

# LAND AUCTION

**102 SURVEYED ACRES - OFFERED IN 3 TRACTS**

WENZEL, CLINTON COUNTY, IOWA

**MAY 24, 2022 AT 10:00 A.M.**

**VIRTUAL - ONLINE AUCTION**

#16095



**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**

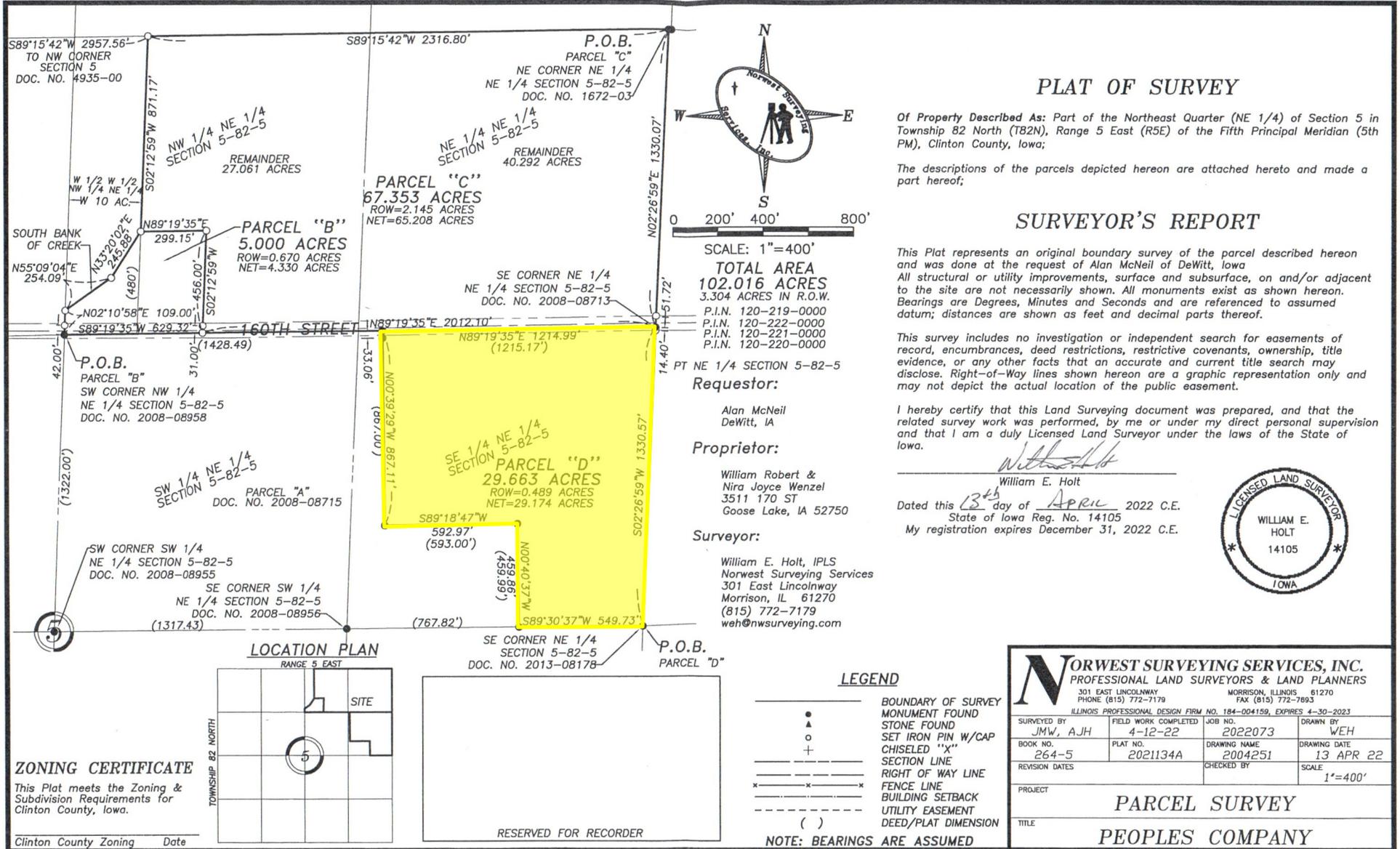
**563.659.8185**

700 6th Ave

DeWitt, Iowa 52742

[www.Yeggemcneilland.co](http://www.Yeggemcneilland.co)

# Tract #1



## PLAT OF SURVEY

Of Property Described As: Part of the Northeast Quarter (NE 1/4) of Section 5 in Township 82 North (T82N), Range 5 East (R5E) of the Fifth Principal Meridian (5th PM), Clinton County, Iowa;

The descriptions of the parcels depicted hereon are attached hereto and made a part hereof;

## SURVEYOR'S REPORT

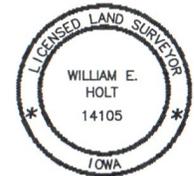
This Plat represents an original boundary survey of the parcel described hereon and was done at the request of Alan McNeil of DeWitt, Iowa. All structural or utility improvements, surface and subsurface, on and/or adjacent to the site are not necessarily shown. All monuments exist as shown hereon. Bearings are Degrees, Minutes and Seconds and are referenced to assumed datum; distances are shown as feet and decimal parts thereof.

This survey includes no investigation or independent search for easements of record, encumbrances, deed restrictions, restrictive covenants, ownership, title evidence, or any other facts that an accurate and current title search may disclose. Right-of-Way lines shown hereon are a graphic representation only and may not depict the actual location of the public easement.

I hereby certify that this Land Surveying document was prepared, and that the related survey work was performed, by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

William E. Holt

Dated this 13th day of APRIL 2022 C.E.  
State of Iowa Reg. No. 14105  
My registration expires December 31, 2022 C.E.



Requestor:  
Alan McNeil  
DeWitt, IA

Proprietor:

William Robert &  
Nira Joyce Wenzel  
3511 170 ST  
Goose Lake, IA 52750

Surveyor:

William E. Holt, IPLS  
Norwest Surveying Services  
301 East Lincolnway  
Morrison, IL 61270  
(815) 772-7179  
weh@nwsurveying.com

### LEGEND

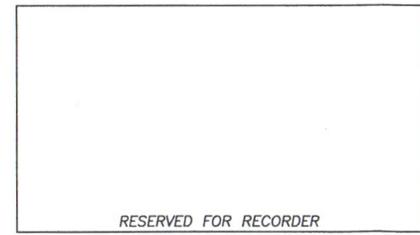
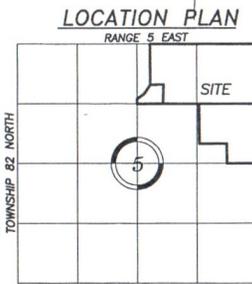
- BOUNDARY OF SURVEY
- MONUMENT FOUND
- STONE FOUND
- + SET IRON PIN W/CAP
- CHISELED "X" SECTION LINE
- RIGHT OF WAY LINE
- FENCE LINE
- BUILDING SETBACK
- UTILITY EASEMENT
- DEED/PLAT DIMENSION

NOTE: BEARINGS ARE ASSUMED

### ZONING CERTIFICATE

This Plat meets the Zoning & Subdivision Requirements for Clinton County, Iowa.

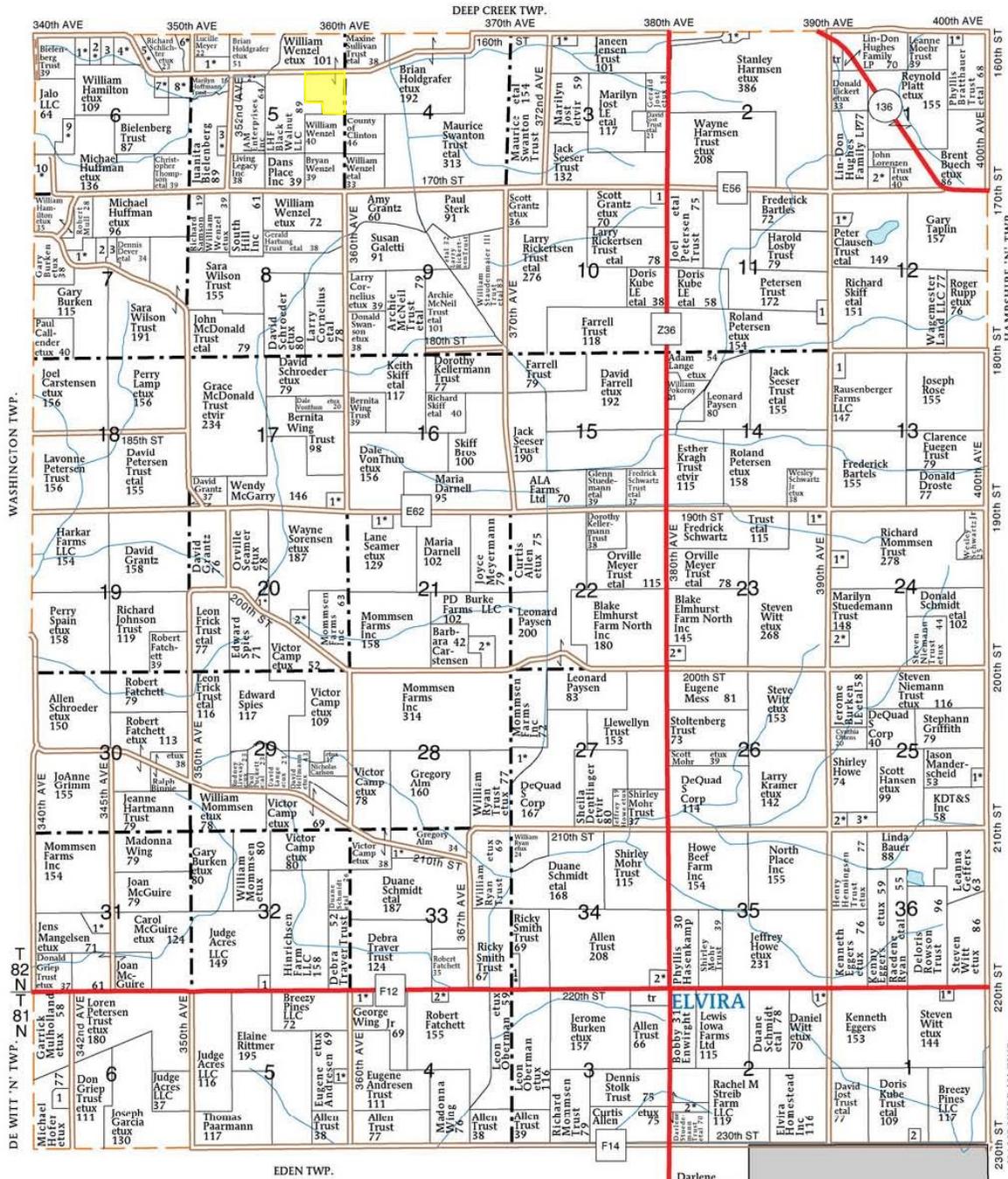
Clinton County Zoning Date



<b>NORWEST SURVEYING SERVICES, INC.</b> PROFESSIONAL LAND SURVEYORS & LAND PLANNERS 301 EAST LINCOLNWAY PHONE (815) 772-7179				MORRISON, ILLINOIS 61270 FAX (815) 772-7893	
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004159, EXPIRES 4-30-2023					
SURVEYED BY JMW, AJH	FIELD WORK COMPLETED 4-12-22	JOB NO. 2022073	DRAWN BY WEH		
BOOK NO. 264-5	PLAT NO. 2021134A	DRAWING NAME 2004251	DRAWING DATE 13 APR 22		
REVISION DATES		CHECKED BY	SCALE 1"=400'		
PROJECT <b>PARCEL SURVEY</b>			TITLE <b>PEOPLES COMPANY</b>		



(Landowners)



**CENTER TOWNSHIP**

**SECTION 1N**

- 1. Olson, Gary etux 5
- 2. Eberhart, Michael etux 10

**SECTION 1S**

- 1. Robertson, Clifford etux 9
- 2. Zarate, Raul 8

**SECTION 2N**

- 1. Voss, Mark etux 12

**SECTION 2S**

- 1. Boyd, Kevin etux 6
- 2. Munck, Curtis etux 6

**SECTION 3N**

- 1. Swanton, Joseph etux 9

**SECTION 4S**

- 1. Wullweber, Billy etux 8

**SECTION 5**

- 2. Oberman Jr, Leon etux 5

**SECTION 5N**

- 1. Frame, Aaron etux 10
- 2. Mullin, James etux 12

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- 3. Cook, William etux 7

**SECTION 6N**

- 1. Andersen, Arlen etux 9

**SECTION 6S**

- 1. Housenga Trust, Robert etux 10
- 2. Vawter, Michael etux 8

**SECTION 7**

- 3. Stuit, James 11
- 4. Glesing, John etal 13
- 5. Newsom, Joseph etux 13

**SECTION 8**

- 8. Ganzer, Todd etux 13
- 9. Nash, Kirby etux 12
- 10. Grantz Trust, Gerhardt etux 19

**SECTION 8S**

- 1. Jurczyk, Andrew 13

**SECTION 7**

- 1. Rutledge, Clark etux 15
- 2. Edwards, Terry 9
- 3. Sledge, Michael 5

**SECTION 10**

- 1. Grantz, Scott 6

**SECTION 11N**

- 1. Gradert, Jay 6

**SECTION 12**

- 1. Lauritzen, James etux 7

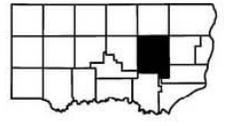
**SECTION 13**

- 1. Gradert, Joan 9

**CLINTON**

- 11. Darlene Stuedemann Trust etal 193
- Jack Seeser Trust 112

SEE PAGE 93 FOR ADDITIONAL NAMES NOT LISTED ON MAPS.



Douglas R. Yegge 563-320-9900  
 Alan McNeil 563-321-1125  
[www.yeggemcneilland.com](http://www.yeggemcneilland.com)

# TRACT #1

**LEGAL DESCRIPTION:**

29.66 surveyed acres, Parcel D, being in the Northeast 1/4 of Section 5, Center Township, Clinton County, Iowa. The exact legal description to come from the survey.

**Wenzel, Tract 1 - 29.66 Surveyed Acres  
Clinton County, IA**

**COMMENTS & BUILDING INFORMATION:**

**Tract 1:** 29.66 surveyed with 29.21 FSA cropland acres and a CSR2 value of 74.5 including top-producing soil types of Colo silt loam and Richwood silt loam. Located along the south side of 160th Street and south of Goose Lake, Iowa. This tract offers many possibilities as an add-on unit to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio.

**LEASE/FSA INFORMATION:**

Open for the 2022 crop year.

**SALE METHOD: VIRTUAL ON-LINE**

**AUCTION** Go to [PeoplesCompany.com](http://PeoplesCompany.com) and click the "Auctions" tab, open up the "Wenzel" auction. Click on any of the "BID NOW" icons within that auction. This will take you to our Online Bidding platform. Find the portion of the auction you wish to participate in and open it up. To participate in that auction click "REGISTER TO BID". From there you will need to create a bidder account. Once that is created you are able to bid on any of the parcels in our Online Auction.

Phone bidding available upon request.

Any questions feel free to call Alan McNeil at 563.321.1125.

**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](http://Yeggemcneiland.com)  
[PeoplesCompany.com](http://PeoplesCompany.com)

<b>TOTAL ACRES:</b>	29.66 surveyed acres
<b>TERMS:</b>	10% earnest money day of the auction.
<b>Price Per Acre:</b>	
<b>Owner:</b>	Wenzel
<b>Operator:</b>	Open for the 2022 crop year
<b>County &amp; State:</b>	Clinton Co., IA
<b>Location:</b>	2 miles south of Goose Lake, IA
<b>Possession Date:</b>	Upon receipt of earnest money
<b>Drainage Info:</b>	Natural
<b>Average Productivity:</b>	74.5 CSR2
<b>Taxable Acres:</b>	30 est.
<b>Net RE Taxes:</b>	\$1,236 est.
<b>Taxes Payable In:</b>	2020-2021
<b>Topography:</b>	Level to Gently Rolling

**F.S.A. INFORMATION:**

*\*Farm program information is subject to change since it's currently combined with additional tracts. Base acres will be adjusted with the farm is reconstituted by the Clinton County, Iowa, FSA office.*

<b>Farmland:</b>	29.21
<b>Crop Acres:</b>	29.21
<b>Corn Base:</b>	20.81 est.
<b>Corn Yield:</b>	170
<b>Soybean Base:</b>	6.1 est.
<b>Soybean Yield:</b>	51

**APPROXIMATE BREAKDOWN OF ACRES:**

<b>Total Acres:</b>	29.66
<b>Tillable Acres:</b>	29.21
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	.45
<b>Timber:</b>	
<b>Pasture:</b>	

# Aerial Map



©2022 AgriData, Inc.



Map Center: 41° 56' 28.94, -90° 23' 43.16



**5-82N-5E**  
**Clinton County**  
**Iowa**



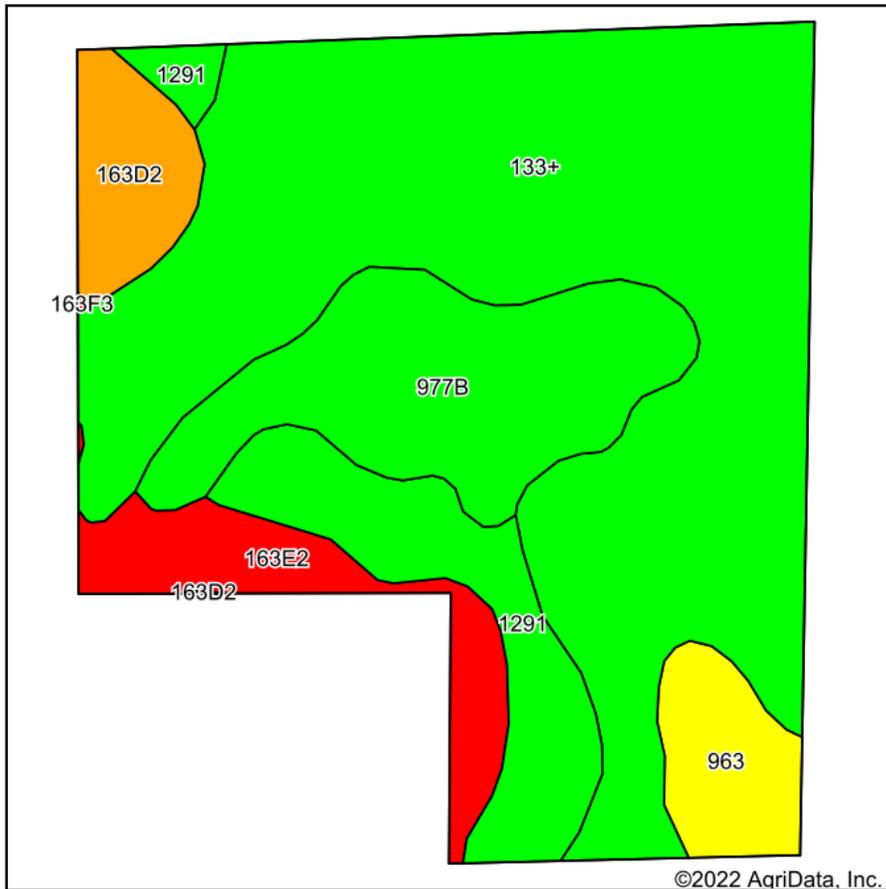
4/25/2022



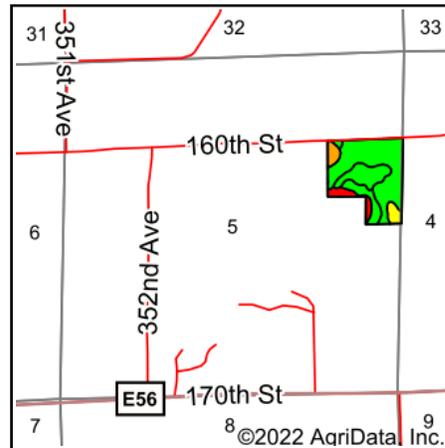
© AgriData, Inc. 2021 www.AgriDataInc.com

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

# Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Clinton**  
 Location: **5-82N-5E**  
 Township: **Center**  
 Acres: **29.66**  
 Date: **4/25/2022**



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
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	16.84	56.8%		IIw	204.8	4.3	59.4	78	80	82
977B	Richwood silt loam, 1 to 6 percent slopes	4.67	15.7%		Ile				90	91	85
1291	Atterberry silt loam, benches, 1 to 3 percent slopes	3.24	10.9%		Ile	224.0	5.8	65.0	85	93	93
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	2.07	7.0%		IVe	140.8	3.9	40.8	35	76	59
963	Elvers silt loam, 0 to 2 percent slopes	1.44	4.9%		IIw	169.6	3.6	49.2	64	65	82
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	1.40	4.7%		IIIe	164.8	4.6	47.8	46	80	64
<b>Weighted Average</b>						<b>2.19</b>	<b>166.6</b>	<b>3.7</b>	<b>75.5</b>	<b>*n 82.1</b>	<b>*n 81.2</b>

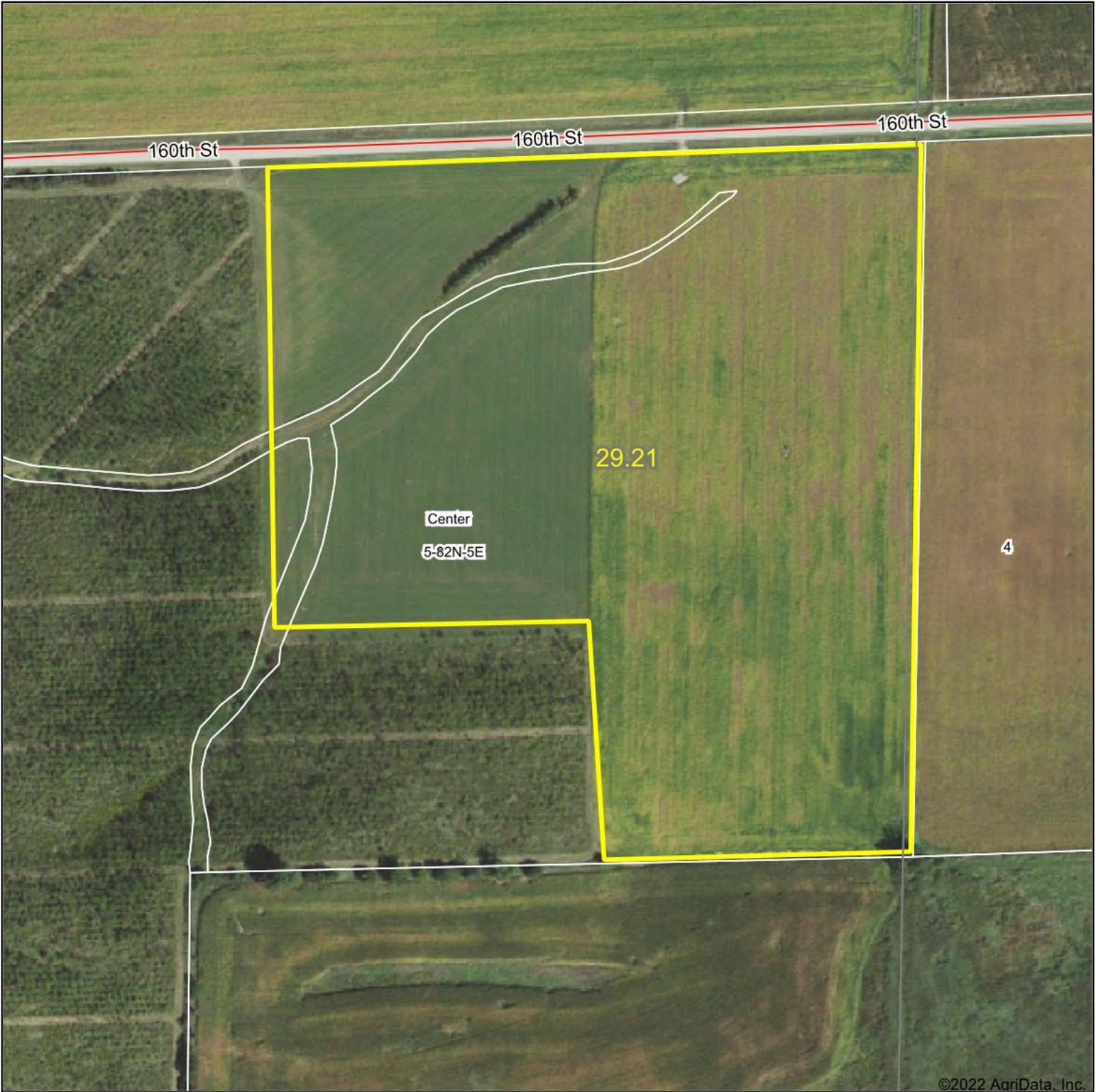
\*\*IA has updated the CSR values for each county to CSR2.

\*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

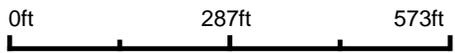
Soils data provided by USDA and NRCS.



©2022 AgriData, Inc.



Map Center: 41° 56' 25.89, -90° 23' 44.72



**5-82N-5E**  
**Clinton County**  
**Iowa**

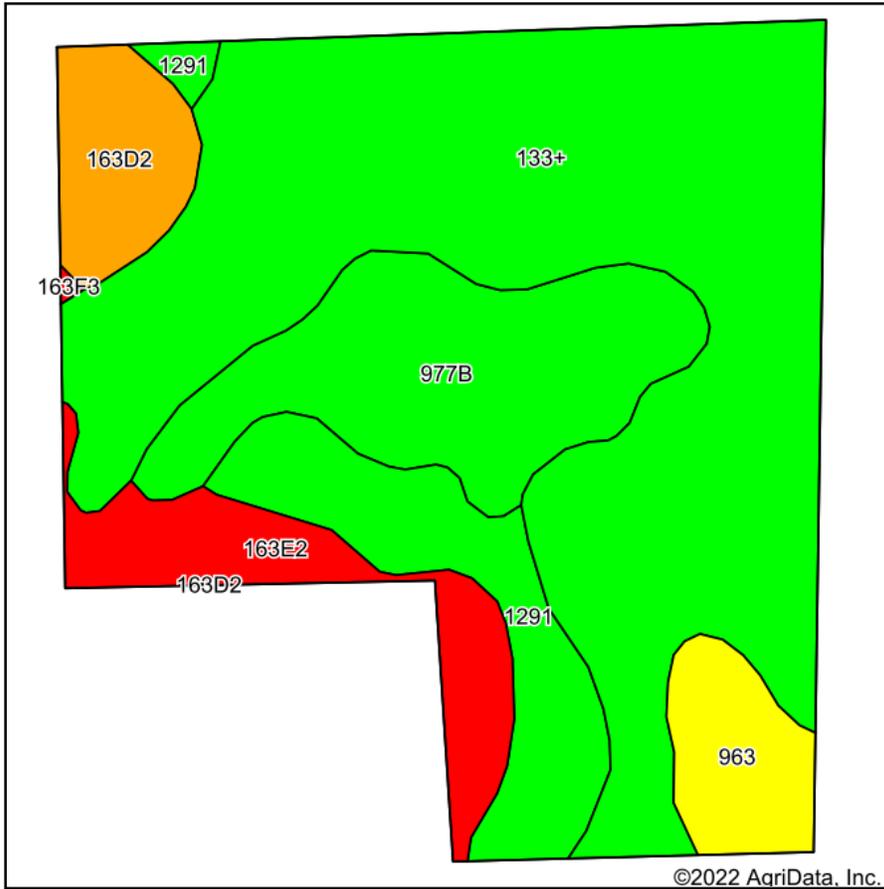


3/29/2022

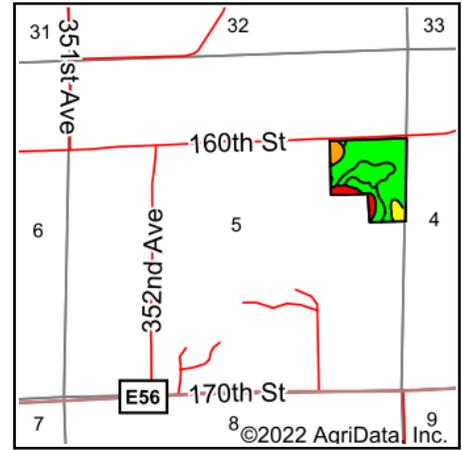


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Field borders provided by Farm Service Agency as of 5/21/2008.



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Clinton**  
 Location: **5-82N-5E**  
 Township: **Center**  
 Acres: **29.21**  
 Date: **3/29/2022**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2021 www.AgriDataInc.com



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163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	2.28	7.8%		IVe	140.8	3.9	40.8	35	76	59
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	1.51	5.2%		IIIe	164.8	4.6	47.8	46	80	64
963	Elvers silt loam, 0 to 2 percent slopes	1.43	4.9%		IIw	169.6	3.6	49.2	64	65	82
<b>Weighted Average</b>						<b>2.21</b>	<b>165.3</b>	<b>3.7</b>	<b>75</b>	<b>*n 82.1</b>	<b>*n 80.9</b>

\*\*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.



**Legend Determination Identifiers**

- Non-Cropland
- Restricted Cropland
- CRP
- Iowa PLSS
- Tract Boundary
- 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).

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

**2021 Program Year**  
Map Created March 22, 2021

**Farm 6977**  
**Tract 12569**

**Tract Cropland Total: 96.59 acres**

**Abbreviated 156 Farm Record**

**Tract 10114 Continued ...**

Corn	56.49	0.00	170
Soybeans	8.10	0.00	51
<b>TOTAL</b>	<b>64.59</b>	<b>0.00</b>	

**NOTES**

**Tract Number : 10116**

**Description** : M-5 NW1/4 OF 8  
**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** : MR WILLIAM R WENZEL  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
39.15	25.87	25.87	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	25.87	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	19.90	0.00	170
Soybeans	3.70	0.00	51
<b>TOTAL</b>	<b>23.60</b>	<b>0.00</b>	

**NOTES**

**Tract Number : 12569**

**Description** : NE1/4 of 5, T82N, R5E  
**FSA Physical Location** : IOWA/CLINTON  
**ANSI Physical Location** : IOWA/CLINTON  
**BIA Unit Range Number** :  
**HEL Status** : HEL determinations not completed for all fields on the tract  
**Wetland Status** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** : MRS NIRA JOYCE WENZEL, MR WILLIAM R WENZEL  
**Other Producers** : None  
**Recon ID** : None

Abbreviated 156 Farm Record

Tract 12569 Continued ...

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
97.69	96.59	96.59	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	96.59	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	68.31	0.00	170
Soybeans	19.90	0.00	51
<b>TOTAL</b>	<b>88.21</b>	<b>0.00</b>	

NOTES

Tract Number : 12654

Description : SW1/4 of 4 T82N, R5E  
 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 contains a wetland or farmed wetland  
 WL Violations : None  
 Owners : WILLIAM DAVID WENZEL  
 Other Producers : None  
 Recon ID : None

Tract Land Data

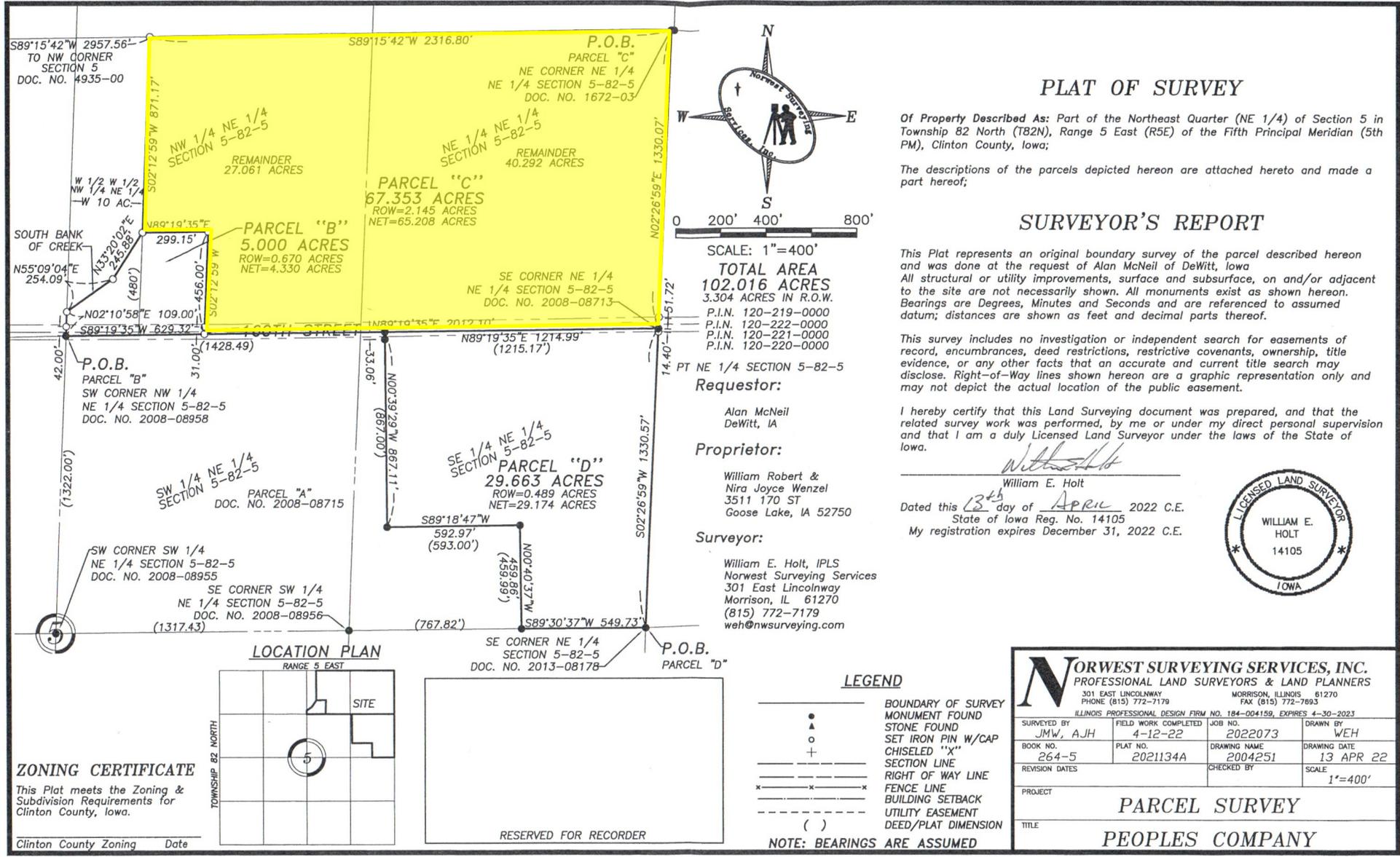
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
33.20	33.20	33.20	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	33.20	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	27.10	0.00	170
Soybeans	4.30	0.00	51
<b>TOTAL</b>	<b>31.40</b>	<b>0.00</b>	

NOTES

# Tract #2



## PLAT OF SURVEY

Of Property Described As: Part of the Northeast Quarter (NE 1/4) of Section 5 in Township 82 North (T82N), Range 5 East (R5E) of the Fifth Principal Meridian (5th PM), Clinton County, Iowa;

The descriptions of the parcels depicted hereon are attached hereto and made a part hereof;

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I hereby certify that this Land Surveying document was prepared, and that the related survey work was performed, by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

*William E. Holt*  
William E. Holt

Dated this 13th day of APRIL 2022 C.E.  
State of Iowa Reg. No. 14105  
My registration expires December 31, 2022 C.E.



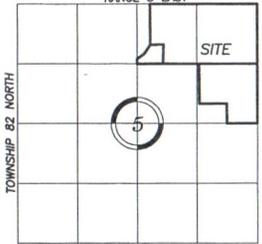
SCALE: 1"=400'  
TOTAL AREA  
102.016 ACRES  
3.304 ACRES IN R.O.W.  
P.I.N. 120-219-0000  
P.I.N. 120-222-0000  
P.I.N. 120-221-0000  
P.I.N. 120-220-0000

PT NE 1/4 SECTION 5-82-5  
**Requestor:**

Alan McNeil  
DeWitt, IA  
**Proprietor:**  
William Robert &  
Nira Joyce Wenzel  
3511 170 ST  
Goose Lake, IA 52750

**Surveyor:**  
William E. Holt, IPLS  
Norwest Surveying Services  
301 East Lincolnway  
Morrison, IL 61270  
(815) 772-7179  
weh@nwsurveying.com

### LOCATION PLAN



### ZONING CERTIFICATE

This Plat meets the Zoning & Subdivision Requirements for Clinton County, Iowa.

Clinton County Zoning Date

RESERVED FOR RECORDER

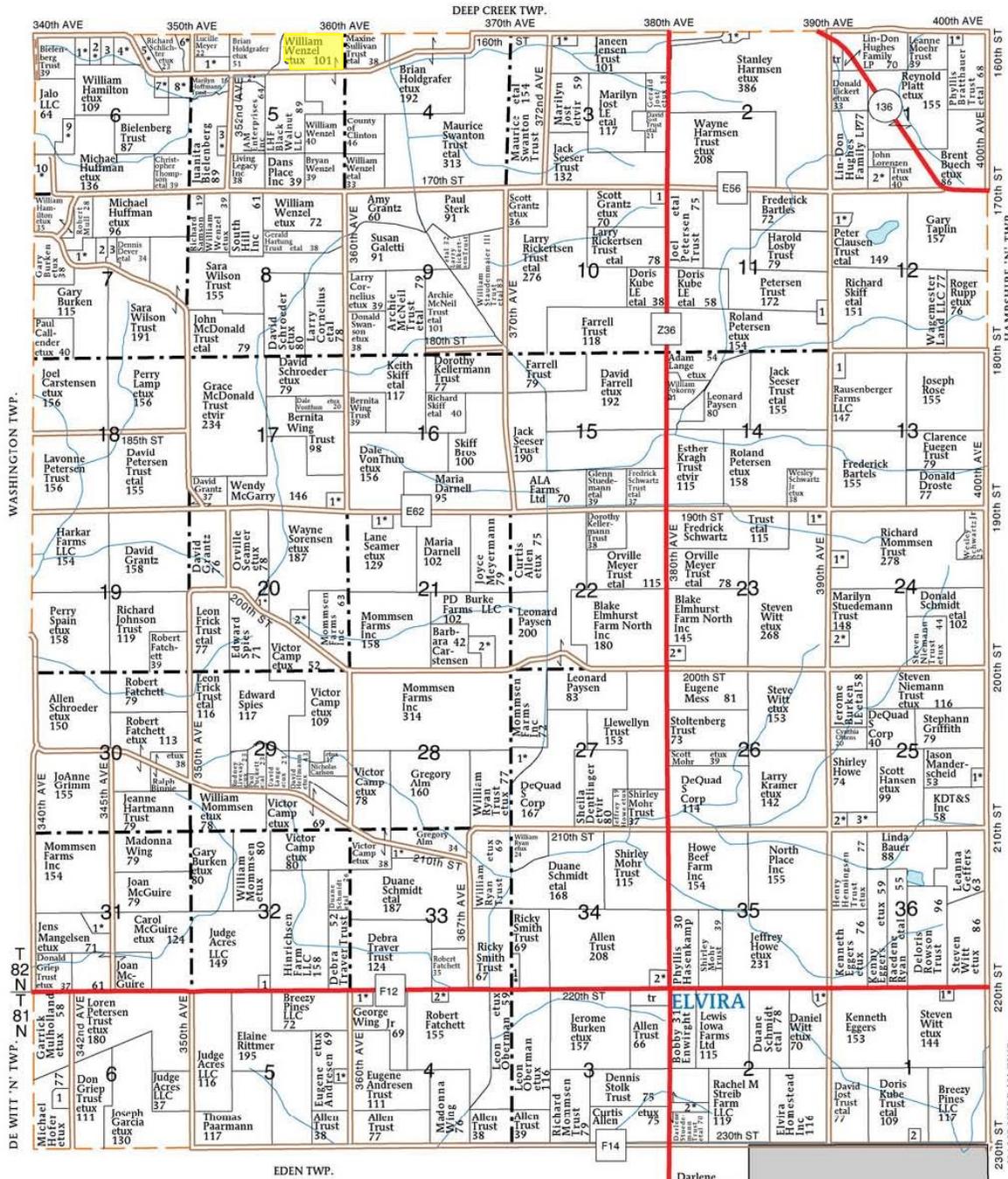
**NORWEST SURVEYING SERVICES, INC.**  
PROFESSIONAL LAND SURVEYORS & LAND PLANNERS  
301 EAST LINCOLNWAY MORRISON, ILLINOIS 61270  
PHONE (815) 772-7179 FAX (815) 772-7893  
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004159, EXPIRES 4-30-2023

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PROJECT: **PARCEL SURVEY**  
TITLE: **PEOPLES COMPANY**



(Landowners)



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- 3. Stuit, James 11
- 4. Glesing, John etal 13
- 5. Newsom, Joseph etux 13
- 6. Trujillo, Matthew etux 13
- 7. Franks, Robert etux 9

- 8. Ganzer, Todd etux 13
- 9. Nash, Kirby etux 12
- 10. Grantz Trust, Gerhardt etux 19
- SECTION 6S**
- 1. Jurczyk, Andrew 13
- SECTION 7**
- 1. Rutledge, Clark etux 15
- 2. Edwards, Terry 9
- 3. Sledge, Michael 5
- SECTION 10**
- 1. Grantz, Scott 6
- SECTION 11N**
- 1. Gradert, Jay 6
- SECTION 12**
- 1. Lauritzen, James etux 7
- SECTION 13**
- 1. Gradert, Joan 9

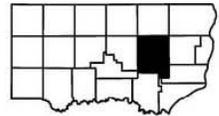
SEE PAGE 93 FOR ADDITIONAL NAMES NOT LISTED ON MAPS.

CLINTON

Darlene Stuedemann Trust etal 193

Jack Seeser Trust 112

CAMANACHE TWP. HAMPSHIRE 'S' TWP.



# TRACT #2

**LEGAL DESCRIPTION:**

67.35 Surveyed Acres, Parcel C, being part of the North 1/2 of the Northeast 1/4 in Section 5, Township 82 North, Range 5 East, Clinton Co., Iowa. Exact legal to come from Survey

**COMMENTS & BUILDING INFORMATION:**

**Tract 2:** 67.35 surveyed acres with an estimated 66 FSA cropland acres and a CSR2 value of 76.3 including the top-producing soil type of Colo and Chaseburg silt loams. This tract offers many possibilities as an add-on to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio.

**LEASE/FSA INFORMATION:**

Open for the 2022 crop year.

**SALE METHOD: VIRTUAL ON-LINE**

**AUCTION** Go to [Peoplescompany.com](http://Peoplescompany.com) and click the "Auctions" tab, open up the "Wenzel" auction. Click on any of the "BID NOW" icons within that auction. This will take you to our Online Bidding platform. Find the portion of the auction you wish to participate in and open it up. To participate in that auction click "REGISTER TO BID". From there you will need to create a bidder account. Once that is created you are able to bid on any of the parcels in our Online Auction.

Phone bidding available upon request.

Any questions feel free to call Alan McNeil at 563.321.1125.

**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](http://Yeggemcneiland.com)

[PeoplesCompany.com](http://PeoplesCompany.com)

**Wenzel, Tract 2 - 67.35 Surveyed Acres,  
Clinton County, IA**

<b>TOTAL ACRES:</b>	67.35 Surveyed Acres
<b>TERMS:</b>	10% earnest money day of the auction.
<b>Price Per Acre:</b>	
<b>Owner:</b>	Wenzel
<b>Operator:</b>	Open for the 2022 crop year
<b>County &amp; State:</b>	Clinton Co., IA
<b>Location:</b>	2 miles south of Goose Lake, IA
<b>Possession Date:</b>	Upon receipt of earnest money
<b>Drainage Info:</b>	Natural
<b>Average Productivity:</b>	76.3 CSR2
<b>Taxable Acres:</b>	
<b>Net RE Taxes:</b>	
<b>Taxes Payable In:</b>	2020-2021
<b>Topography:</b>	Level to Gently Rolling

**F.S.A. INFORMATION:**

*\*Farm program information is subject to change since it's currently combined with additional tracts. Base acres will be adjusted with the farm is reconstituted by the Clinton County, Iowa, FSA office.*

<b>Farmland:</b>	69.5
<b>Crop Acres:</b>	66 est.
<b>Corn Base:</b>	47.5 est.
<b>Corn Yield:</b>	170
<b>Soybean Base:</b>	13.8 est.
<b>Soybean Yield:</b>	51

**APPROXIMATE BREAKDOWN OF ACRES:**

<b>Total Acres:</b>	67.35
<b>Tillable Acres:</b>	66
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	1.35
<b>Bin site:</b>	
<b>Timber:</b>	
<b>Pasture:</b>	

**PeoplesCompany.com**  
563.659.8185

700 6th Ave  
DeWitt, Iowa 52742

# Aerial Map



©2022 AgriData, Inc.



Map Center: 41° 56' 39.03, -90° 23' 49.03



**5-82N-5E**  
**Clinton County**  
**Iowa**



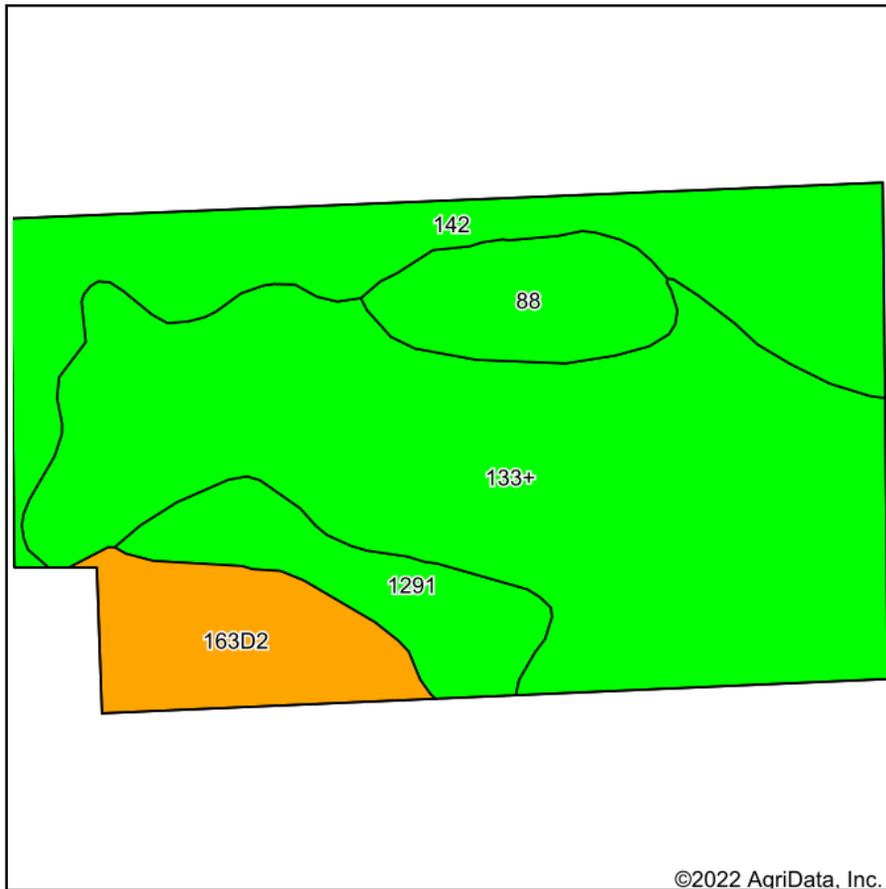
4/25/2022



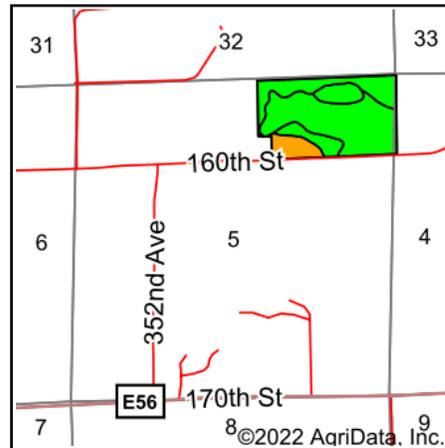
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Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Clinton**  
 Location: **5-82N-5E**  
 Township: **Center**  
 Acres: **67.35**  
 Date: **4/25/2022**



Maps Provided By:



© AgriData, Inc. 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**	*n NCCPI Corn	*n NCCPI Soybeans
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	35.61	52.9%		IIw	204.8	4.3	59.4	78	80	82
142	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	14.79	22.0%		IIw	180.8	5.1	52.4	79	84	86
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	6.38	9.5%		IIIe	164.8	4.6	47.8	46	80	64
1291	Atterberry silt loam, benches, 1 to 3 percent slopes	5.53	8.2%		Ile	224.0	5.8	65.0	85	93	93
88	Nevin silty clay loam, 0 to 2 percent slopes	5.04	7.5%		Iw	227.2	5.9	65.9	95	98	88
<b>Weighted Average</b>						<b>2.02</b>	<b>199</b>	<b>4.7</b>	<b>77</b>	<b>*n 83.3</b>	<b>*n 82.5</b>

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

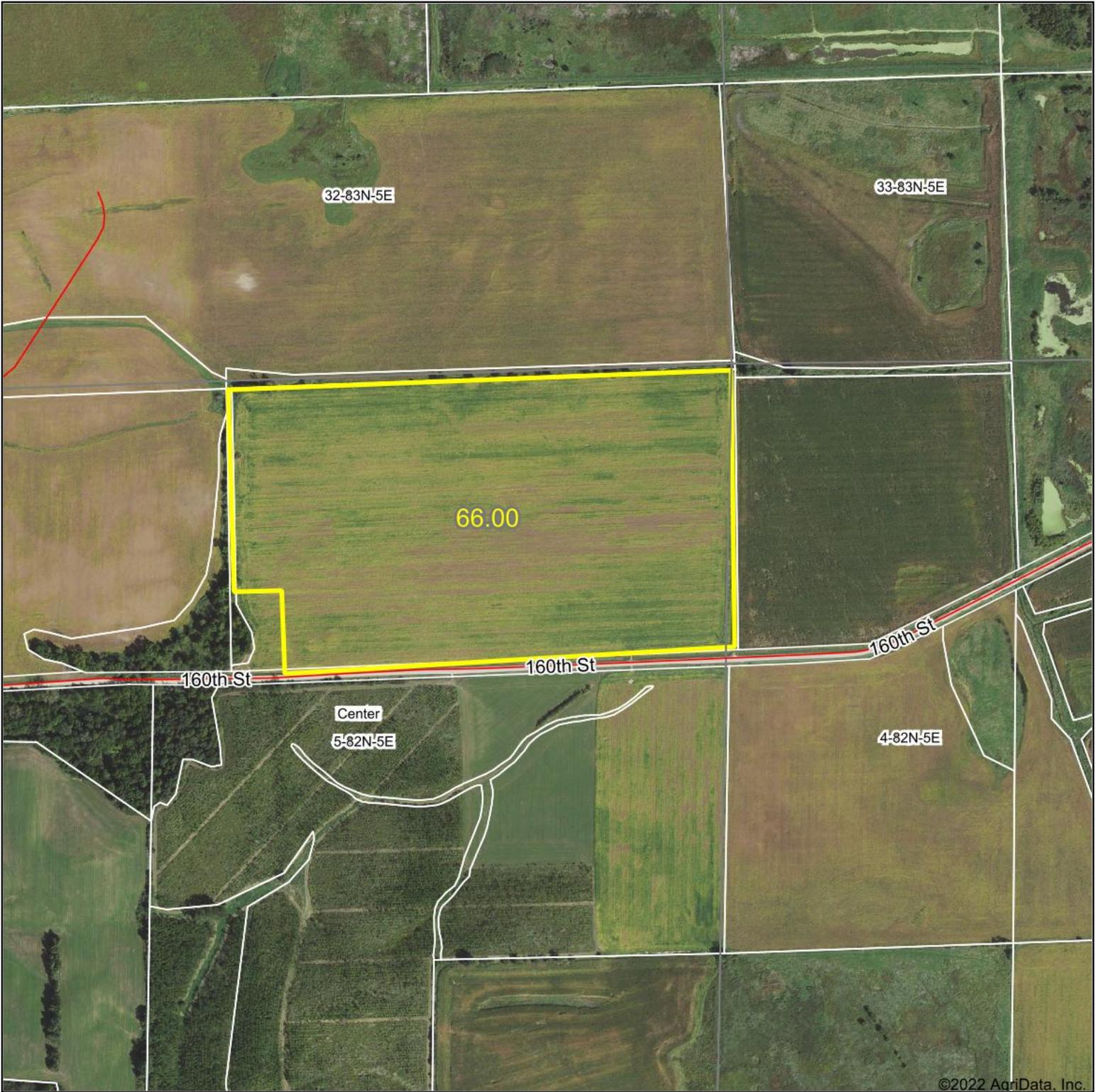
\*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

\*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



Map Center: 41° 56' 38.7, -90° 23' 46.02



**5-82N-5E**  
**Clinton County**  
**Iowa**

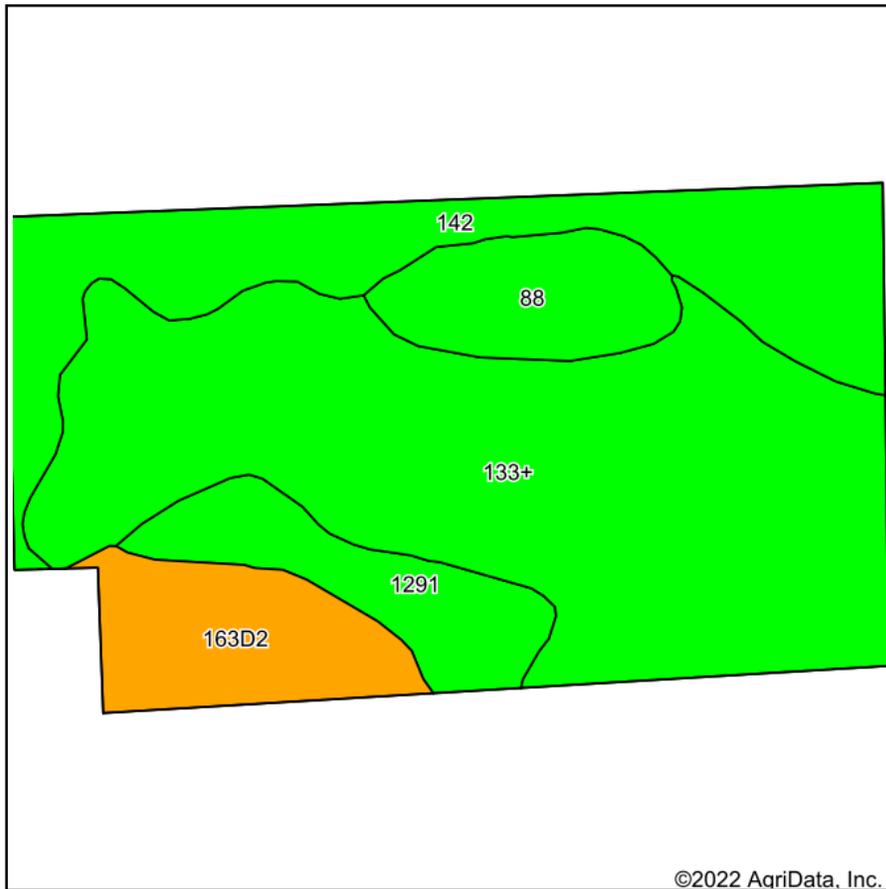


4/25/2022

Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2021      www.AgriDataInc.com

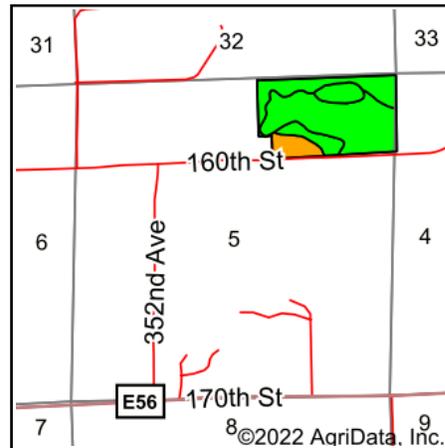
Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



Soils data provided by USDA and NRCS.

©2022 AgriData, Inc.



State: **Iowa**  
 County: **Clinton**  
 Location: **5-82N-5E**  
 Township: **Center**  
 Acres: **66**  
 Date: **4/25/2022**



Maps Provided By:



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www.AgriDataInc.com



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
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	34.80	52.7%	Green	IIw	204.8	4.3	59.4	78	80	82
142	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	14.46	21.9%	Green	IIw	180.8	5.1	52.4	79	84	86
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	6.25	9.5%	Orange	IIIe	164.8	4.6	47.8	46	80	64
1291	Atterberry silt loam, benches, 1 to 3 percent slopes	5.45	8.3%	Green	Ile	224.0	5.8	65.0	85	93	93
88	Nevin silty clay loam, 0 to 2 percent slopes	5.04	7.6%	Green	Iw	227.2	5.9	65.9	95	98	88
<b>Weighted Average</b>						<b>2.02</b>	<b>199</b>	<b>4.7</b>	<b>77.1</b>	<b>*n 83.3</b>	<b>*n 82.5</b>

\*\*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.



**Legend Determination Identifiers**

- Non-Cropland
- Restricted Cropland
- CRP
- Iowa PLSS
- Tract Boundary
- 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).

Tract Cropland Total: 96.59 acres

2021 Program Year  
Map Created March 22, 2021

Farm **6977**  
Tract **12569**

**Abbreviated 156 Farm Record**

**Tract 10114 Continued ...**

Corn	56.49	0.00	170
Soybeans	8.10	0.00	51
<b>TOTAL</b>	<b>64.59</b>	<b>0.00</b>	

**NOTES**

**Tract Number : 10116**

**Description** : M-5 NW1/4 OF 8  
**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** : MR WILLIAM R WENZEL  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
39.15	25.87	25.87	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	25.87	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	19.90	0.00	170
Soybeans	3.70	0.00	51
<b>TOTAL</b>	<b>23.60</b>	<b>0.00</b>	

**NOTES**

**Tract Number : 12569**

**Description** : NE1/4 of 5, T82N, R5E  
**FSA Physical Location** : IOWA/CLINTON  
**ANSI Physical Location** : IOWA/CLINTON  
**BIA Unit Range Number** :  
**HEL Status** : HEL determinations not completed for all fields on the tract  
**Wetland Status** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** : MRS NIRA JOYCE WENZEL, MR WILLIAM R WENZEL  
**Other Producers** : None  
**Recon ID** : None

Abbreviated 156 Farm Record

Tract 12569 Continued ...

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
97.69	96.59	96.59	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	96.59	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	68.31	0.00	170
Soybeans	19.90	0.00	51
<b>TOTAL</b>	<b>88.21</b>	<b>0.00</b>	

NOTES

Tract Number : 12654

Description : SW1/4 of 4 T82N, R5E  
 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 contains a wetland or farmed wetland  
 WL Violations : None  
 Owners : WILLIAM DAVID WENZEL  
 Other Producers : None  
 Recon ID : None

Tract Land Data

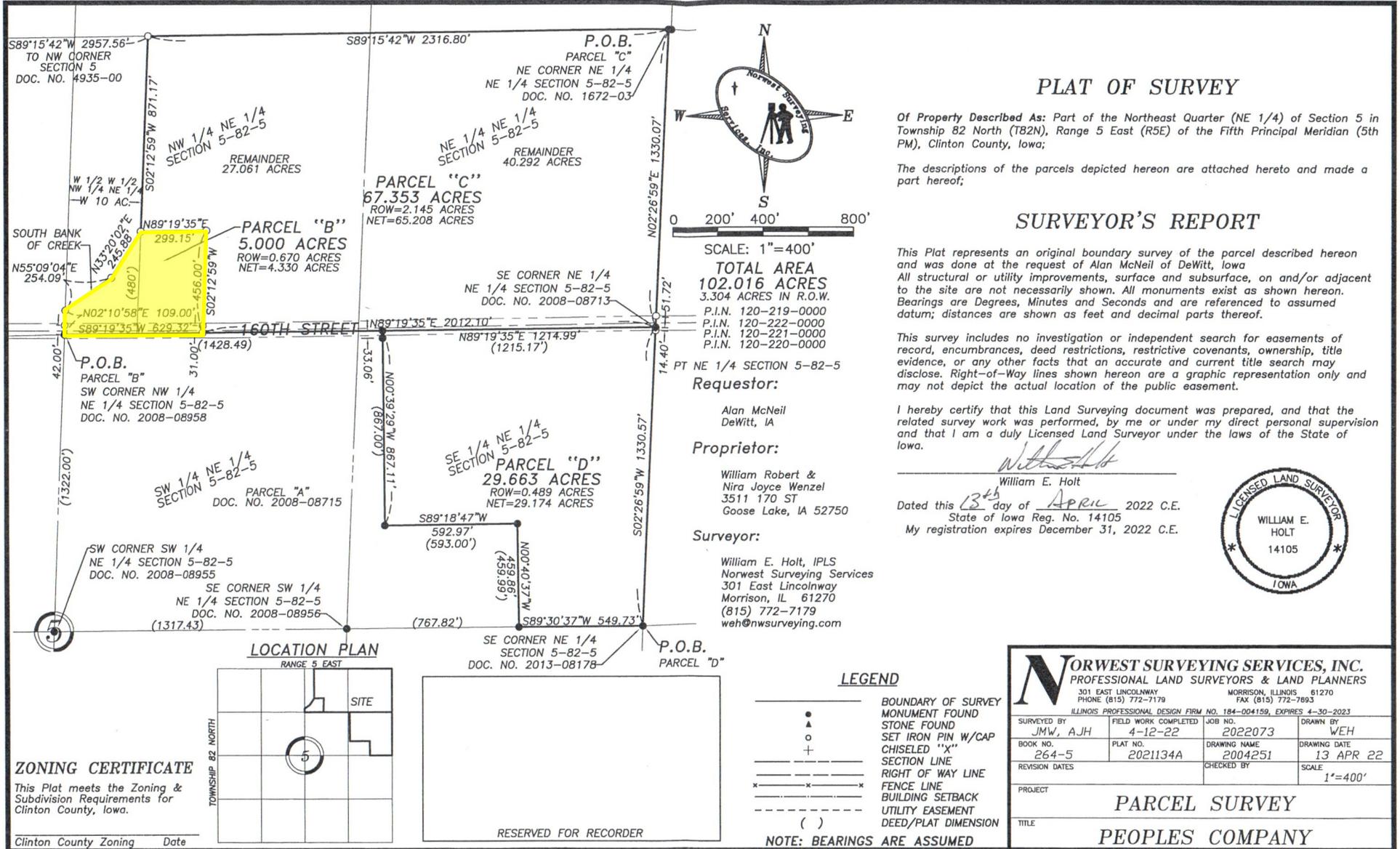
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
33.20	33.20	33.20	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	33.20	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	27.10	0.00	170
Soybeans	4.30	0.00	51
<b>TOTAL</b>	<b>31.40</b>	<b>0.00</b>	

NOTES

# Tract #3



## PLAT OF SURVEY

Of Property Described As: Part of the Northeast Quarter (NE 1/4) of Section 5 in Township 82 North (T82N), Range 5 East (R5E) of the Fifth Principal Meridian (5th PM), Clinton County, Iowa;

The descriptions of the parcels depicted hereon are attached hereto and made a part hereof;

## SURVEYOR'S REPORT

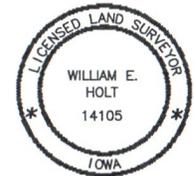
This Plat represents an original boundary survey of the parcel described hereon and was done at the request of Alan McNeil of DeWitt, Iowa. All structural or utility improvements, surface and subsurface, on and/or adjacent to the site are not necessarily shown. All monuments exist as shown hereon. Bearings are Degrees, Minutes and Seconds and are referenced to assumed datum; distances are shown as feet and decimal parts thereof.

This survey includes no investigation or independent search for easements of record, encumbrances, deed restrictions, restrictive covenants, ownership, title evidence, or any other facts that an accurate and current title search may disclose. Right-of-Way lines shown hereon are a graphic representation only and may not depict the actual location of the public easement.

I hereby certify that this Land Surveying document was prepared, and that the related survey work was performed, by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

*William E. Holt*  
 William E. Holt

Dated this 13<sup>th</sup> day of APRIL 2022 C.E.  
 State of Iowa Reg. No. 14105  
 My registration expires December 31, 2022 C.E.

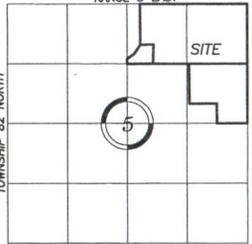


SCALE: 1"=400'  
 TOTAL AREA  
 102.016 ACRES  
 3.304 ACRES IN R.O.W.  
 P.I.N. 120-219-0000  
 P.I.N. 120-222-0000  
 P.I.N. 120-221-0000  
 P.I.N. 120-220-0000

Proprietor:  
 Alan McNeil  
 DeWitt, IA  
 William Robert &  
 Nira Joyce Wenzel  
 3511 170 ST  
 Goose Lake, IA 52750

Surveyor:  
 William E. Holt, IPLS  
 Norwest Surveying Services  
 301 East Lincolnway  
 Morrison, IL 61270  
 (815) 772-7179  
 weh@nwsurveying.com

### LOCATION PLAN



### ZONING CERTIFICATE

This Plat meets the Zoning & Subdivision Requirements for Clinton County, Iowa.

Clinton County Zoning Date

RESERVED FOR RECORDER

### LEGEND

- BOUNDARY OF SURVEY
- MONUMENT FOUND
- SET IRON PIN W/CAP
- + CHISELED "X"
- SECTION LINE
- RIGHT OF WAY LINE
- - - - - FENCE LINE
- - - - - BUILDING SETBACK
- - - - - UTILITY EASEMENT
- - - - - DEED/PLAT DIMENSION

NOTE: BEARINGS ARE ASSUMED

**NORWEST SURVEYING SERVICES, INC.**  
 PROFESSIONAL LAND SURVEYORS & LAND PLANNERS  
 301 EAST LINCOLNWAY MORRISON, ILLINOIS 61270  
 PHONE (815) 772-7179 FAX (815) 772-7893  
 ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004159, EXPIRES 4-30-2023

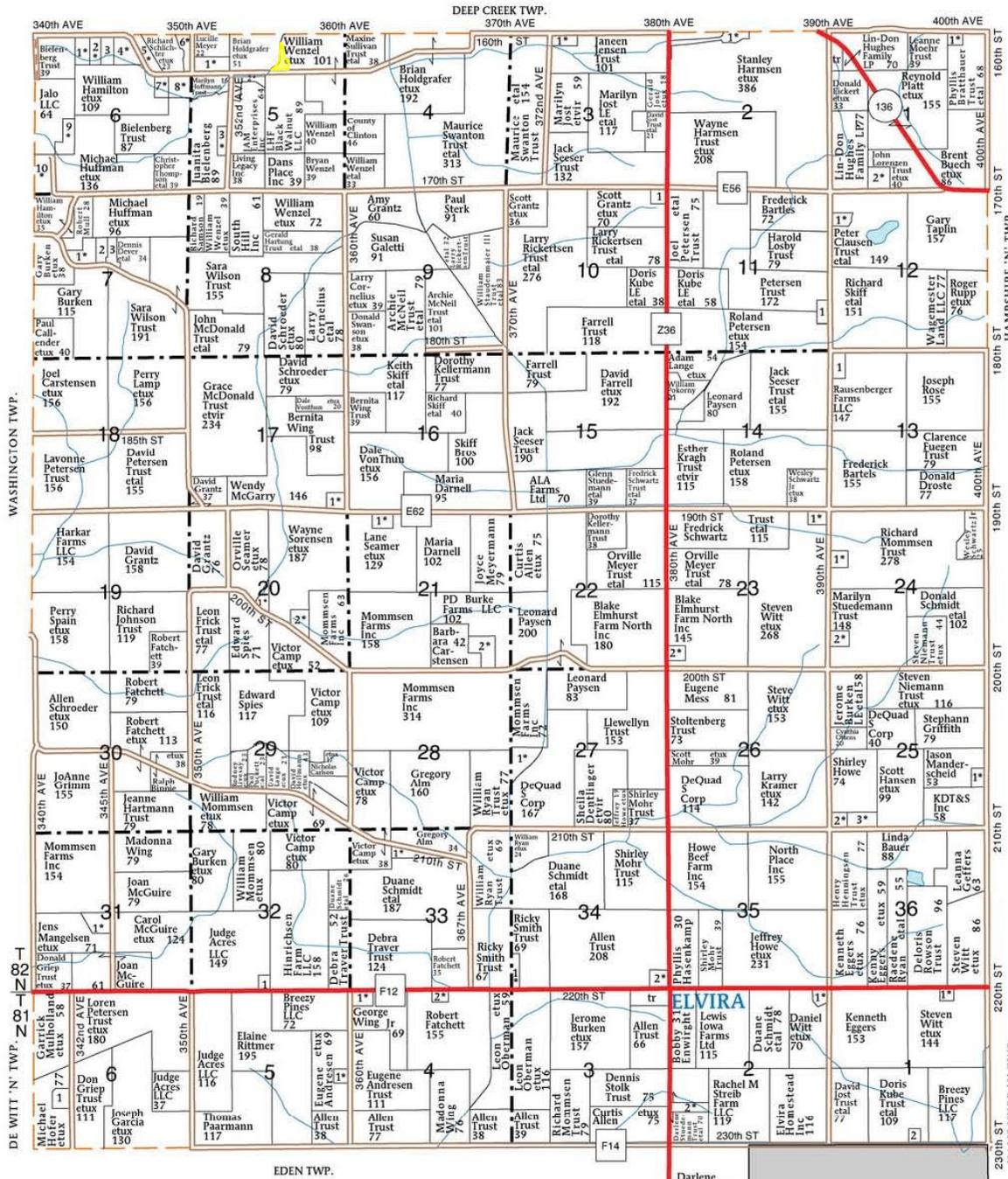
SURVEYED BY JMW, AJH	FIELD WORK COMPLETED 4-12-22	JOB NO. 2022073	DRAWN BY WEH
BOOK NO. 264-5	PLAT NO. 2021134A	DRAWING NAME 2004251	DRAWING DATE 13 APR 22
REVISION DATES	CHECKED BY	SCALE 1"=400'	

PROJECT  
**PARCEL SURVEY**

TITLE  
**PEOPLES COMPANY**



(Landowners)

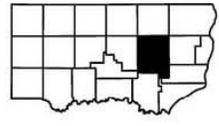


- CENTER TOWNSHIP**
- SECTION 1N**
1. Olson, Gary etux 5
  2. Eberhart, Michael etux 10
- SECTION 1S**
1. Robertson, Clifford etux 9
  2. Zarate, Raul 8
- SECTION 2N**
1. Voss, Mark etux 12
- SECTION 2S**
1. Boyd, Kevin etux 6
  2. Munck, Curtis etux 6
- SECTION 3N**
1. Swanton, Joseph etux 9
- SECTION 4S**
1. Wullweber, Billy etux 8

2. Oberman Jr, Leon etux 5
- SECTION 5N**
1. Frame, Aaron etux 10
  2. Mullin, James etux 12
  3. Cook, William etux 7
- SECTION 5S**
1. Andersen, Arlen etux 9
- SECTION 6N**
1. Housenga Trust, Robert etux 10
  2. Vawter, Michael etux 8
  3. Stuit, James 11
  4. Glesing, John etal 13
  5. Newsom, Joseph etux 13
  6. Trujillo, Matthew etux 13
  7. Franks, Robert etux 9

8. Ganzer, Todd etux 13
  9. Nash, Kirby etux 12
  10. Grantz Trust, Gerhardt etux 19
- SECTION 6S**
1. Jurczyk, Andrew 13
- SECTION 7**
1. Rutledge, Clark etux 15
  2. Edwards, Terry 9
  3. Sledge, Michael 5
- SECTION 10**
1. Grantz, Scott 6
- SECTION 11N**
1. Gradert, Jay 6
- SECTION 12**
1. Lauritzen, James etux 7
- SECTION 13**
1. Gradert, Joan 9

SEE PAGE 93 FOR ADDITIONAL NAMES NOT LISTED ON MAPS.



# Aerial Map



©2022 AgriData, Inc.



Map Center: 41° 56' 34.09, -90° 24' 6.42



**5-82N-5E**  
**Clinton County**  
**Iowa**

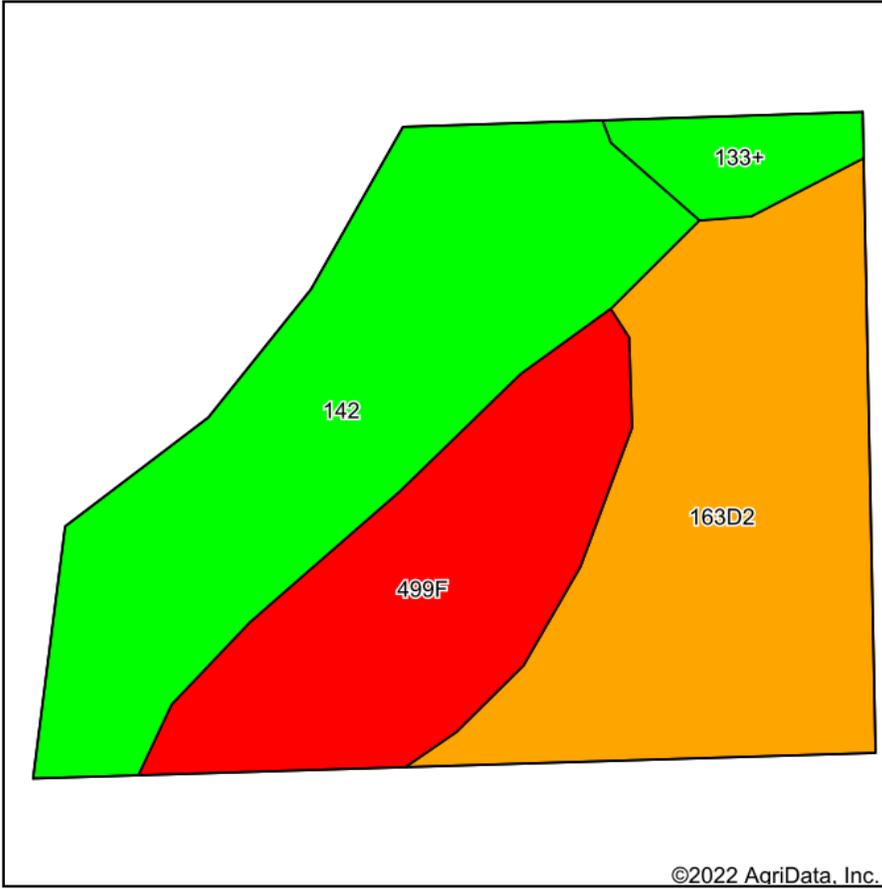


4/25/2022

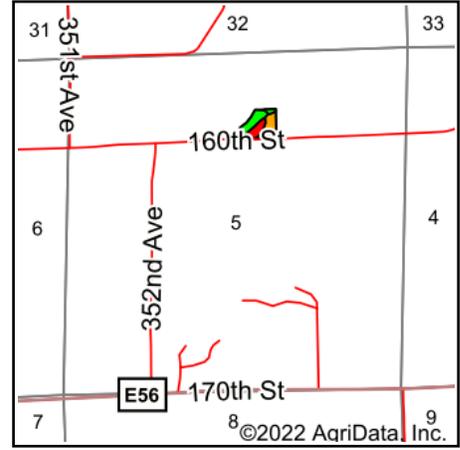


Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Clinton**  
 Location: **5-82N-5E**  
 Township: **Center**  
 Acres: **5**  
 Date: **4/25/2022**



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	1.85	37.0%	<span style="background-color: #00ff00;"> </span>	IIw	180.8	5.1	52.4	79	84	86
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	1.78	35.6%	<span style="background-color: #ffa500;"> </span>	IIIe	164.8	4.6	47.8	46	80	64
499F	Nordness silt loam, 14 to 25 percent slopes	1.15	23.0%	<span style="background-color: #ff0000;"> </span>	VIIIs	88.0	2.5	25.5	5	43	27
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	0.22	4.4%	<span style="background-color: #00ff00;"> </span>	IIw	204.8	4.3	59.4	78	80	82
<b>Weighted Average</b>						<b>3.51</b>	<b>154.8</b>	<b>4.3</b>	<b>50.2</b>	<b>*n 73</b>	<b>*n 64.4</b>

\*\*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.