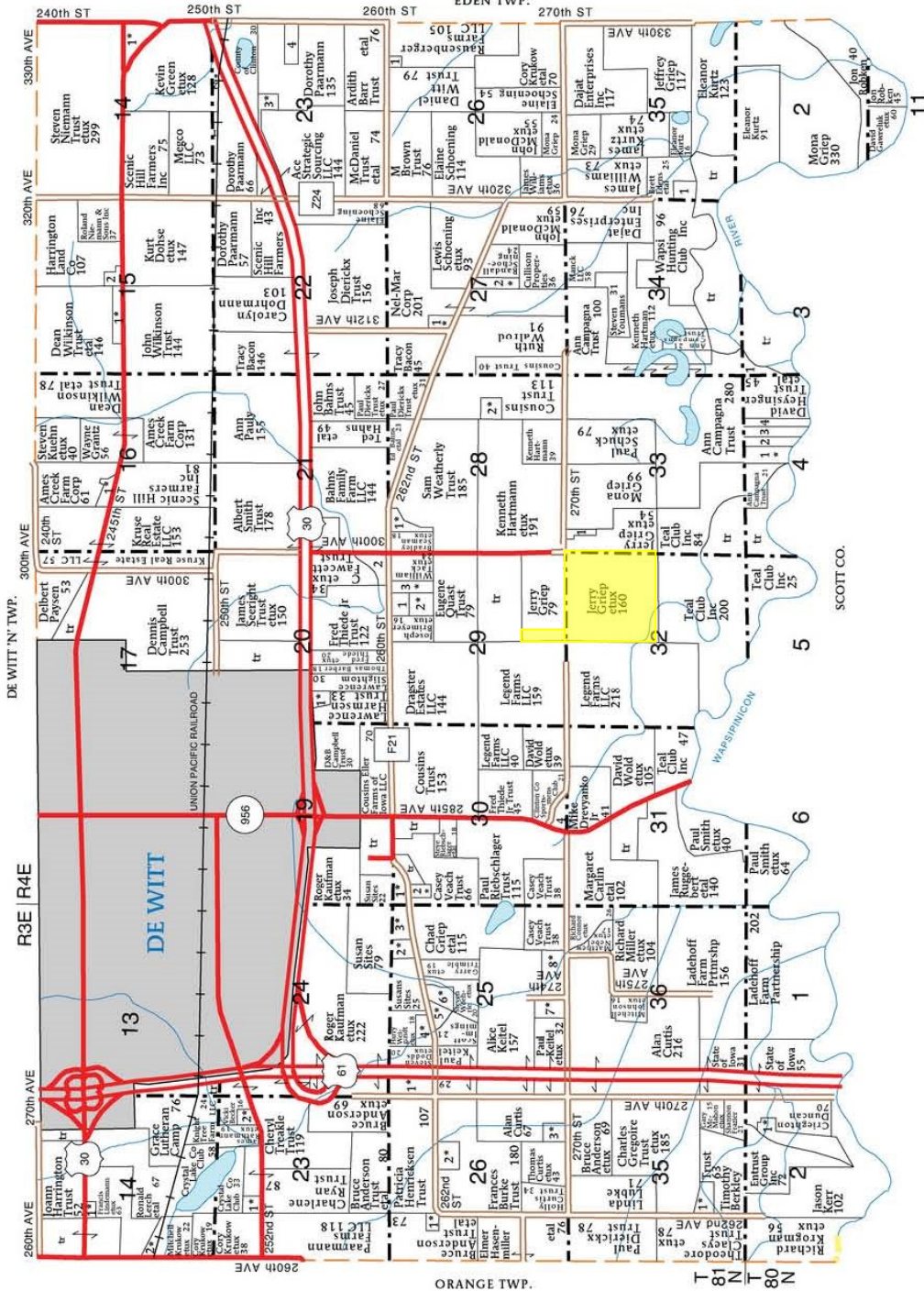
F.S.A. INFORMATION:

Farmland:	56.67 est.
Crop Acres:	26.97 est.
CRP Acres:	27.39
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	26.97 est.
Corn Yield:	112
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	172.5
Tillable Acres:	26.97
CRP Acres:	27.39
Farmstead:	4
Roads:	
Waterways:	
Timber:	114.14
Pasture:	

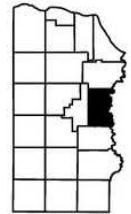
(Landowners)



- SECTION 35E
SECTION 2W
SECTION 35W
1. Wapsi Hunting Club Inc
 1. Schultz, Mikaela etvtr 10

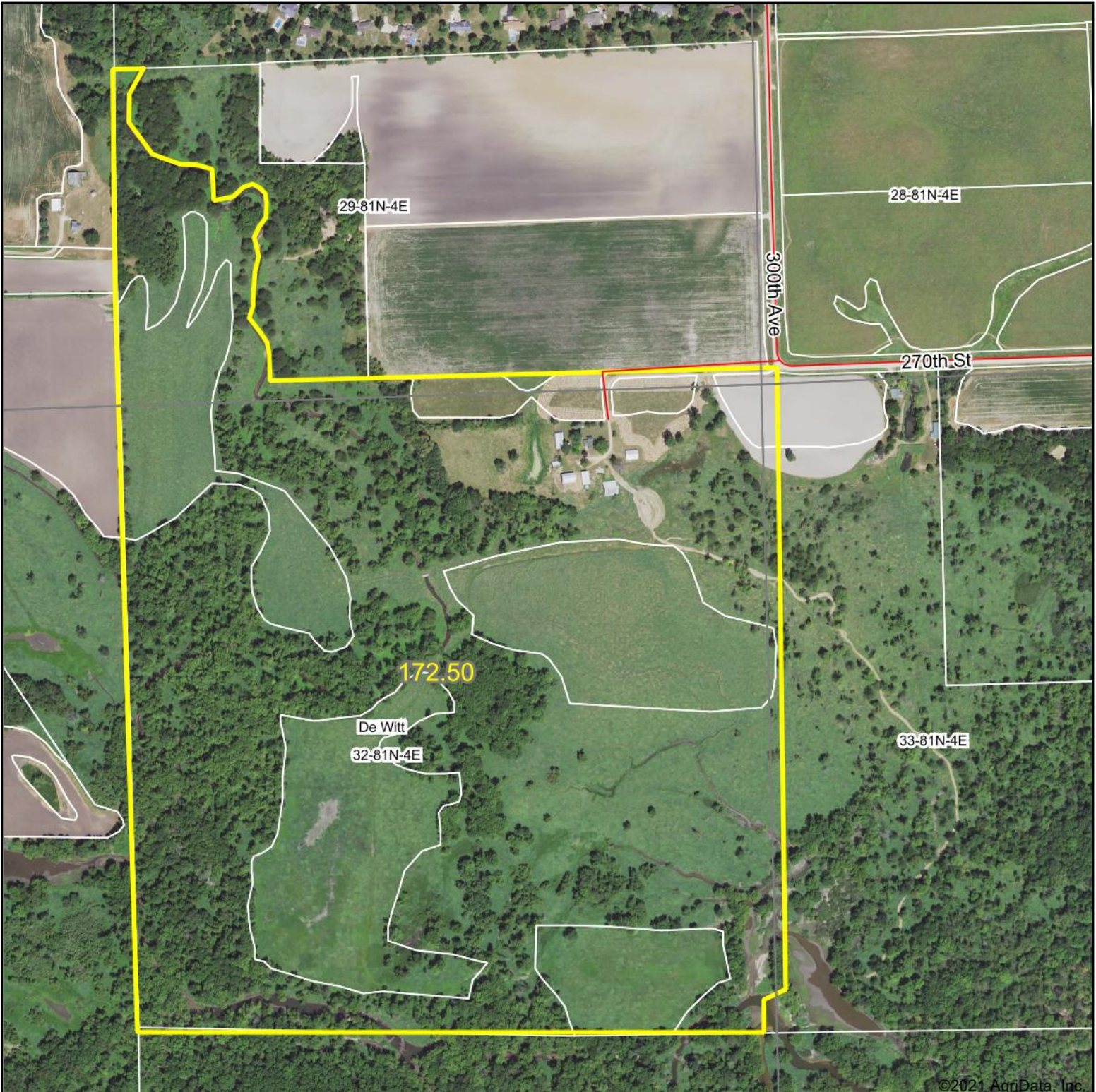
- DE WITT 'S' TOWNSHIP
1. McMahon, David etux 40
 1. Carmagna Trust, Ann 8
 1. Grien, Jerry etux 14
 2. Eves, David 5
 2. Grien, Jeffrey 9
 4. Carmagna Trust, Ann 10
 1. Nicholson, Wade etux 11
 1. Trwin, Neil etux 5
 1. Strasser, Alan etux 8
 1. Pippentrop, Gary etux 9
 2. Petersen, Amy 6
 1. Meyer, Mark etux 7
 1. Bloomer, Larry etux 8
 2. Strodman, Kathryn 11
 1. Megco LLC 6
 2. Green, Kevin etux 11
 3. Beer, Robert etux 7
 4. Kunde, Arnold 14
 1. Burken, Janet etvtr 5
 2. Courtney, Peter etux 9
 - SECTION 25
 1. Kaufman, Roger etux 10
 2. Maynard, Robert etux 6
 3. Rilling, Michael etux 8
 4. Weigand, Chad etux 15
 5. Putman, Rodney etux 7
 6. Putman, 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. Foit, Bryan 7
 2. Foit, Lothar etux 11
 3. Naughton, Michael etux 11
 - SECTION 30
 1. Rilling, Michael etux 8
 2. Eberhart, Daniel etux 7
 4. Drevyanko Jr, Michael 6
 - SECTION 33
 1. Grien, Rodney 5

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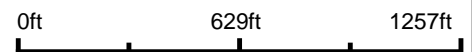


CLINTON CO., IA

Aerial Map - Tract #2 - Total Acres



Map Center: 41° 47' 2.74, -90° 30' 48.95



32-81N-4E
Clinton County
Iowa



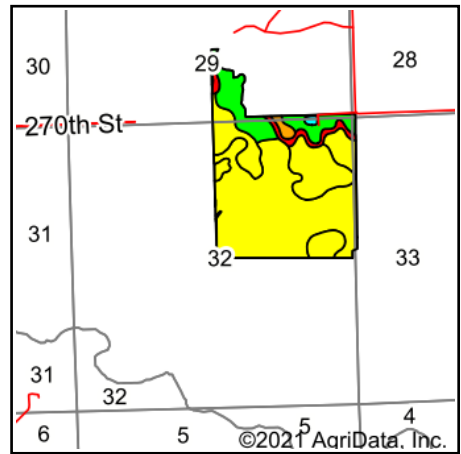
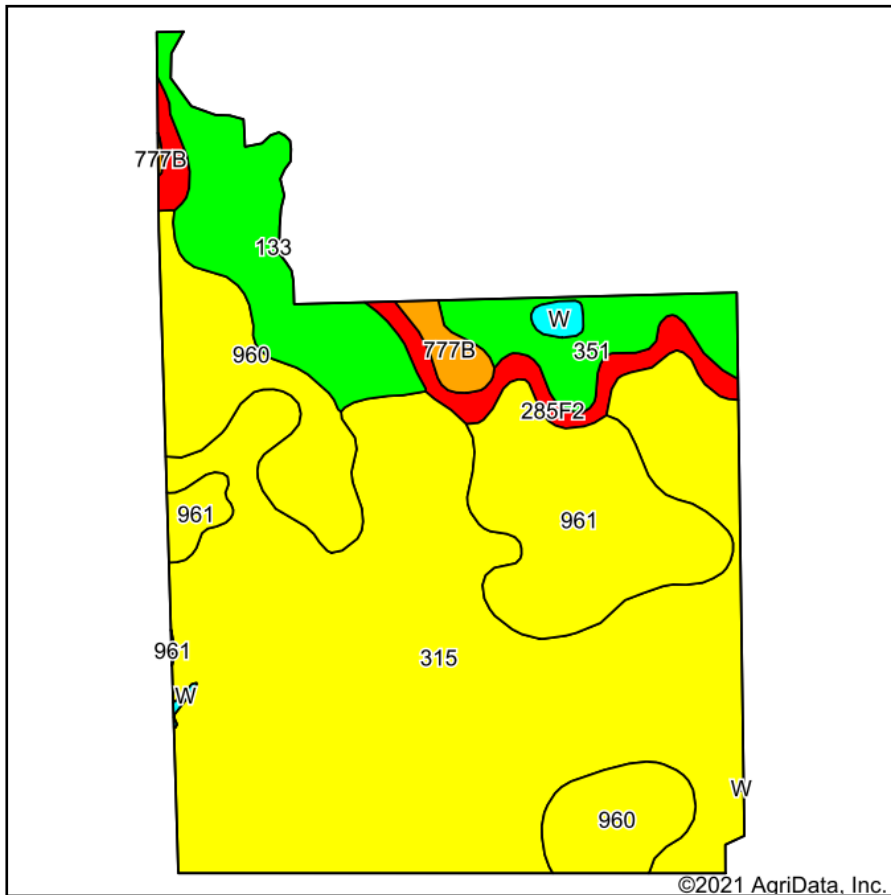
11/8/2021



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

Soils Map - Tract #2 - Total Acres



State: **Iowa**
 County: **Clinton**
 Location: **32-81N-4E**
 Township: **De Witt**
 Acres: **172.5**
 Date: **11/8/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IA045, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans		
315	Fluvents-Ambraw complex, 0 to 2 percent slopes	97.99	56.8%		IIIw		80	0	23.2	59	54	53		
961	Ambraw silty clay loam, 0 to 2 percent slopes	21.61	12.5%		IIw		177.6	3.7	51.5	65	76	75		
960	Shaffton loam, 0 to 2 percent slopes	20.40	11.8%		IIw		80	2.1	23.2	57	87	81		
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	14.85	8.6%		IIw		204.8	4.3	59.4	78	77	75		
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	8.26	4.8%		Iw		224	5.8	65	80	92	87		
285F2	Burkhardt sandy loam, 14 to 25 percent slopes, moderately erode	5.11	3.0%		VIIe		88	2.5	25.5	5	48	22		
777B	Wapsie loam, 2 to 5 percent slopes	2.10	1.2%		IIe		80	2.2	23.2	50	71	45		
285D	Burkhardt sandy loam, 5 to 14 percent slopes	1.28	0.7%		Ive	IIIe	80	2.2	23.2	5	60	32		
W	Water	0.90	0.5%				0	0	0	0				
Weighted Average							2.67	0.02	109.7	1.5	31.8	59.7	*n 64.3	*n 61.1

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

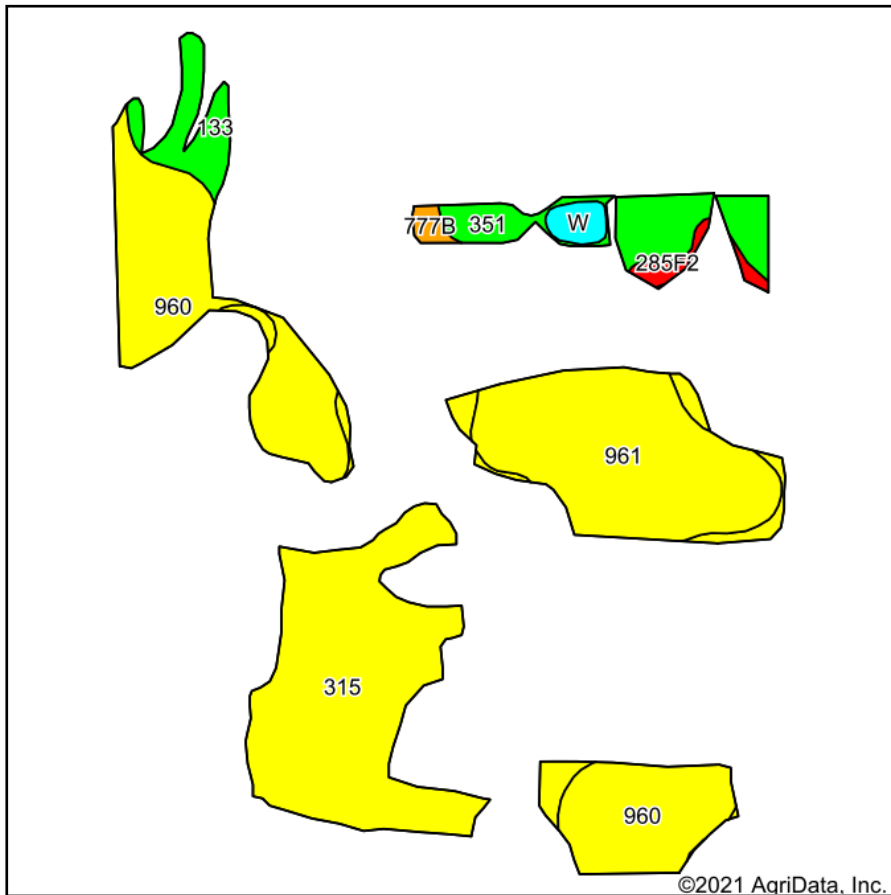
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

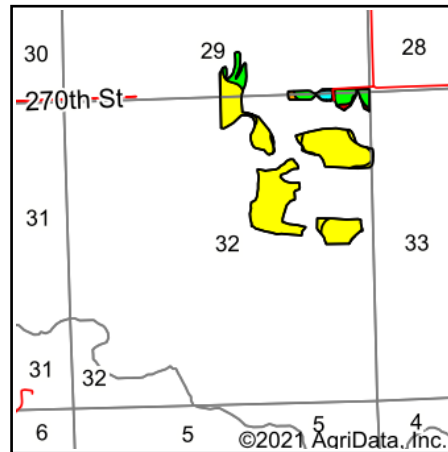
Soils data provided by USDA and NRCS.

Soils Map



Soils data provided by USDA and NRCS.

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State: **Iowa**
 County: **Clinton**
 Location: **32-81N-4E**
 Township: **De Witt**
 Acres: **56.67**
 Date: **10/21/2021**



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 Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans	
315	Fluvents-Ambraw complex, 0 to 2 percent slopes	18.93	33.4%		Ilw	80	0	23.2	59	61	56	
960	Shaffton loam, 0 to 2 percent slopes	15.78	27.8%		Ilw	80	2.1	23.2	57	87	81	
961	Ambraw silty clay loam, 0 to 2 percent slopes	13.15	23.2%		Ilw	177.6	3.7	51.5	65	76	75	
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	4.43	7.8%		lw	224	5.8	65	78	95	97	
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.51	4.4%		Ilw	204.8	4.3	59.4	78	77	75	
W	Water	0.78	1.4%			0	0	0	0			
285F2	Burkhardt sandy loam, 14 to 25 percent slopes, moderately erode	0.68	1.2%		Vllc	88	2.5	25.5	5	47	22	
777B	Wapsie loam, 2 to 5 percent slopes	0.41	0.7%		lle	80	2.2	23.2	50	70	44	
Weighted Average						2.29	118.4	2.1	34.3	60.6	*n 74.1	*n 70.2

**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:

57 Surveyed Acres located in the West 1/2 of the Northwest 1/4 of Section 33, DeWitt Township 81 North, Range 4 East of the 5th P.M., Clinton County, Iowa. Exact legal description to come from survey.

COMMENTS & BUILDING INFORMATION:

Tract 3: Consisting of 57 surveyed acres, 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-Ambraw 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.

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

Yeggemcneiland.com
PeoplesCompany.com

Griep Family, Tract 3 - 57 surveyed Acres, Clinton County, IA

TOTAL ACRES:	57 acres MOL
TERMS:	10% earnest money day of the auction. Closing on or about Wednesday, Dec. 27, 2021
Price Per Acre:	
Owner:	Griep Family
Operator:	Block
County & State:	Clinton Co., IA
Location:	3 miles Southeast of DeWitt, IA
Possession Date:	At closing, subject to existing lease
Drainage Info:	Natural
Average Productivity:	58.3 CSR2
Taxable Acres:	58 est.
Net RE Taxes:	\$578 est.
Taxes Payable In:	2020-2021
Topography:	Level

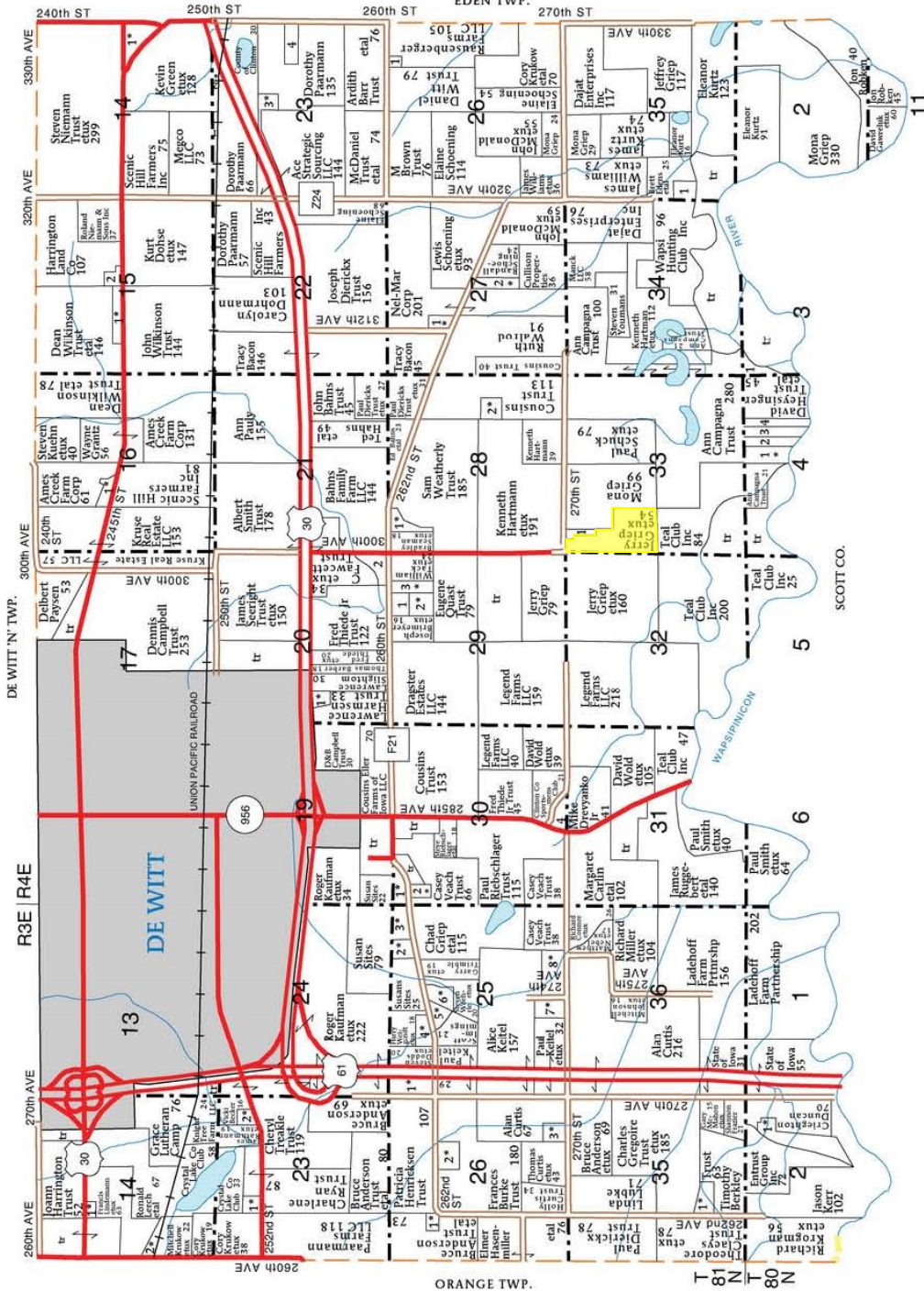
F.S.A. INFORMATION:

Farmland:	4.01 est.
Crop Acres:	4.01 est.
CRP Acres:	
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	4.01 est.
Corn Yield:	112
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	57
Tillable Acres:	4.01
CRP Acres:	
Farmstead:	1.65
Roads:	
Waterways:	
Timber:	51.34
Pasture:	

(Landowners)



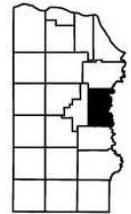
SECTION 35E

- SECTION 2W
1. Wapsi Hunting Club Inc
- SECTION 35W
1. Schultz, Mikaela etvtr 10

DE WITT 'S' TOWNSHIP

- SECTION 2W
1. McMahon, 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. Nicholson, Wade etux 11
- SECTION 14W
1. Irwin, Neil etux 5
2. Strasser, Alan etux 8
- SECTION 15
1. Pippentrop, Gary etux 9
2. Petersen, Amy 6
- SECTION 16
1. Meyer, Mark etux 7
- SECTION 20
1. Bloomer, Larry etux 8
2. Strodman, Kathryn 11
- SECTION 23E
1. Megoo LLC 6
2. Green, Kevin etux 11
3. Beer, Robert etux 7
4. Kunde, Arnold 14
- SECTION 23W
1. Burken, Janet etvtr 5
2. Courtney, Peter etux 9
- SECTION 25
1. Kaufman, Roger etux 10
2. Maynard, Robert etux 6
3. Roling, Michael etux 8
4. Weigand, Chad etux 15
5. Putman, Rodney etux 7
6. Putman, Conner etux 16
7. McMahon, Dale etux 7
8. Ketel, 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. Roling, Michael etux 8
2. Eberhart, Daniel etux 7
3. Drevyanko Jr, Michael 6
- SECTION 33
1. Griep, Rodney 5

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CLINTON CO., IA

Aerial Map - Tract #3 - Total Acres



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Map Center: 41° 46' 56.2, -90° 30' 28.16



33-81N-4E
Clinton County
Iowa



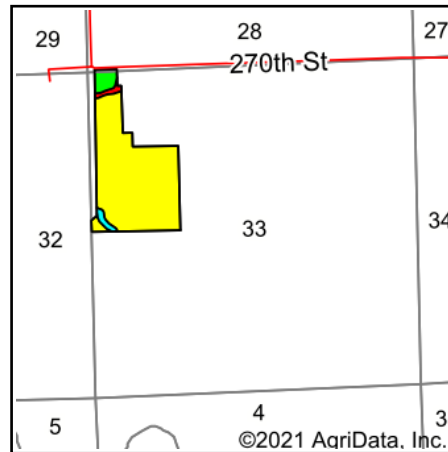
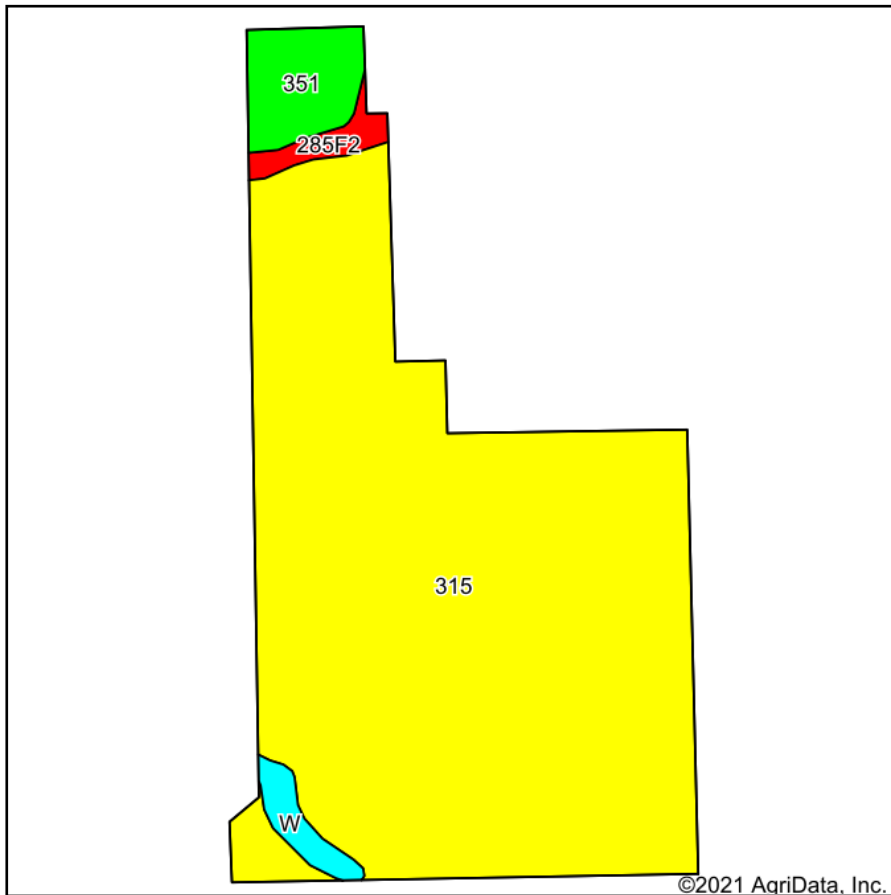
11/8/2021



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

Soils Map - Tract #3 - Total Acres



State: **Iowa**
 County: **Clinton**
 Location: **33-81N-4E**
 Township: **De Witt**
 Acres: **57**
 Date: **11/8/2021**



Maps Provided By:



Area Symbol: IA045, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans
315	Fluvents-Ambraw complex, 0 to 2 percent slopes	52.27	91.7%	Yellow	Illw	80	0	23.2	59	54	53
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	2.79	4.9%	Green	lw	224	5.8	65	80	92	87
W	Water	1.01	1.8%	Blue		0	0	0	0		
285F2	Burkhardt sandy loam, 14 to 25 percent slopes, moderately erode	0.93	1.6%	Red	Vlle	88	2.5	25.5	5	48	22
Weighted Average						2.91	85.8	0.3	58.1	*n 54.8	*n 53.2

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

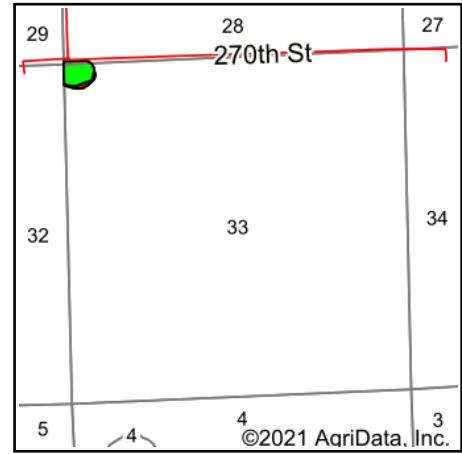
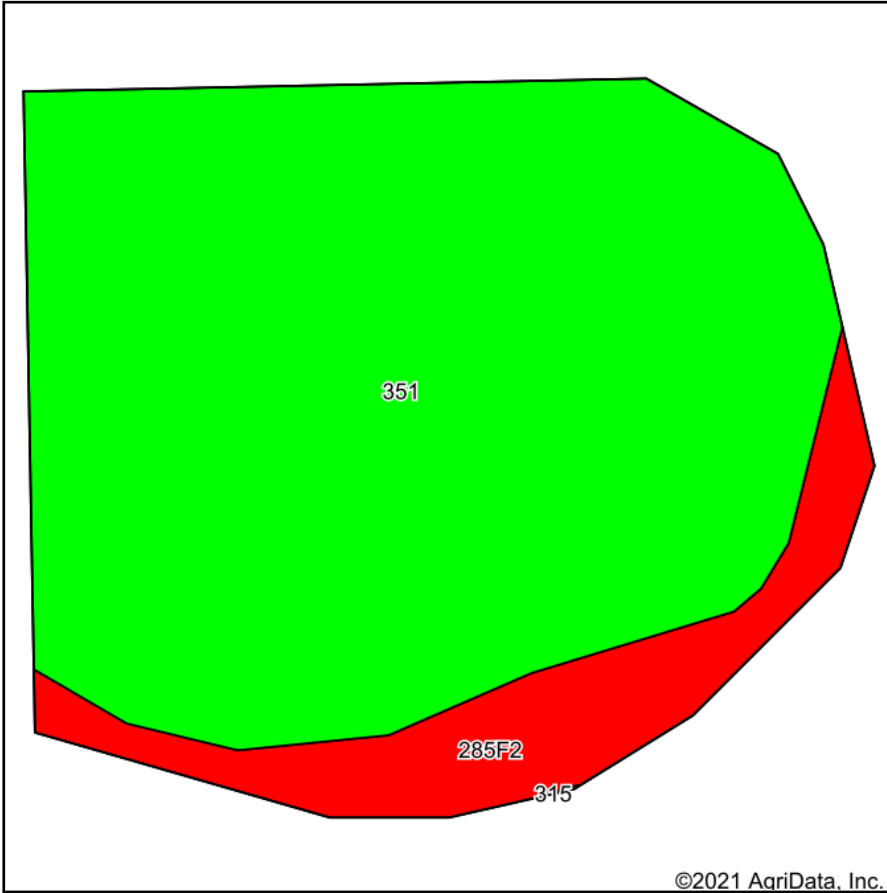
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*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.

Soils Map



State: **Iowa**
 County: **Clinton**
 Location: **33-81N-4E**
 Township: **De Witt**
 Acres: **4.31**
 Date: **10/21/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IA045, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*j Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	3.73	86.5%		lw	224	5.8	65	78	95	97
285F2	Burkhardt sandy loam, 14 to 25 percent slopes, moderately erode	0.58	13.5%		Vllc	88	2.5	25.5	5	47	22
Weighted Average						1.81	205.7	5.4	68.2	*n 88.5	*n 86.9

**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.