

LAND AUCTION

LISTING #15859

RUNGE FAMILY - 40 ACRES

CLINTON COUNTY, IOWA

Nov. 23, 2021, 10:00 AM at Grand Mound Community Center



DOUG YEGGE

C: 563-320-9900

O: 563-659-8185

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ALAN MCNEIL

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563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND AUCTION

Runge Family, 40 Acres M/L, Clinton County, IA

Nov. 23, 2021, 10:00 AM at Grand Mound Community Center

LEGAL DESCRIPTION:

The Southeast 1/4 of the Southeast 1/4, Section 31, Township 82 North, Range 3 East of the 5th P.M., Clinton Co., Iowa

COMMENTS & BUILDING INFORMATION:

Peoples Company is proud to present the Runge Family farm located in Clinton County, Iowa! The farm is to be sold as one tract at Public Auction on Tuesday, November 23th, 2021. The auction will take place at 10:00 AM at the Grand Mound Community Center in Grand Mound, Iowa. This tract consists of 40 acres m/l with 36.63 FSA Cropland acres with a CSR2 rating of 50.3. This, nearly all tillable, farm is located within a great farming community on a hard surfaced road (Y65). Access to the farm is located along the property boundary on 170th Street.

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 Southeast 1/4 of the Southeast 1/4, Section 31, Welton Township, Clinton Co., IA.

2% Buyers Premium will be charged to Buyer at closing.

LEASE/FSA INFORMATION:

The farm is leased for the 2022 crop year for \$10,980.

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YEGGEMCNEILLAND.COM

TOTAL ACRES:	40
PRICE:	
Price Per Acre:	
Owner:	Runge Family
Operator:	N/A
County & State:	Clinton Co., IA
Location:	2 miles North of Grand Mound, IA
Possession Date:	At closing, subject to Tenant's rights
Drainage Info:	Natural
Average Productivity:	50.3 CSR2
Taxable Acres:	37.5
Net RE Taxes:	\$1,036
Taxes Payable In:	2020-2021
Topography:	Level

F.S.A. INFORMATION:

Farmland:	37.48
Crop Acres:	36.63
CRP Acres:	
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	22.87
Corn Yield:	178
Soybean Base:	13.73
Soybean Yield:	45

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	40
Tillable Acres:	36.63
CRP Acres:	
Farmstead:	
Roads:	2.52
Waterways:	.85
Timber:	
Pasture:	

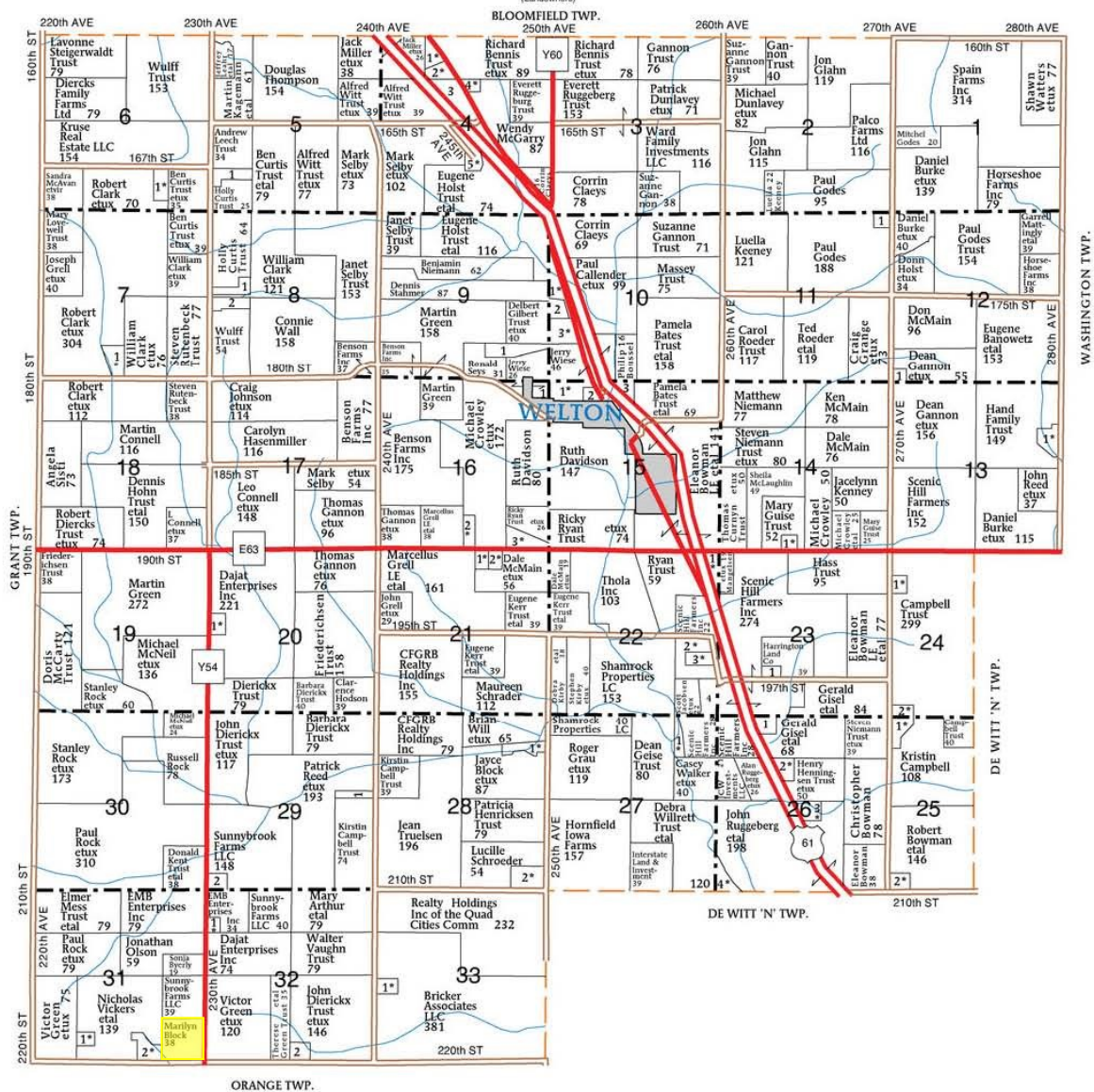
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700 6th Ave
 DeWitt, Iowa 52742

T-82-N

WELTON PLAT

R-3-E



WELTON TOWNSHIP

- SECTION 4**
1. Lemke, Stephen et ux 6
 2. Roling, Steven et ux 9
 3. Kittleson, Mary 16
 4. Thiel, Robert et ux 5
 5. O'Neill, Ray et ux 8
- SECTION 5**
1. Yackie Trust, Jason 14
- SECTION 6**
1. Adams, Michael et ux 8
- SECTION 7**
1. Burzlaff, Kerry et ux 9
- SECTION 8**
1. Bousselots, Stephen 14
 2. Bradour, Robert 6

SECTION 9

1. Clinton County Area Solid Waste Agency 24
- SECTION 10**
1. Holst Trust, Eugene et ux 10
 2. Owens Trust 14
 3. Gilbert Trust, Delbert et ux 26
- SECTION 11**
1. Godes Trust, Paul 5
- SECTION 12**
1. Gannon Trust, Madonna 5
- SECTION 13**
1. Passig, Roger et ux 9
- SECTION 14**
1. Crowley, Michael et ux 6

SECTION 15

1. Mitchell, Joshua et ux 15
 2. Berner, Jacob 6
 3. Boussel, Philip 10
- SECTION 16**
1. Davidson, Ruth 9
 2. Pape, Dane et ux 6
 3. Feldman, Mark et ux 14
- SECTION 20**
1. Flammang, Raymond et ux 9
- SECTION 21**
1. Kageman, Martin et ux 6
 2. Hogan, Sarah et ux 9
- SECTION 22**
1. Mangelsen, J et ux 22
 2. Arndt, Benjamin et ux 18
 3. Perdieu, Marcia et ux 5

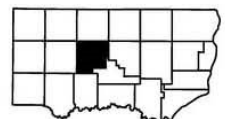
4. Scenic Hill Farmers Inc 18
- SECTION 23**
1. Daniels, Michal 9
- SECTION 24**
1. Wall, Joseph et ux 8
- SECTION 25**
1. Wegener, Joshua et ux 6
- SECTION 26**
1. Hunter, Charles et ux 10
 2. Pinter, Stephan et ux 10
- SECTION 27**
1. 61 Harley.com LLC 14
 2. Henningsen, Birger et ux 11
 3. Anderson, Alan et ux 7
 4. Willrett Trust, Debra et ux 12

SECTION 27

1. Jacobsen, Scott et ux 10
- SECTION 28**
1. Charlton, Larry et ux 7
- SECTION 29**
1. Brock, Bruce et ux 14
- SECTION 30**
1. Bousselot, Philip 6
 2. Peters, Michael 9
- SECTION 31**
1. Vickers, Nicholas et ux 5
 2. Henningsen, Scott et ux 14
- SECTION 32**
1. Hesse, Warren et ux 5
 2. Dierckx Trust, Barbara 10


SECTION 33

1. Lichtenstein, Alan et ux 10



Aerial Map - Total Acres






PEOPLESTM
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Map Center: 41° 51' 35.5, -90° 38' 52.86


31-82N-3E
Clinton County
Iowa

0ft 705ft 1410ft



11/2/2021

Maps Provided By:

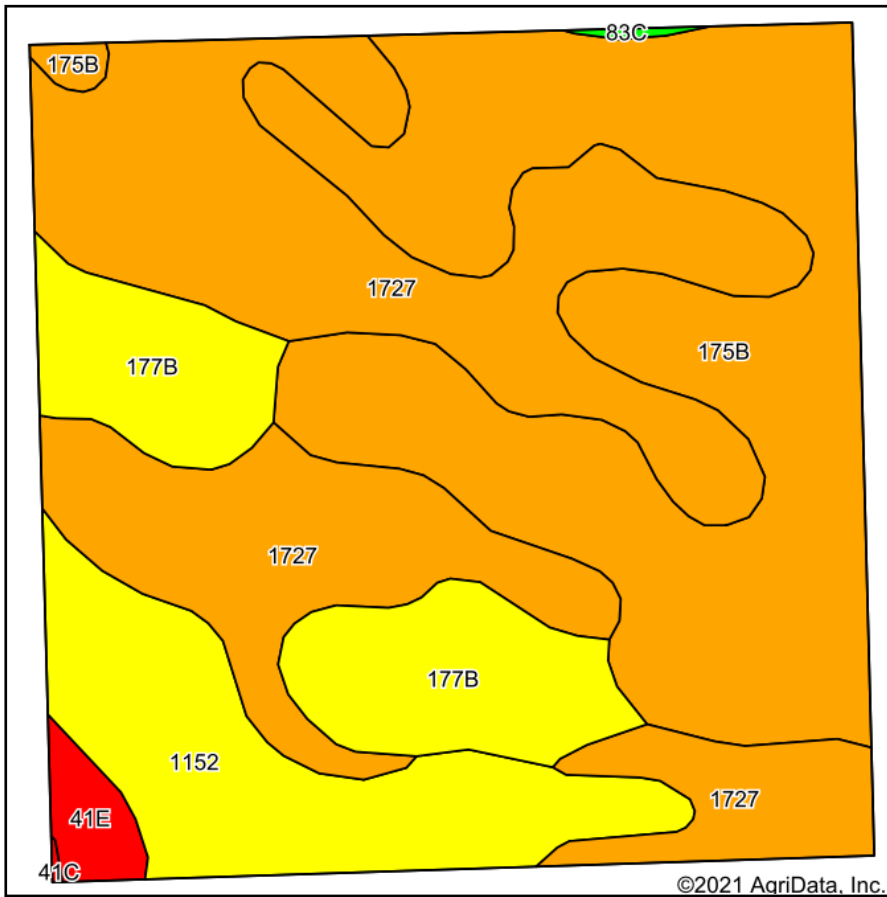


surety[®]
CUSTOMIZED ONLINE MAPPING

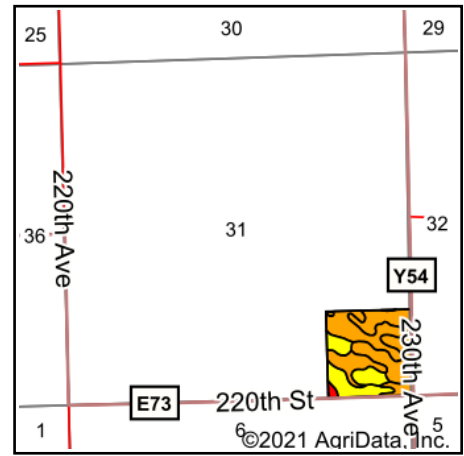
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **31-82N-3E**
 Township: **Welton**
 Acres: **40**
 Date: **11/2/2021**

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Maps Provided By:

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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**	Corn Bu	Oats Bu	Soybeans Bu	*n NCCPI Corn	*n NCCPI Soybeans
1727	Udolpho loam, 0 to 2 percent slopes	15.15	37.9%		IIw		80	1.7	23.2	48				83	57
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	14.30	35.8%		IIIe		80	2.2	23.2	50				63	37
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	5.11	12.8%		IIw		80	1.7	23.2	54				82	61
177B	Saupe loam, 2 to 5 percent slopes	4.84	12.1%		IIIs		80	2.2	23.2	55				76	59
41E	Sparta loamy fine sand, 9 to 18 percent slopes	0.60	1.5%		VIIIs		88	2.5	25.5	5				46	21
Weighted Average							2.43	0.00	80.1	2	23.2	49.7	*-	*-	*n 74.3
															*n 50.1

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

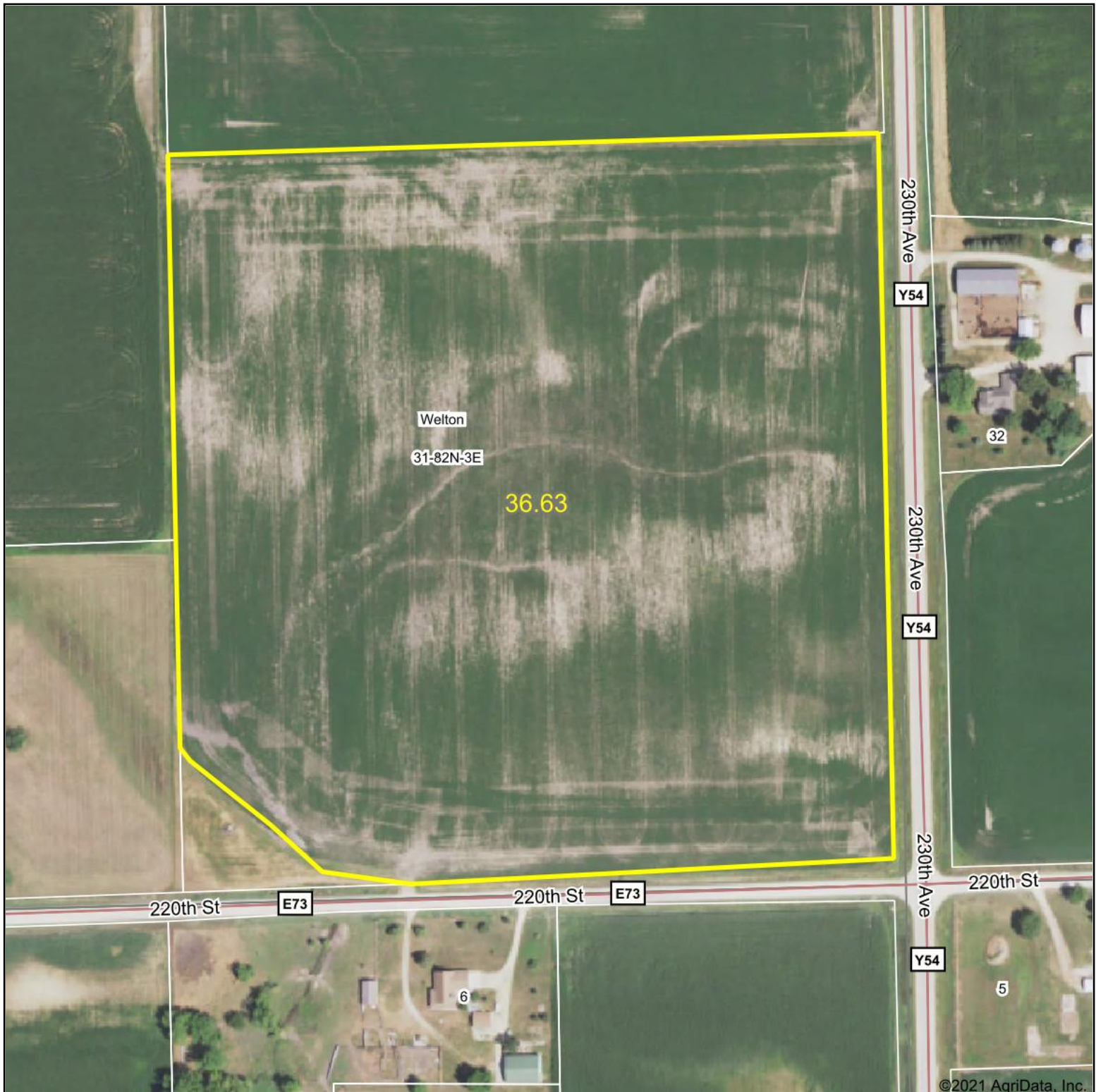
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*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.

Aerial Map - Tillable Acres



Map Center: 41° 51' 35.85, -90° 38' 52.85

0ft 275ft 551ft

31-82N-3E
Clinton County
Iowa



Maps Provided By:

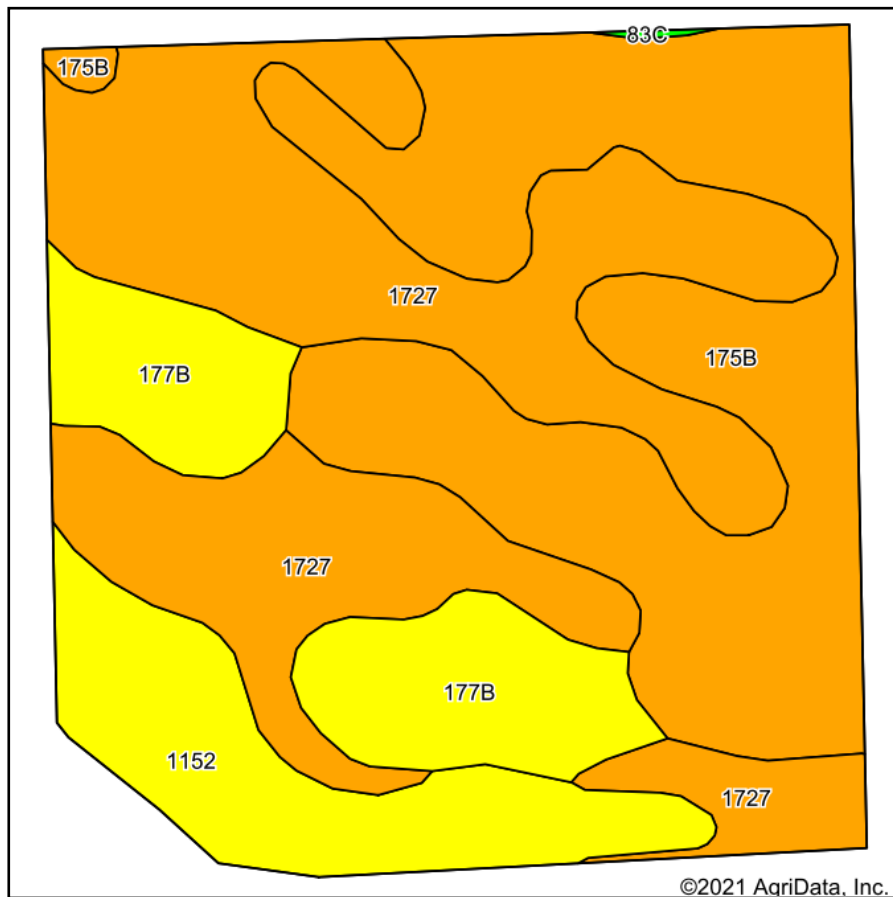


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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **31-82N-3E**
 Township: **Welton**
 Acres: **36.63**
 Date: **11/2/2021**

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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**	Corn Bu	Oats Bu	Soybeans Bu	*n NCCPI Corn	*n NCCPI Soybeans
1727	Udolpho loam, 0 to 2 percent slopes	14.42	39.4%		Ilw	80	1.7	23.2	48				83	57
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	13.01	35.5%		Ille	80	2.2	23.2	50				63	37
177B	Saude loam, 2 to 5 percent slopes	4.79	13.1%		Ils	80	2.2	23.2	55				76	59
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	4.41	12.0%		Ilw	80	1.7	23.2	54				82	61
Weighted Average						2.36	80	1.9	23.2	50.3	*	*	*n 74.9	*n 50.6

**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.

*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

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



Limited Restrictions



Exempt from Conservation
Compliance Provisions

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USDA is an equal opportunity provider, employer, and lender.

2021 Program Year

Map Created March 22, 2021

Farm **581**
Tract **1189**

Tract Cropland Total: 36.63 acres

IOWA
CLINTON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

FARM : 581

Prepared : 11/1/21 10:47 AM

Crop Year : 2022

Abbreviated 156 Farm Record

Operator Name : OLE NEAL OLSON

Farms Associated with Operator : 19-045-581, 19-045-1679, 19-045-3811, 19-045-6185, 19-045-6186, 19-045-6415, 19-045-6730, 19-045-8138, 19-045-8378

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
37.48	36.63	36.63	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	36.63	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	22.87	0.00	178	
Soybeans	13.73	0.00	45	
TOTAL	36.60	0.00		

NOTES

Tract Number : 1189

Description : G-7 SE1/4 OF 31

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 : DOLYN J RUNGE TRUST

Other Producers : TIMOTHY NELS OLSON

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
37.48	36.63	36.63	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	36.63	0.00	0.00	0.00	0.00	0.00



Abbreviated 156 Farm Record

DCP Crop Data

Tract 1189 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	22.87	0.00	178
Soybeans	13.73	0.00	45
TOTAL	36.60	0.00	

NOTES

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