

LAND AUCTION

164 ACRES MOL OFFERED IN 2 TRACTS

KAY SMITH FARM, CLINTON COUNTY, IOWA

TUE., JUNE 14TH, 2022 AT 10:00 A.M.

DEWITT COMMUNITY CENTER

#16191

512 - 10TH ST., DEWITT, IA



DOUGLAS R. YEGGE

C: 563.320.9900

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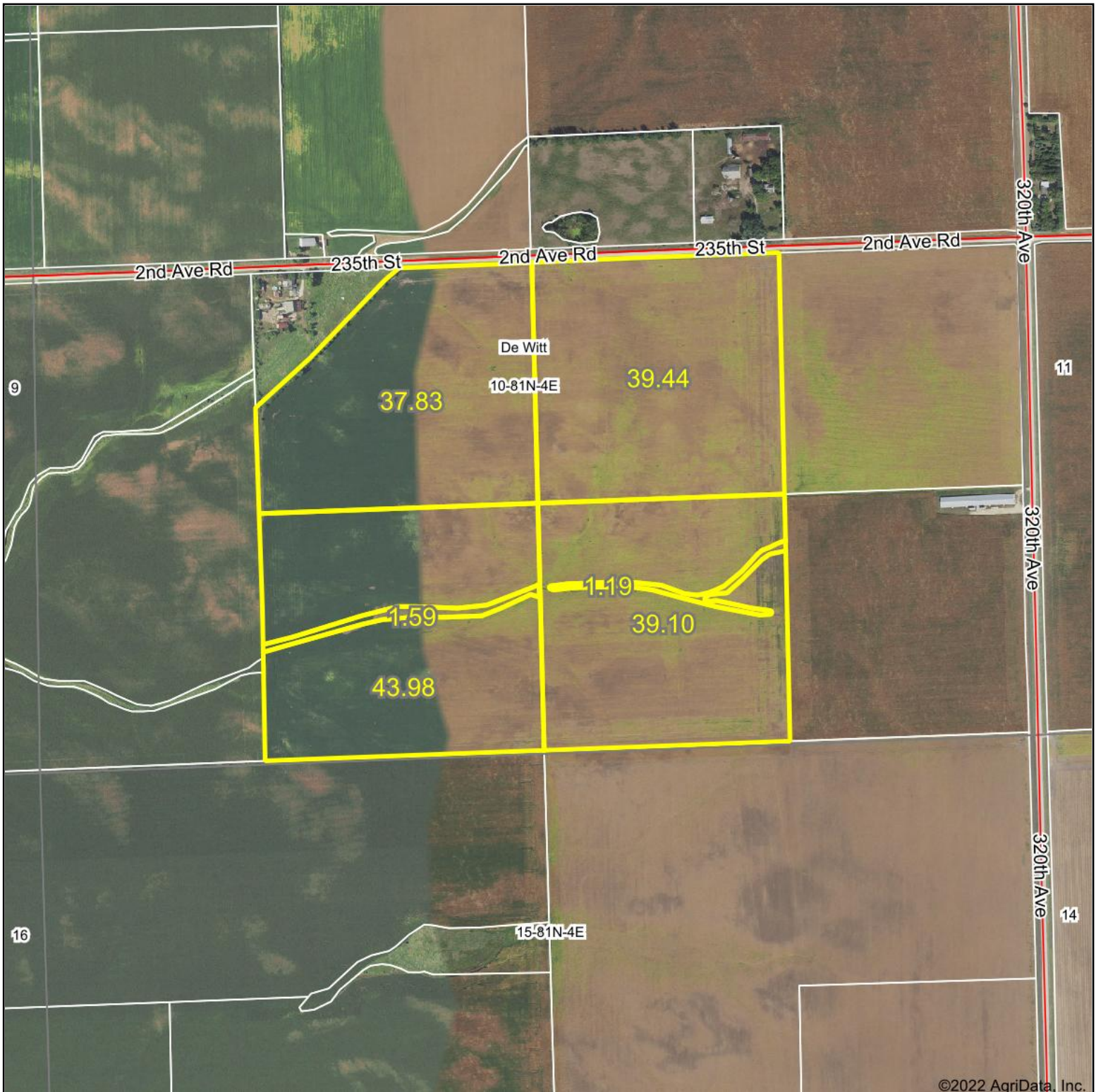
PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

www.Yeggemcneilland.co



Aerial Map - Tillable Acres



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Map Center: 41° 49' 58.66, -90° 28' 50.69

0ft 835ft 1670ft

10-81N-4E
Clinton County
Iowa

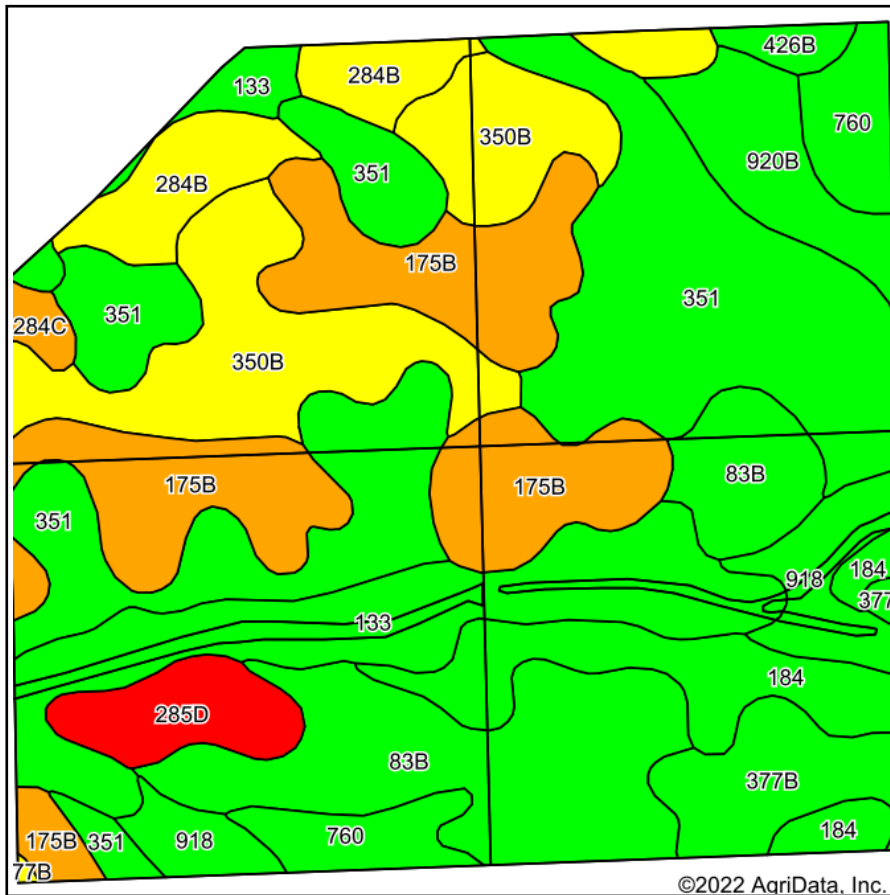


Maps Provided By:

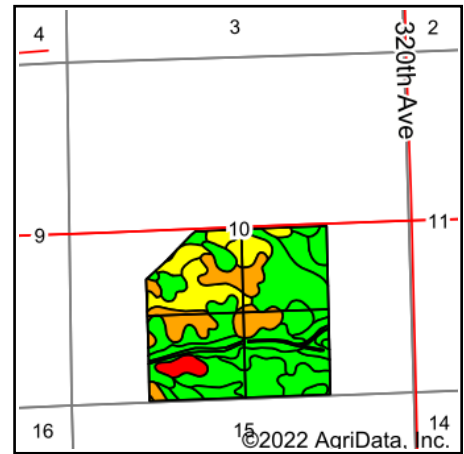
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **10-81N-4E**
 Township: **De Witt**
 Acres: **163.13**
 Date: **5/2/2022**



Maps Provided By:



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
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	37.60	23.0%		Iw		224.0	5.8	65.0	80				92	87
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	23.64	14.5%		IIle		80.0	2.2	23.2	50				63	37
83B	Kenyon loam, 2 to 5 percent slopes	20.10	12.3%		Ile		225.6	6.3	65.4	90	210	91	61	87	72
350B	Waukegan silt loam, 2 to 5 percent slopes	17.57	10.8%		Ile		80.0	2.2	23.2	55				81	50
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	16.86	10.3%		IIw		204.8	4.3	59.4	78				77	75
184	Klinger silt loam, 1 to 4 percent slopes	9.31	5.7%		Iw		240.0	6.2	69.6	95				87	81
284B	Flagler sandy loam, 1 to 5 percent slopes	7.87	4.8%		IIle		80.0	2.2	23.2	51				67	38
377B	Dinsdale silt loam, 2 to 5 percent slopes	6.04	3.7%		Ile		232.0	6.5	67.3	95				87	75
760	Ansgar silt loam, 0 to 3 percent slopes	6.03	3.7%		IIw		216.0	4.5	62.6	80				97	92

918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	6.00	3.7%		Ilw		80.0	1.7	23.2	84				94	76
920B	Tama silt loam, sandy substratum, 2 to 5 percent slopes	5.53	3.4%		Ile		232.0	6.5	67.3	92				97	79
285D	Burkhardt sandy loam, 5 to 14 percent slopes	4.35	2.7%		IVe	IIIe	80.0	2.2	23.2	5				60	32
426B	Aredale loam, 2 to 5 percent slopes	1.13	0.7%		Ile		225.6	6.3	65.4	91				94	78
284C	Flagler sandy loam, 5 to 9 percent slopes	1.01	0.6%		IIIe		80.0	2.2	23.2	46				66	37
177B	Saude loam, 2 to 5 percent slopes	0.09	0.1%		Ils		80.0	2.2	23.2	55				76	59
Weighted Average					1.97	0.08	170	4.4	49.3	72.4	25.9	11.2	7.5	*n 82.2	*n 67.2

**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"

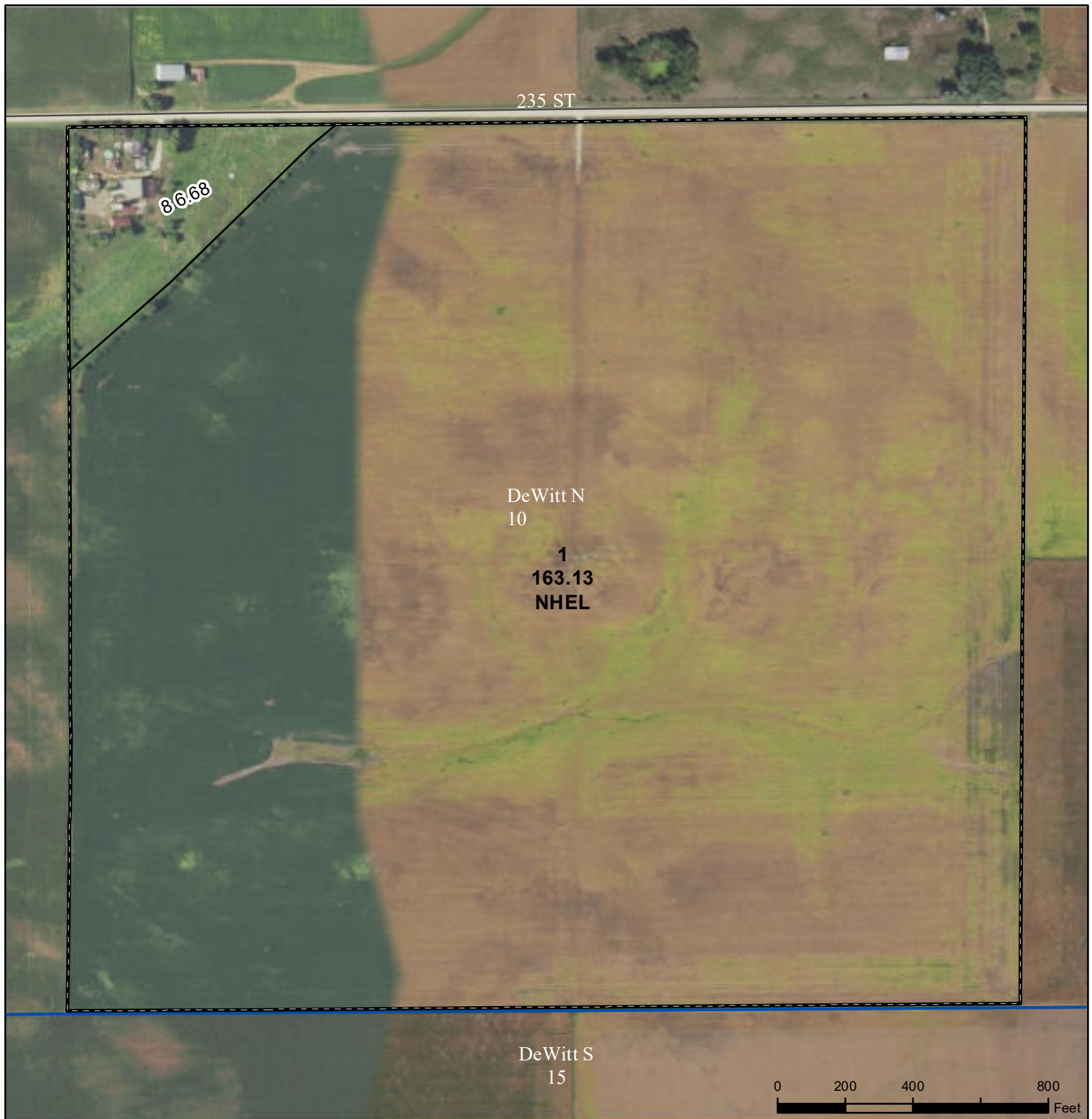
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Clinton County, Iowa



Legend

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

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

NAIP/USDA_CONUS_PRIME

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

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

2022 Program Year

Map Created April 22, 2022

Farm **862**

Tract **1829**

Tract Cropland Total: 163.13 acres



Abbreviated 156 Farm Record

DCP Crop Data

Tract 1828 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	17.20	0.00	171
Soybeans	5.81	0.00	48
TOTAL	23.01	0.00	

NOTES

Tract Number : 1829

Description : K-8 SW1/4, SE1/4 OF 10
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 : KAY ANN SMITH
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
169.81	163.13	163.13	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	163.13	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	121.41	0.00	171
Soybeans	40.98	0.00	48
TOTAL	162.39	0.00	

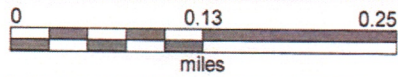
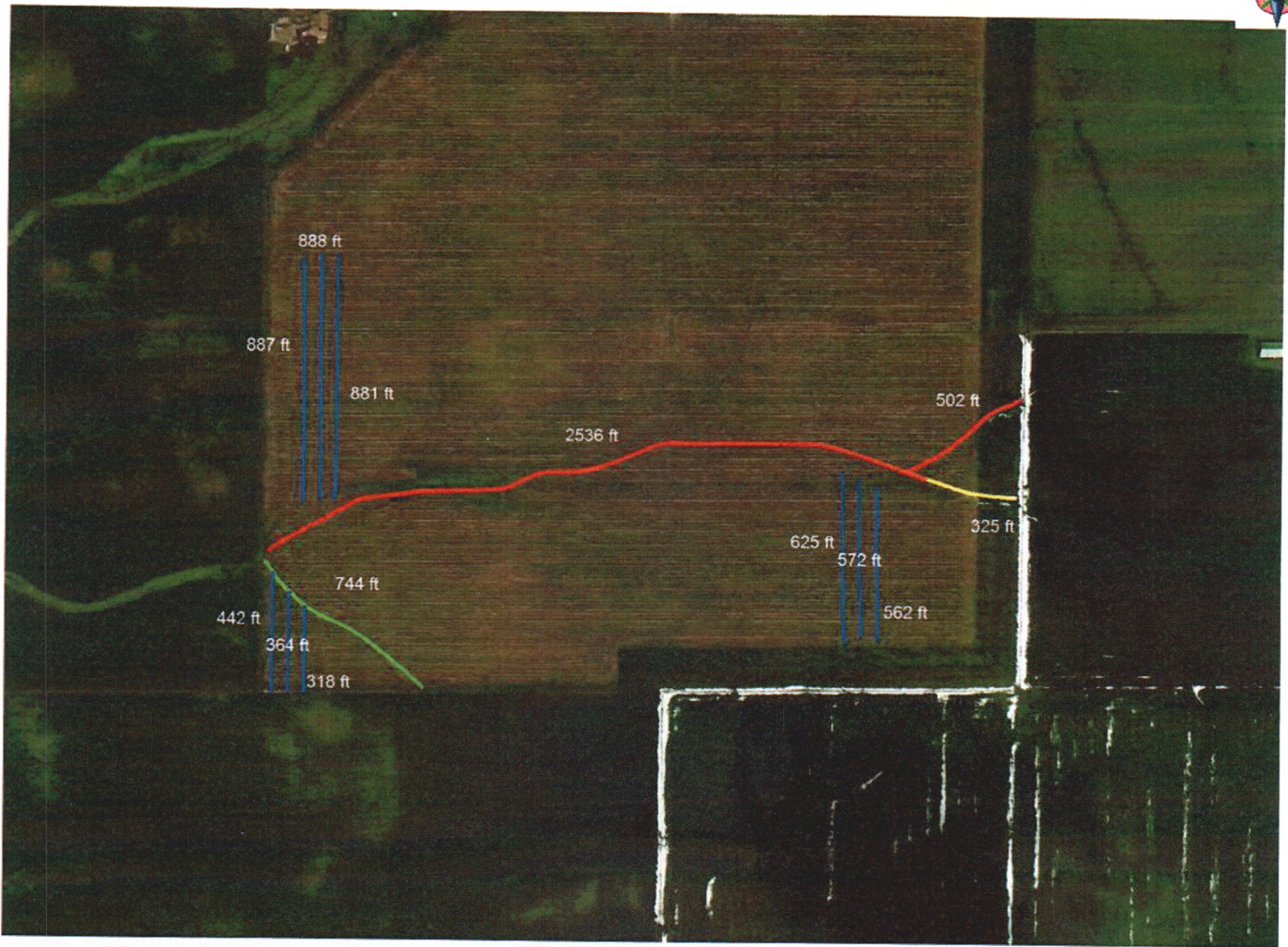
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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide 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.

Spring 2018



Client: Bowman, Bob
Farm: Smith Farm
Field: Spring 2018
Name: Spring 2018
Date: 4/16/2018

4 Inch Tile
5 Inch Tile
6 Inch Tile
8 Inch Tile



TRACT #1

LEGAL DESCRIPTION:

Section 24, Township 82 North, Range 3
 East of the 5th P.M., Clinton Co., IA

Exact legal description to come from survey.

COMMENTS & BUILDING INFORMATION:

Tract 1: consists of 78 acres MOL, to be surveyed, with approximately 77.5 est. Cropland acres carrying a CSR2 rating of 64.9. The primary soil types include Atterberry, Dickinson and Waukegan Loams. The farm is located just East of DeWitt along 235th Street located in Section 10 of DeWitt North Township, Clinton County, Iowa. Not often does a farm of this caliber and magnitude come to the open market.

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

Yeggemcneilland.com
PeoplesCompany.com

LEASE/FSA INFORMATION:

Farm Lease: The farm is open for 2023 crop year.

SALE METHOD:

The farmland will be sold in two individual tracts on a price per acre basis to the High Bidder. There will be the option of Live and Online bidding available.

Kay Smith farm, Tract 1 - 78 Acres MOL,

Clinton County, IA

TOTAL ACRES:	78 Acres MOL, to be surveyed
TERMS:	10% earnest money day of the auction. Closing on or about January 5th, 2023
Price Per Acre:	
Owner:	Kay Smith
Operator:	
County & State:	Clinton Co., IA
Location:	2.25 miles East of DeWitt, IA
Possession Date:	At closing
Drainage Info:	Natural
Average Productivity:	64.9 CSR2
Taxable Acres:	78 est.
Net RE Taxes:	\$3,084
Taxes Payable In:	2021-2022
Topography:	Level

F.S.A. INFORMATION:

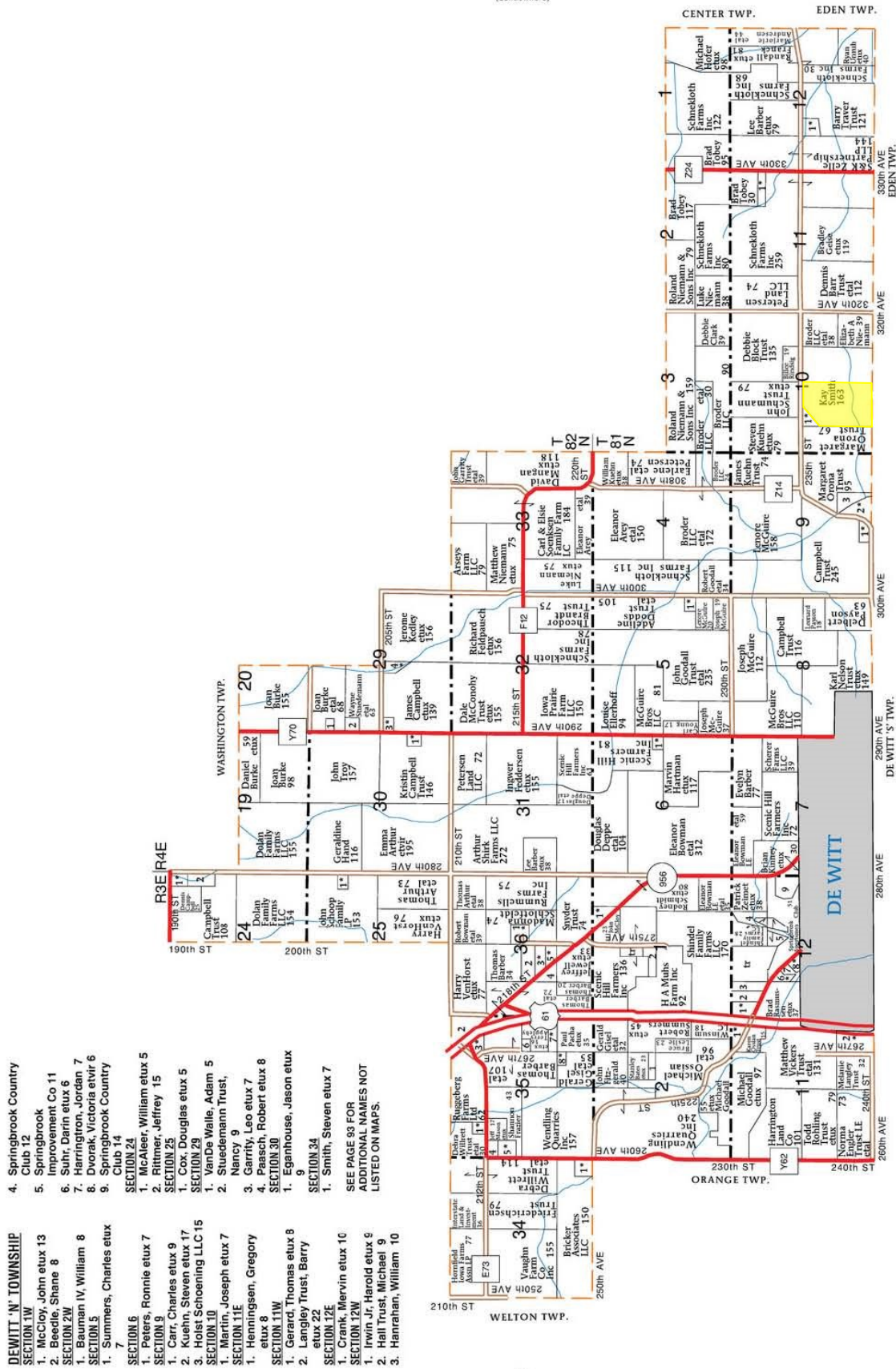
Farmland:	78
Crop Acres:	77.5 est.
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	52.28 est.
Corn Yield:	171
Soybean Base:	63.13 est.
Soybean Yield:	48

APPROXIMATE BREAKDOWN OF ACRES:

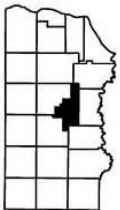
Total Acres:	78
Tillable Acres:	77.5
CRP Acres:	
Farmstead:	
Roads:	.5
Waterways:	
Timber:	
Pasture:	

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700 6th Ave
 DeWitt, Iowa 52742



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CLINTON CO., IA

Aerial Map - Total Acres - Tract 1



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Map Center: 41° 50' 0.9, -90° 29' 3.63

0ft 505ft 1010ft

10-81N-4E
Clinton County
Iowa



5/5/2022

Maps Provided By:

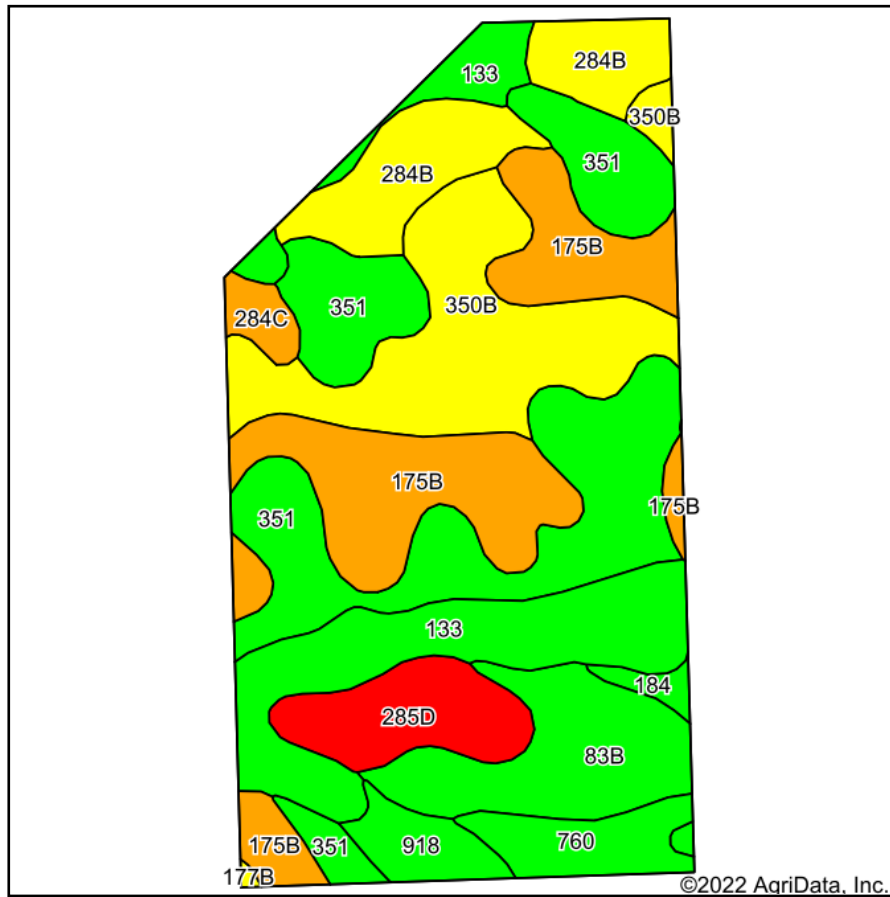


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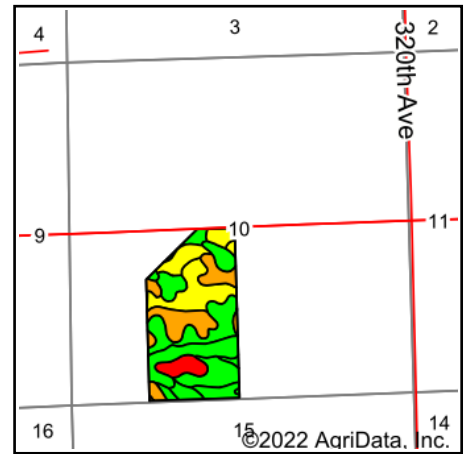
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Acres - Tract 1



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **10-81N-4E**
 Township: **De Witt**
 Acres: **78**
 Date: **5/5/2022**

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 COMPANY
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Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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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
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	17.94	23.0%		Iw		224.0	5.8	65.0	80				92	87
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	13.23	17.0%		IIle		80.0	2.2	23.2	50				63	37
350B	Waukegan silt loam, 2 to 5 percent slopes	11.61	14.9%		Ile		80.0	2.2	23.2	55				81	50
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	10.94	14.0%		IIw		204.8	4.3	59.4	78				77	75
83B	Kenyon loam, 2 to 5 percent slopes	6.83	8.8%		Ile		225.6	6.3	65.4	90	210	91	61	87	72
284B	Flagler sandy loam, 1 to 5 percent slopes	6.70	8.6%		IIle		80.0	2.2	23.2	51				67	38
285D	Burkhardt sandy loam, 5 to 14 percent slopes	4.35	5.6%		IVe	IIle	80.0	2.2	23.2	5				60	32
760	Ansgar silt loam, 0 to 3 percent slopes	2.78	3.6%		IIw		216.0	4.5	62.6	80				97	92
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	1.96	2.5%		IIw		80.0	1.7	23.2	84				94	76

284C	Flagler sandy loam, 5 to 9 percent slopes	1.01	1.3%		Ille		80.0	2.2	23.2	46				66	37
184	Klinger silt loam, 1 to 4 percent slopes	0.57	0.7%		lw		240.0	6.2	69.6	95				87	81
177B	Saude loam, 2 to 5 percent slopes	0.08	0.1%		lls		80.0	2.2	23.2	55				76	59
Weighted Average					2.14	0.17	149.4	3.8	43.3	64.9	18.4	8	5.3	*n 78.8	*n 61.9

**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.



TRACT #2

LEGAL DESCRIPTION:

Section 24, Township 82 North, Range 3
 East of the 5th P.M., Clinton Co., IA

Exact legal description to come from survey.

COMMENTS & BUILDING INFORMATION:

Tract 1: consists of 86 acres MOL, to be surveyed, with approximately 85.63 est. Cropland acres carrying a CSR2 rating of 79.1. The primary soil types include Atterberry, Kenyon and Dickinson Loams. The farm is located just East of DeWitt along 235th Street located in Section 10 of DeWitt North Township, Clinton County, Iowa. Not often does a farm of this caliber and magnitude come to the open market.

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Call: Alan McNeil
 Cell: 563.321.1125
 Office: 563.659.8185
 Alan@PeoplesCompany.com

Yeggemcneilland.com
PeoplesCompany.com

LEASE/FSA INFORMATION:

Farm Lease: The farm is open for 2023 crop year.

SALE METHOD:

The farmland will be sold in two individual tracts on a price per acre basis to the High Bidder. There will be the option of Live and Online bidding available.

Kay Smith farm, Tract 2 - 86 Acres MOL, to be surveyed, Clinton County, IA

TOTAL ACRES:	86 Acres MOL, to be surveyed
TERMS:	10% earnest money day of the auction. Closing on or about Dec. 15, 2022
Price Per Acre:	
Owner:	Kay Smith
Operator:	
County & State:	Clinton Co., IA
Location:	2.25 miles East of DeWitt, IA
Possession Date:	At closing
Drainage Info:	Natural
Average Productivity:	79.1 CSR2
Taxable Acres:	78 est.
Net RE Taxes:	\$3,490
Taxes Payable In:	2021-2022
Topography:	Level

F.S.A. INFORMATION:

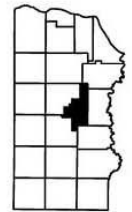
Farmland:	86
Crop Acres:	85.63 est.
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	63.13 est.
Corn Yield:	171
Soybean Base:	21.31 est.
Soybean Yield:	48

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	86
Tillable Acres:	85.63
CRP Acres:	
Farmstead:	
Roads:	.37
Waterways:	
Timber:	
Pasture:	

PeoplesCompany.com
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700 6th Ave
 DeWitt, Iowa 52742



Aerial Map - Total Acres - Tract 2



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Map Center: 41° 50' 2.29, -90° 28' 42.89

0ft 555ft 1109ft

10-81N-4E
Clinton County
Iowa

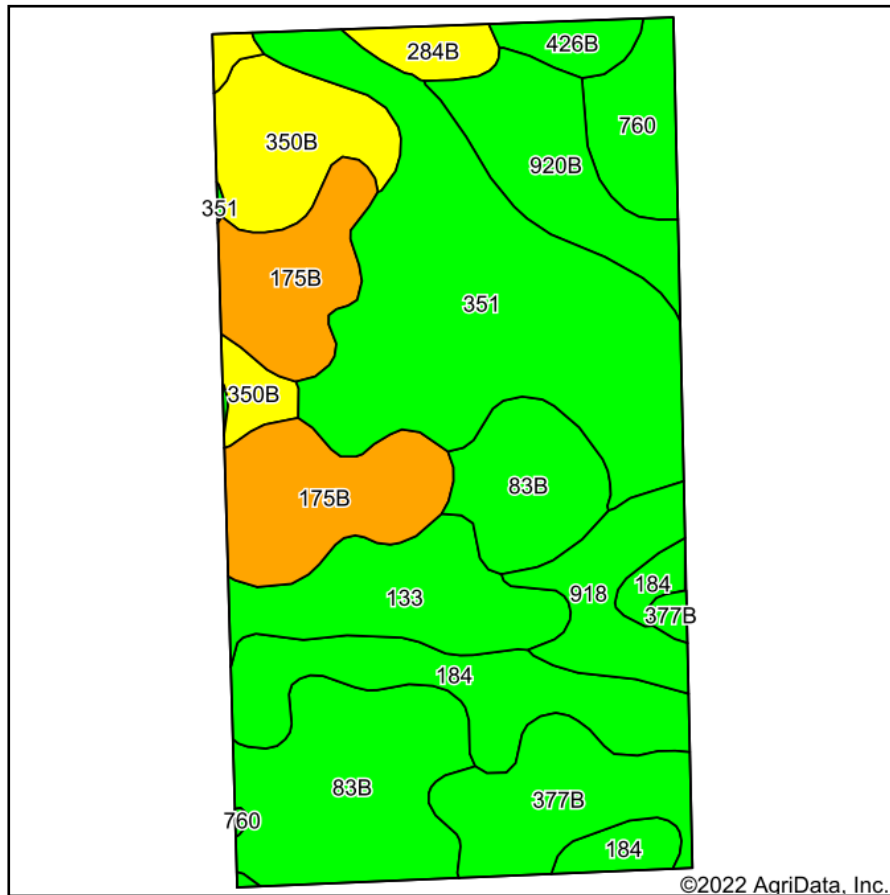


5/5/2022

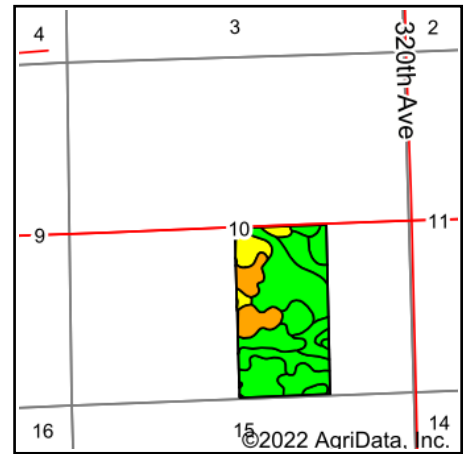
Maps Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Acres - Tract 2



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **10-81N-4E**
 Township: **De Witt**
 Acres: **86**
 Date: **5/5/2022**



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**	Corn Bu	Oats Bu	Soybeans Bu	*n NCCPI Corn	*n NCCPI Soybeans
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	19.79	23.0%		Iw	224.0	5.8	65.0	80				92	87
83B	Kenyon loam, 2 to 5 percent slopes	13.23	15.4%		Ile	225.6	6.3	65.4	90	210	91	61	87	72
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	10.44	12.1%		IIle	80.0	2.2	23.2	50				63	37
184	Klinger silt loam, 1 to 4 percent slopes	8.66	10.1%		Iw	240.0	6.2	69.6	95				87	81
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.18	7.2%		IIw	204.8	4.3	59.4	78				77	75
350B	Waukegan silt loam, 2 to 5 percent slopes	5.97	6.9%		Ile	80.0	2.2	23.2	55				81	50
377B	Dinsdale silt loam, 2 to 5 percent slopes	5.94	6.9%		Ile	232.0	6.5	67.3	95				87	75
920B	Tama silt loam, sandy substratum, 2 to 5 percent slopes	5.50	6.4%		Ile	232.0	6.5	67.3	92				97	79
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	3.98	4.6%		IIw	80.0	1.7	23.2	84				94	76
760	Ansgar silt loam, 0 to 3 percent slopes	3.22	3.7%		IIw	216.0	4.5	62.6	80				97	92
284B	Flagler sandy loam, 1 to 5 percent slopes	1.75	2.0%		IIle	80.0	2.2	23.2	51				67	38
426B	Aredale loam, 2 to 5 percent slopes	1.34	1.6%		Ile	225.6	6.3	65.4	91				94	78
Weighted Average					1.81	188.2	4.9	54.6	79.1	32.3	14	9.4	*n 85.1	*n 71.8