

LAND FOR SALE

17 ACRES M/L

LISTING #16038

HOFFMANN, CLINTON COUNTY, IOWA



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700 6th Ave

DeWitt, Iowa 52742

LAND FOR SALE

Hoffmann, 17 Acres M/L, Clinton County, IA

LEGAL DESCRIPTION: 17 Acres being Part of the South 1/2 of the Northwest 1/4 of Section 5, Township 82 North, Range 5 East, Center Township Clinton Co., Iowa. Exact legal to come from abstract.

COMMENTS & BUILDING INFORMATION:

Peoples Company is pleased to present this exceptional and affordable 17-acre m/l property in Clinton County, Iowa, just south of Goose Lake, Iowa. This location would serve as an ideal spot to build an executive-style home, with proximity to County Road Z36 pavement and Quad City Metro. This property features nearly everything an acreage buyer could want; open buildable acres, mature timber that offers seclusion and privacy, recreational value, and a creek running along the south side of the property. There are no covenants in place on this land, allowing you to build whatever you desire. The property is located within the Northeast Community School District. This property is located just over 2 miles south of Goose Lake, Iowa, in Section 5 of Center Township in Clinton County, Iowa.

TOTAL ACRES:	17
PRICE:	\$221,000
Price Per Acre:	\$13,000
Owner:	Hoffmann
Operator:	
County & State:	Clinton Co., IA
Location:	Goose Lake, IA
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	62.9
Taxable Acres:	15.5
Net RE Taxes:	\$572
Taxes Payable In:	2021-2022
Topography:	Level

LEASE/FSA INFORMATION:

TO CONTACT LISTING AGENT:

Call: **Douglas R. Yegge**
Cell: 563.320.9900
Office: 563.659.8185
Doug@PeoplesCompany.com

Call: **Alan McNeil**
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F.S.A. INFORMATION:

Farmland:	15.05
Crop Acres:	15.05
Effective DCP Cropland	
CRP Acres:	
Corn Base:	9.3
Corn Yield:	121
Soybean Base:	.20
Soybean Yield:	70

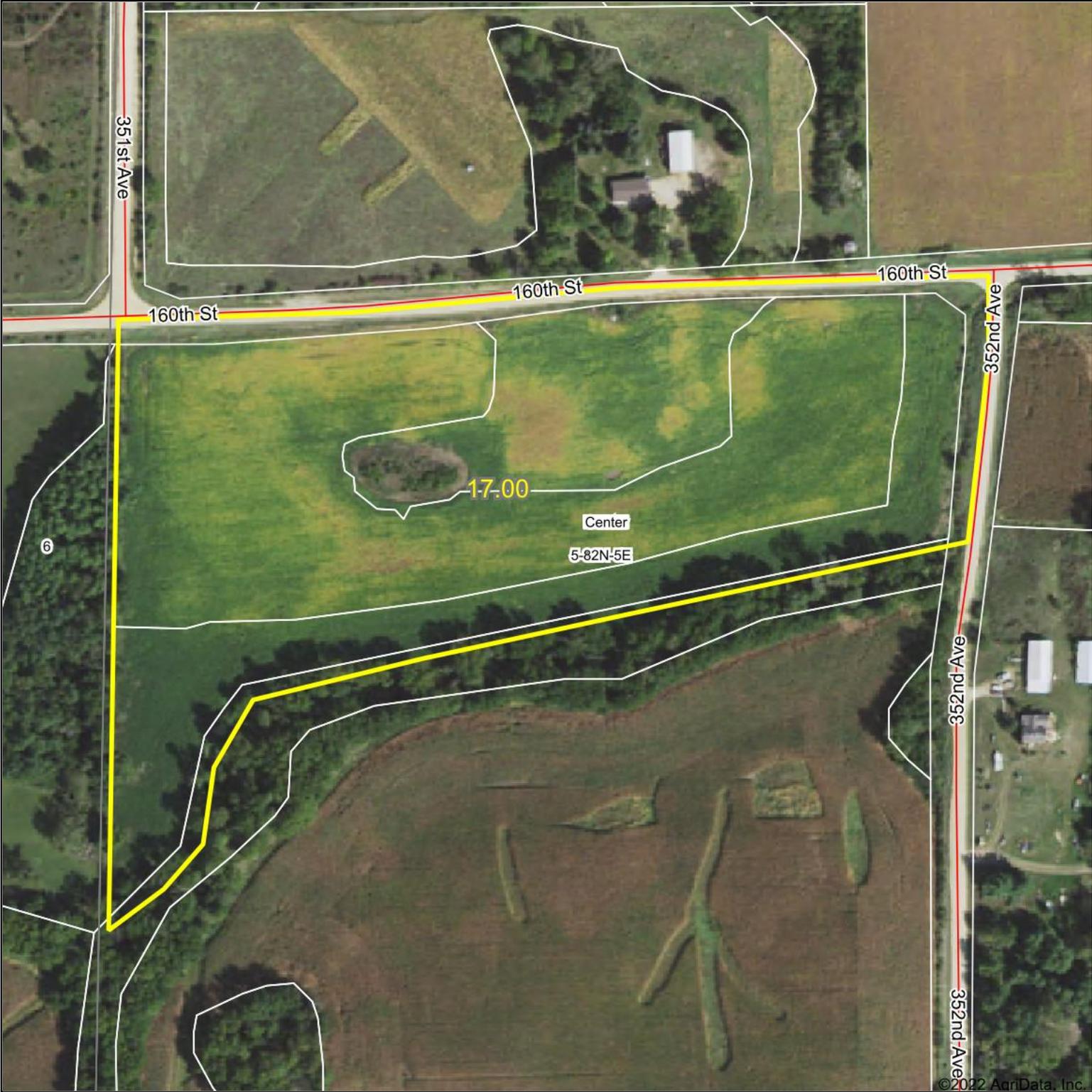
APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	17
Tillable Acres:	15.05
CRP Acres:	
Farmstead:	
Roads:	.5
Waterways:	
Timber:	1.45
Pasture:	

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Aerial Map - Total Acres



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Map Center: 41° 56' 29.04, -90° 24' 36.58



5-82N-5E
Clinton County
Iowa



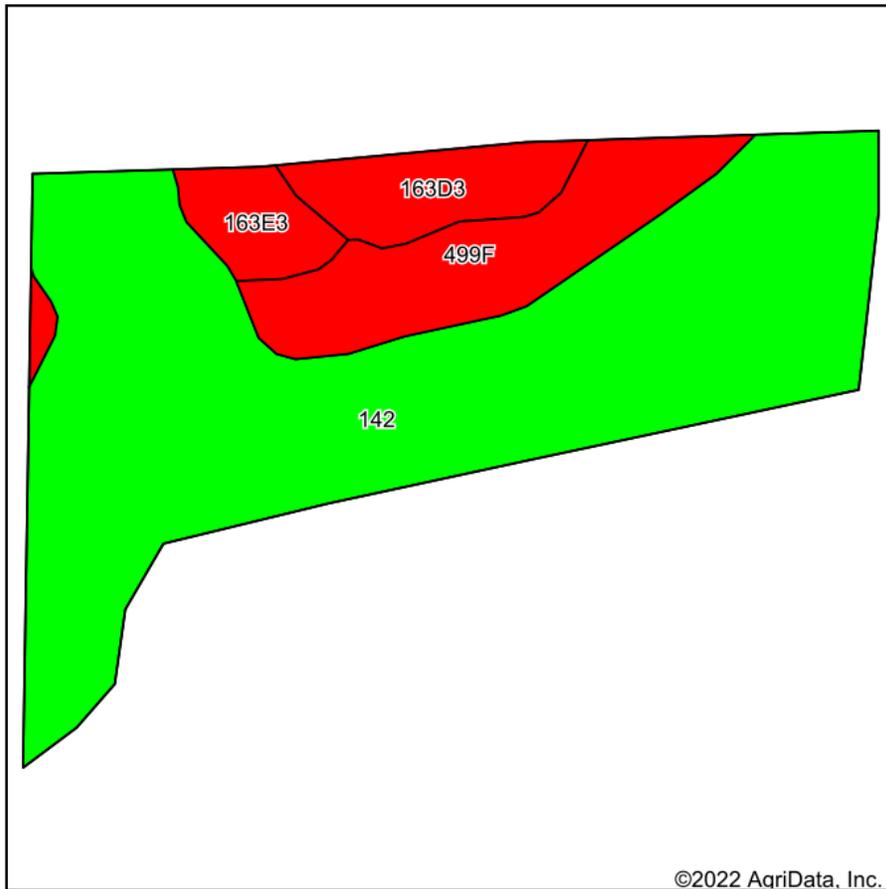
2/14/2022



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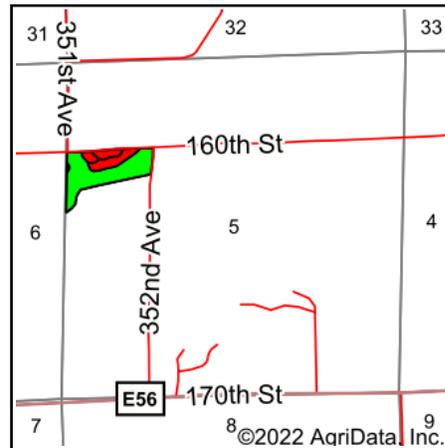
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Acres



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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **5-82N-5E**
 Township: **Center**
 Acres: **17**
 Date: **2/14/2022**



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	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans
142	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	12.43	73.1%		IIw	180.8	5.1	52.4	79	84	86
499F	Nordness silt loam, 14 to 25 percent slopes	2.49	14.6%		VIIIs	88	2.5	25.5	5	43	27
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	1.20	7.1%		IVe	153.6	4.3	44.5	40	74	54
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	0.88	5.2%		Vle	129.6	3.6	37.6	29	71	51
Weighted Average						3.08	162.6	4.6	62.8	*n 76.6	*n 73.3

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

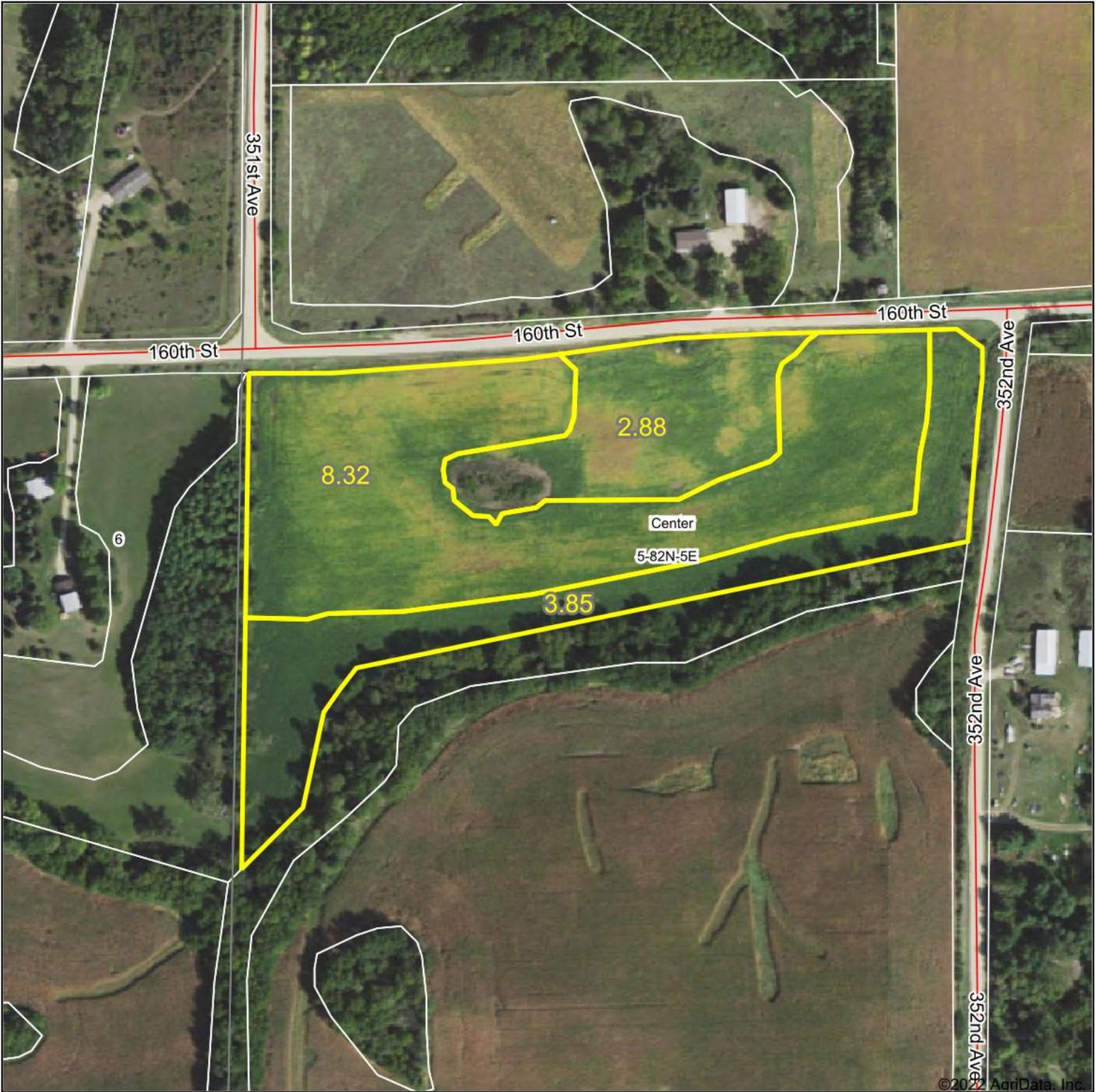
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*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° 56' 29.1, -90° 24' 38.3



5-82N-5E
Clinton County
Iowa

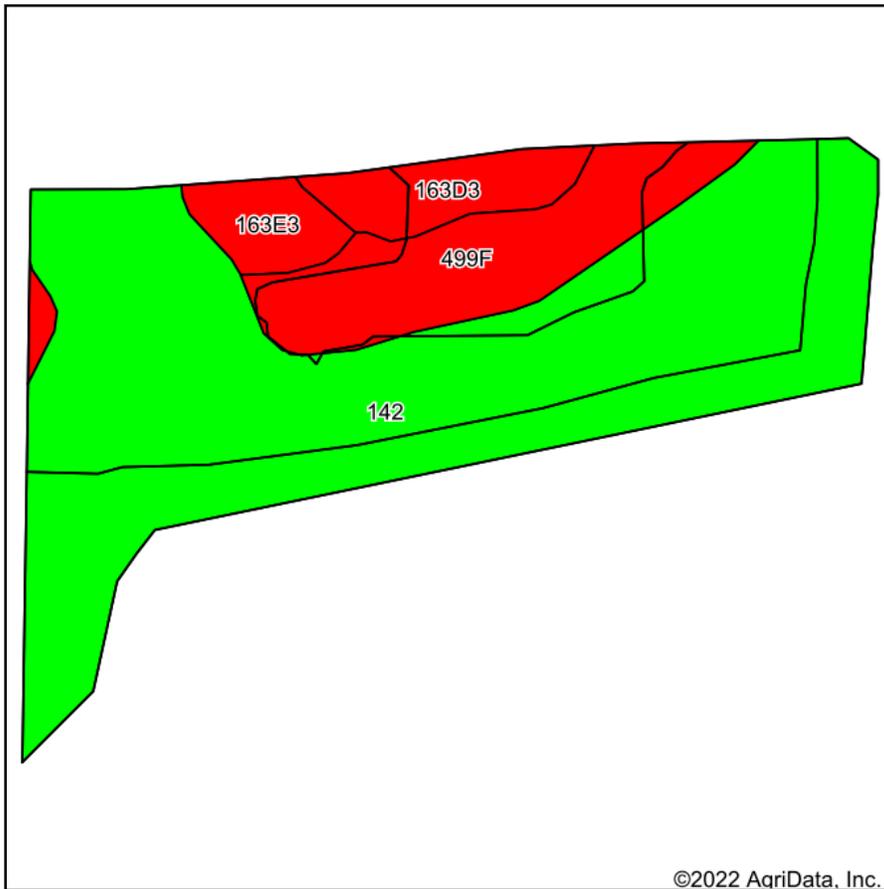


2/14/2022



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: **5-82N-5E**
 Township: **Center**
 Acres: **15.05**
 Date: **2/14/2022**



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
142	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	11.08	73.6%		IIw	180.8	5.1	52.4	79	84	86
499F	Nordness silt loam, 14 to 25 percent slopes	2.35	15.6%		VIIIs	88	2.5	25.5	5	43	27
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	0.88	5.8%		IVe	153.6	4.3	44.5	40	74	54
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	0.74	4.9%		Vle	129.6	3.6	37.6	29	71	51
Weighted Average						3.09	162.2	4.6	62.7	*n 76.4	*n 73.2

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

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Legend Determination Identifiers

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

- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 15.05 acres

2021 Program Year
Map Created March 22, 2021

Farm 735
Tract 2101

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Abbreviated 156 Farm Record

Operator Name : KEVIN M HOFFMANN
 Farms Associated with Operator : 19-045-735, 19-045-3404, 19-045-7386, 19-045-7387, 19-045-8105
 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
15.05	15.05	15.05	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	15.05	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	0.20	0.00	70	
Corn	9.30	0.00	121	
TOTAL	9.50	0.00		

NOTES

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Tract Number : 2101

Description : M-5 NW1/4 OF 5
 FSA Physical Location : IOWA/CLINTON
 ANSI Physical Location : IOWA/CLINTON
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Tract does not contain a wetland
 WL Violations : None
 Owners : GERALD R HOFFMANN ESTATE
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
15.05	15.05	15.05	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	15.05	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

Abbreviated 156 Farm Record

Tract 2101 Continued ...

Oats	0.20	0.00	70
Corn	9.30	0.00	121

TOTAL **9.50** **0.00**

NOTES

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