

# LAND FOR SALE

LISTING #16280

**40 ACRES M/L**  
BURNETT, CLITNON COUNTY, IOWA



**DOUGLAS R. YEGGE**

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[YEGGEMCNEILLAND.COM](http://YEGGEMCNEILLAND.COM)

**Yeggemcneilland.com**

**PeoplesCompany.com**

**563.659.8185**

700 6th Ave

DeWitt, Iowa 52742

# LAND FOR SALE

**LEGAL DESCRIPTION:**

Part of the Southeast 1/4, laying south of Hwy. 61, Section 32, Township 83 North, Range 3 East of the 5th P.M., Clinton Co., IA.

**COMMENTS & BUILDING INFORMATION:**

Peoples Company is pleased to offer the Burnett farm of 40 acres m/l in Clinton County, Iowa, an excellent building opportunity. This farm is conveniently located right off Highway 61, in Section 32 of Bloomfield Township. It is located within the Central DeWitt Community School District. Per the Clinton Co. FSA there are 35.64 acres currently in row crop production carrying a CSR2 of 45.3. Primary soil types include Fayette silty clay loam and Downs silt loam with slopes ranging from 1 to 25 percent. With a short 6-minute commute to DeWitt, this property boasts opportunities for many buyers.

**LEASE/FSA INFORMATION:**

Open for the 2023 crop year.

**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)

**Burnett, 40 Acres M/L, Clinton County, IA**

<b>TOTAL ACRES:</b>	<b>40</b>
<b>PRICE:</b>	<b>\$609,000</b>
<b>Price Per Acre:</b>	\$15,225
<b>Owner:</b>	Burnett
<b>Operator:</b>	Rorah
<b>County &amp; State:</b>	Clinton Co., IA
<b>Location:</b>	2 miles North of Welton, IA
<b>Possession Date:</b>	As agreed, subject to Tenant's rights
<b>Drainage Info:</b>	Natural
<b>Average Productivity:</b>	45.3 CSR2
<b>Taxable Acres:</b>	38.64
<b>Net RE Taxes:</b>	\$886
<b>Taxes Payable In:</b>	2021-2022
<b>Topography:</b>	Level to Gently Rolling

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

<b>Farmland:</b>	39.64
<b>Crop Acres:</b>	35.64
<b>Effective DCP Cropland</b>	
<b>CRP Acres:</b>	
<b>Corn Base:</b>	23.7
<b>Corn Yield:</b>	163
<b>Soybean Base:</b>	6.9
<b>Soybean Yield:</b>	50

**APPROXIMATE BREAKDOWN OF ACRES:**

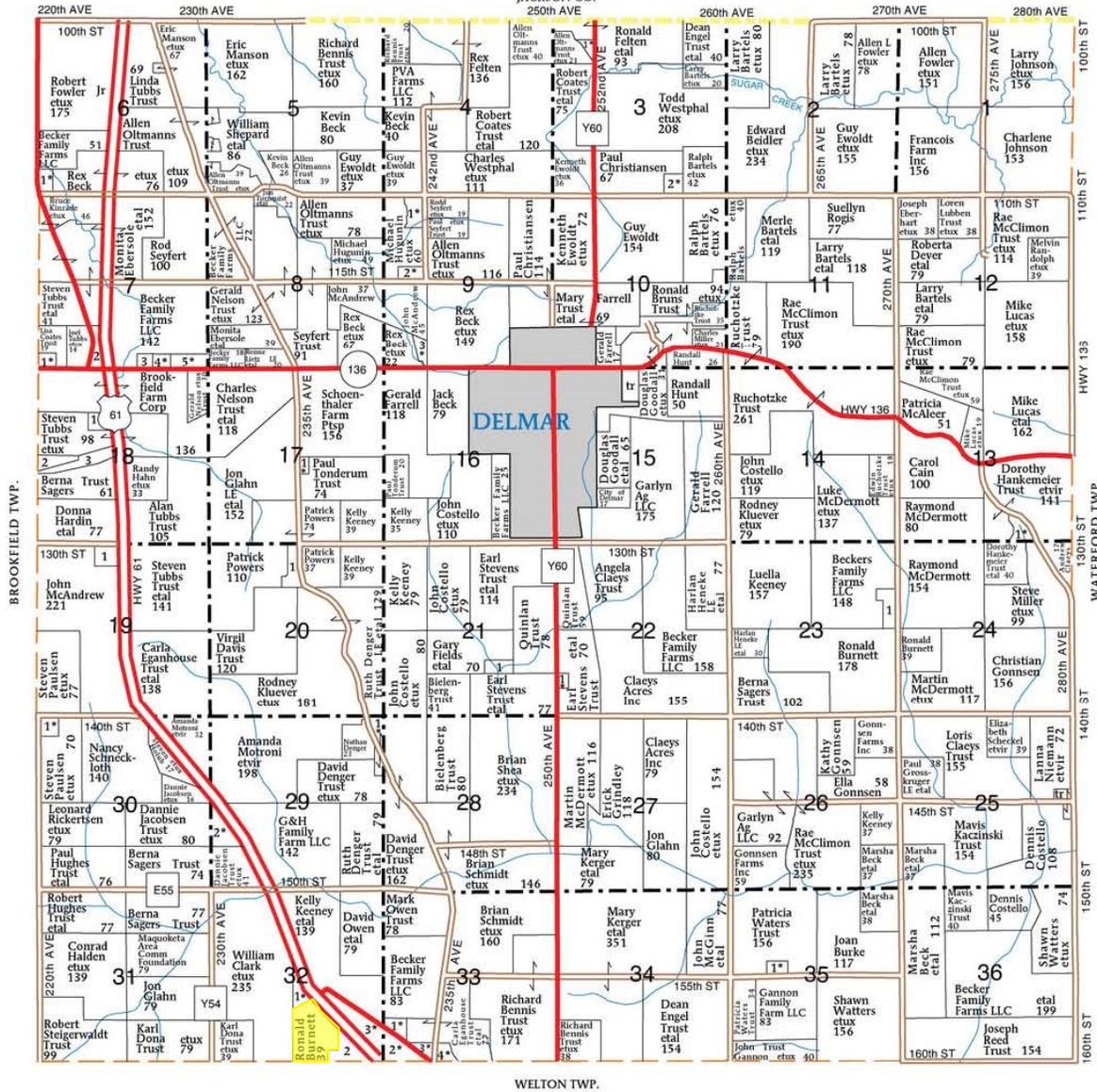
<b>Total Acres:</b>	40
<b>Tillable Acres:</b>	35.64
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	.50
<b>Waste &amp; Waterways:</b>	3.86
<b>Timber:</b>	
<b>Pasture:</b>	

**Yeggemcneiland.com**  
**PeoplesCompany.com**  
**563.659.8185**

700 6th Ave  
DeWitt, Iowa 52742

(Landowners)

JACKSON CO.



WELTON TWP.

**BLOOMFIELD TOWNSHIP**

**SECTION 3**

- 1. McClain, Ryan etux 7
- 2. Rorah, Gregory etux 10

**SECTION 6**

- 1. Sagers, Michael etux 8

**SECTION 7**

- 1. Coates, Kendall etux 5
- 2. New Horizon FS Inc 8
- 3. Contel Cellular of Davenport 5
- 4. Marshall, Martin etux 5
- 5. Nelson Trust, Gerald etux 9

**SECTION 9**

- 1. Carr, Kevin etux 10

- 2. Seyfert Trust, Paul etux 6

- 3. Beck, Thomas etux 9

**SECTION 13**

- 1. Ralston, James etux 9

**SECTION 17**

- 1. Eberhart, Joseph etux 5

**SECTION 18**

- 1. Voy, Dennis 5
- 2. Brookfield Farm Corp 7
- 3. County of Clinton 12

**SECTION 19**

- 1. McAndrew, John 10

**SECTION 20**

- 1. Samson, Dustin 11

**SECTION 21**

- 1. Fields, Gary 9

**SECTION 22**

- 1. Hill, Larry etux 6

**SECTION 23**

- 1. McDermott, Raymond

**SECTION 29**

- 1. Denger Trust, David etux 9
- 2. Youmans, Mark etux 15

**SECTION 30**

- 1. Paulsen, Allen etux 7

**SECTION 32**

- 1. Roling, Loran etux 7
- 2. Neilson, Anthony 13

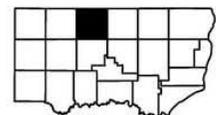
- 3. Neilson, Clifford etux 11

**SECTION 33**

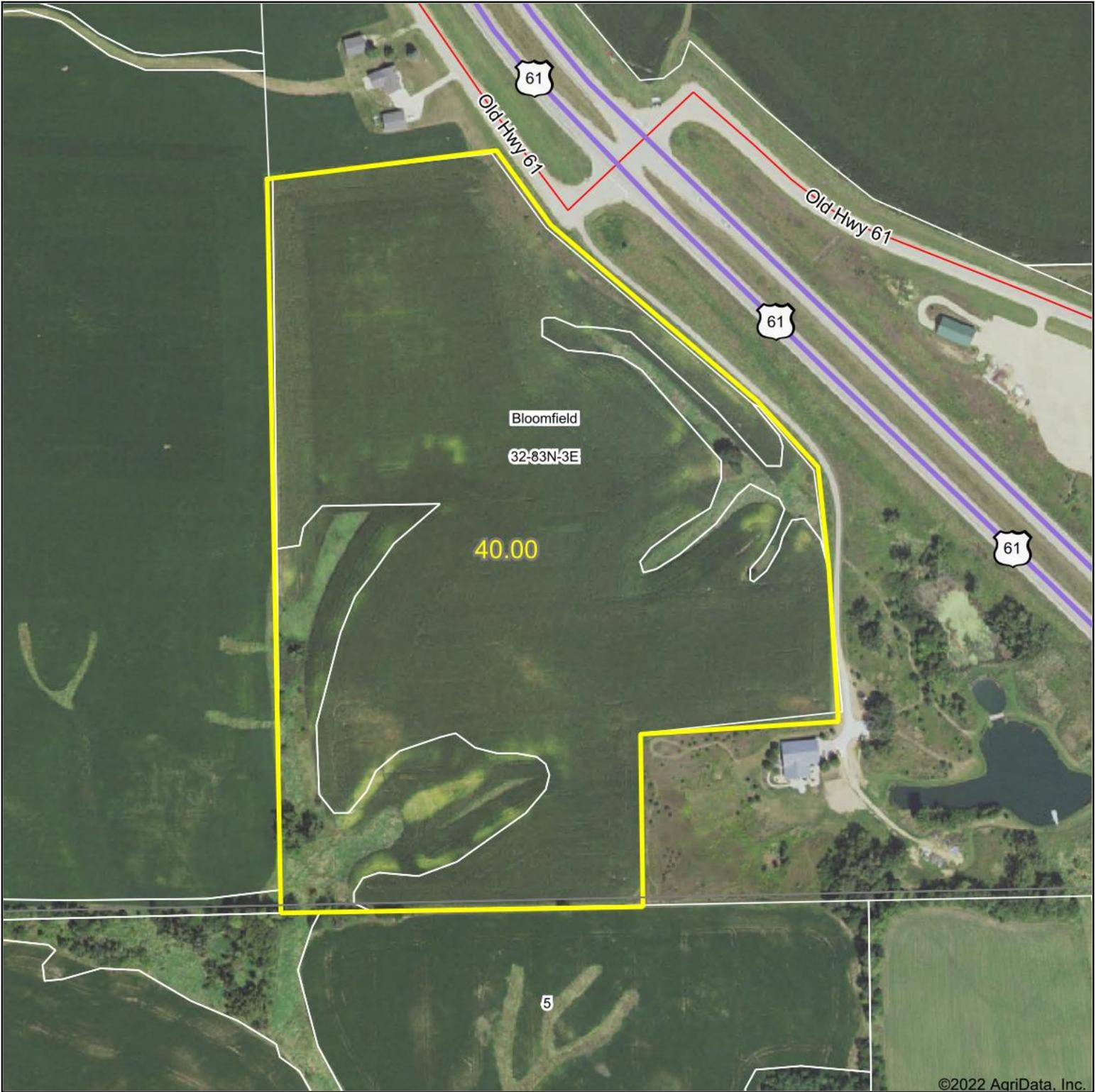
- 1. Abbott, Scott etux 6
- 2. Neilson, Clifford etux 11
- 3. Quigley, John etux 6
- 4. Townsend, Steven etux

**SECTION 35**

- 1. Gannon, Bob etux 5



# Aerial Map



Map Center: 41° 56' 51.71, -90° 37' 60



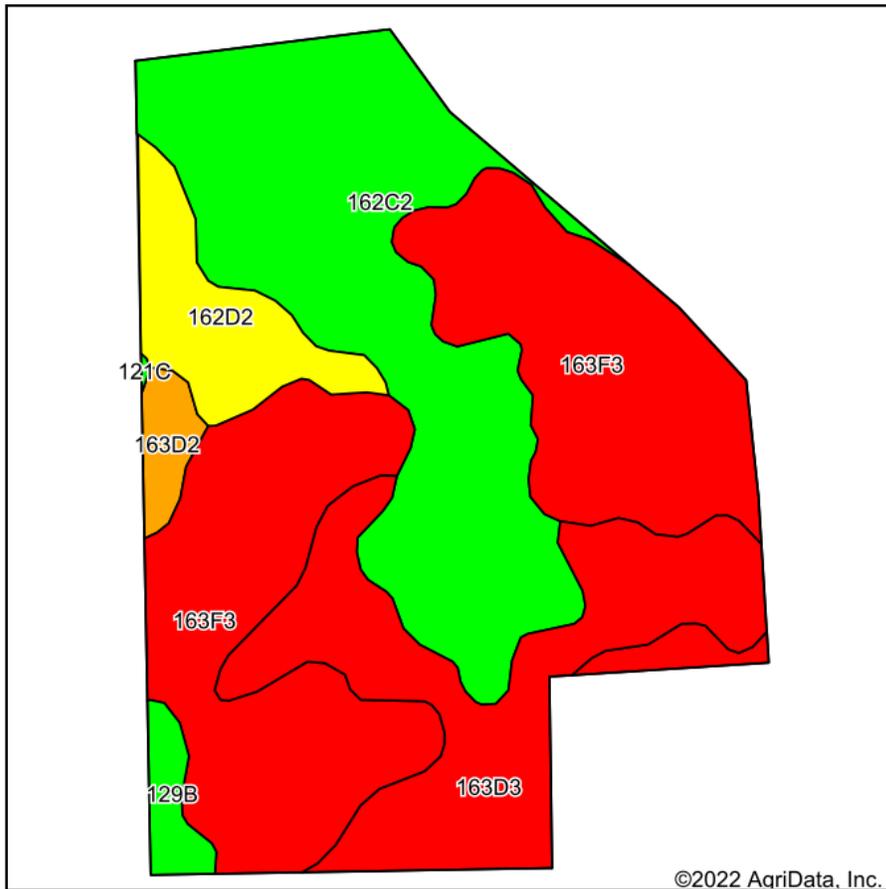
**32-83N-3E**  
**Clinton County**  
**Iowa**



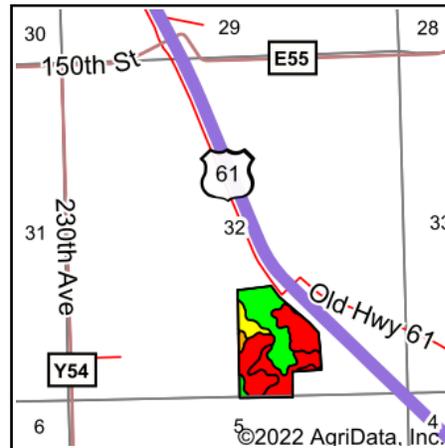
6/28/2022



# Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Clinton**  
 Location: **32-83N-3E**  
 Township: **Bloomfield**  
 Acres: **40**  
 Date: **6/28/2022**



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 Overall	
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	15.74	39.4%		Vllc	105.6	3.0	30.6	12	57	
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	12.57	31.4%		lllc	198.4	5.6	57.5	80	87	
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	7.62	19.0%		IVe	153.6	4.3	44.5	40	74	
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	2.66	6.6%		lllc	185.6	5.2	53.8	54	83	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	0.71	1.8%		lllc	164.8	4.6	47.8	46	80	
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	0.70	1.7%		llw	0.0	0.0	0.0	73	86	
<b>Weighted Average</b>						<b>4.75</b>	<b>148.4</b>	<b>4.2</b>	<b>43</b>	<b>43.2</b>	<b>*n 72.3</b>

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

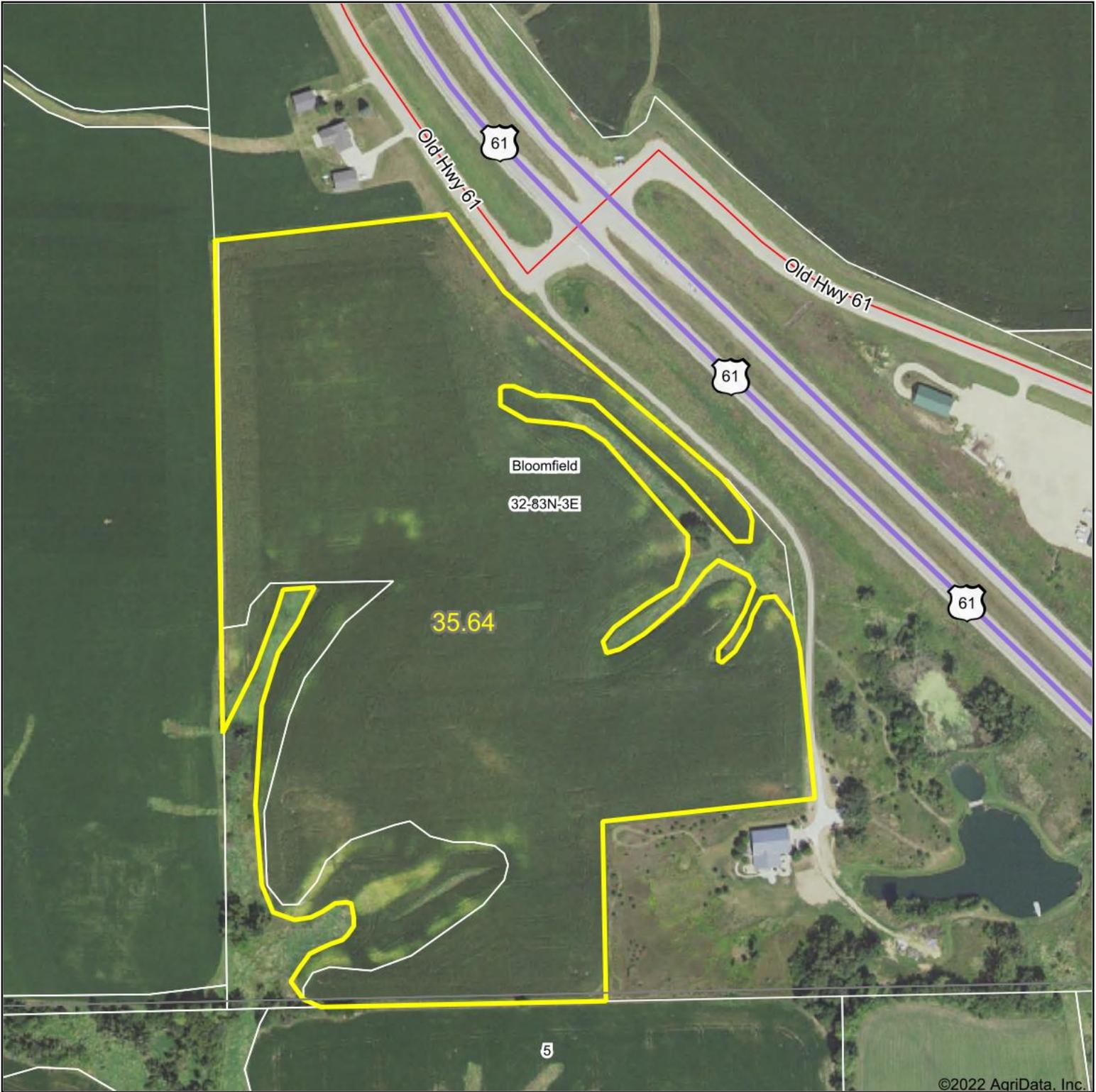
\*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

\*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- Cropland Acres



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Map Center: 41° 56' 53.41, -90° 37' 58.73



**32-83N-3E**  
**Clinton County**  
**Iowa**

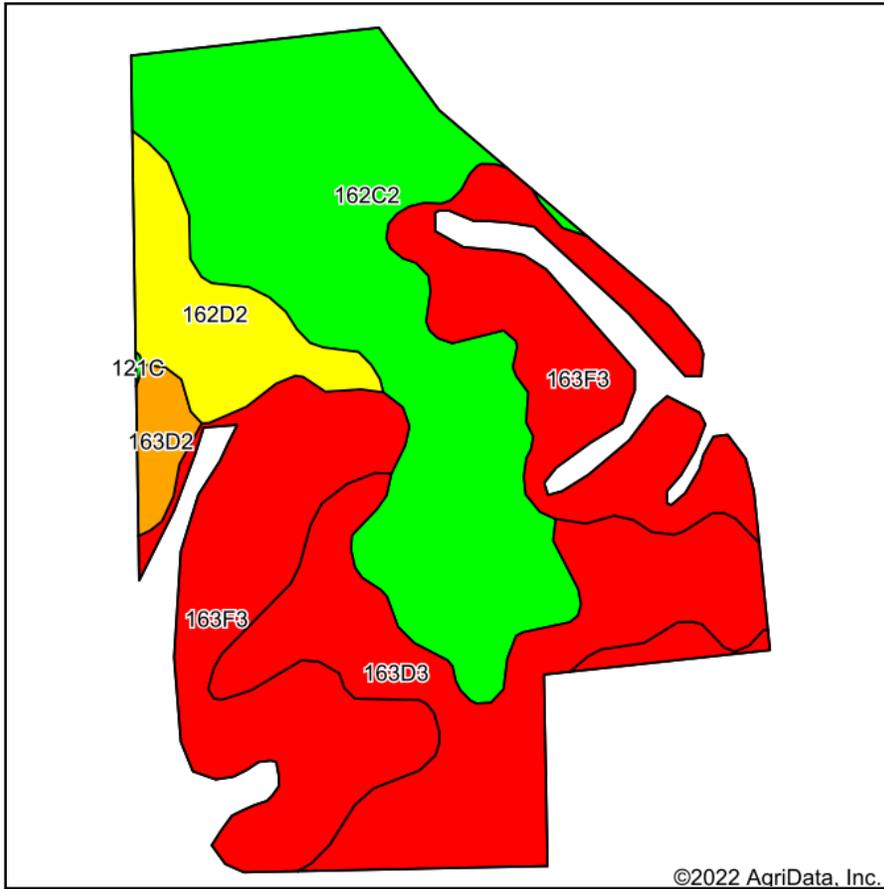


6/28/2022

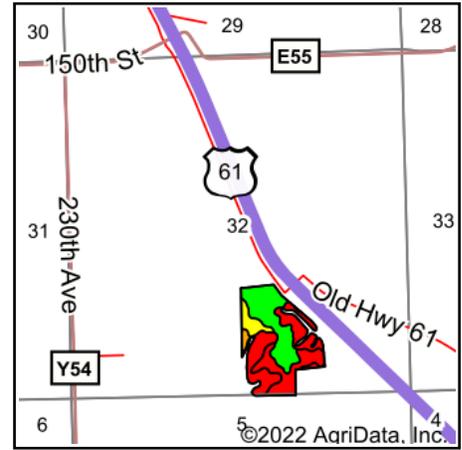


Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map- Burnett Cropland Acres



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Clinton**  
 Location: **32-83N-3E**  
 Township: **Bloomfield**  
 Acres: **35.64**  
 Date: **6/28/2022**



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	*j Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	*n NCCPI Overall	
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	12.39	34.8%		Vlle	105.6	3.0	30.6	12	57	
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	12.34	34.6%		Ille	198.4	5.6	57.5	80	87	
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	7.60	21.3%		IVe	153.6	4.3	44.5	40	74	
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	2.62	7.4%		Ille	185.6	5.2	53.8	54	83	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	0.69	1.9%		Ille	164.8	4.6	47.8	46	80	
<b>Weighted Average</b>						<b>4.60</b>	<b>155</b>	<b>4.4</b>	<b>44.9</b>	<b>45.3</b>	<b>*n 73.4</b>

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

\*j 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**

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

**2022 Program Year**

Map Created April 22, 2022

**Farm 6314**  
**Tract 12187**

**Tract Cropland Total: 35.64 acres**

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**Abbreviated 156 Farm Record**

**Operator Name** : GREGORY LYNN RORAH  
**Farms Associated with Operator** : 19-045-28, 19-045-610, 19-097-925, 19-097-6082, 19-045-6314, 19-045-6790, 19-045-7078  
**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
39.26	35.64	35.64	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	35.64	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	23.70	0.00	163	
Soybeans	6.90	0.00	50	
<b>TOTAL</b>	<b>30.60</b>	<b>0.00</b>		

**NOTES**

**Tract Number** : 12187

**Description** : H-4 SE1/4 OF 32  
**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** : RON BURNETT  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
39.26	35.64	35.64	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	35.64	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 12187 Continued ...**

Corn	23.70	0.00	163
Soybeans	6.90	0.00	50

**TOTAL 30.60 0.00**

**NOTES**

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61

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Old Hwy 61

Blues Hwy

