

LAND AUCTION

157.37 SURVEYED OFFERED IN 2 TRACTS

ARTHUR FARM, CLINTON COUNTY, IOWA

WED., AUG. 10TH, 2022 AT 10:00 A.M.
DEWITT COMMUNITY CENTER

#16289

512 - 10TH ST., DEWITT, IA



DOUGLAS R. YEGGE

C: 563.320.9900

O: 563.659.8185

Doug@PeoplesCompany.com

ALAN MCNEIL

C: 563-321-1125

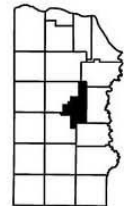
O: 563-659-8185

Alan@PeoplesCompany.com

PeoplesCompany.com
563.659.8185

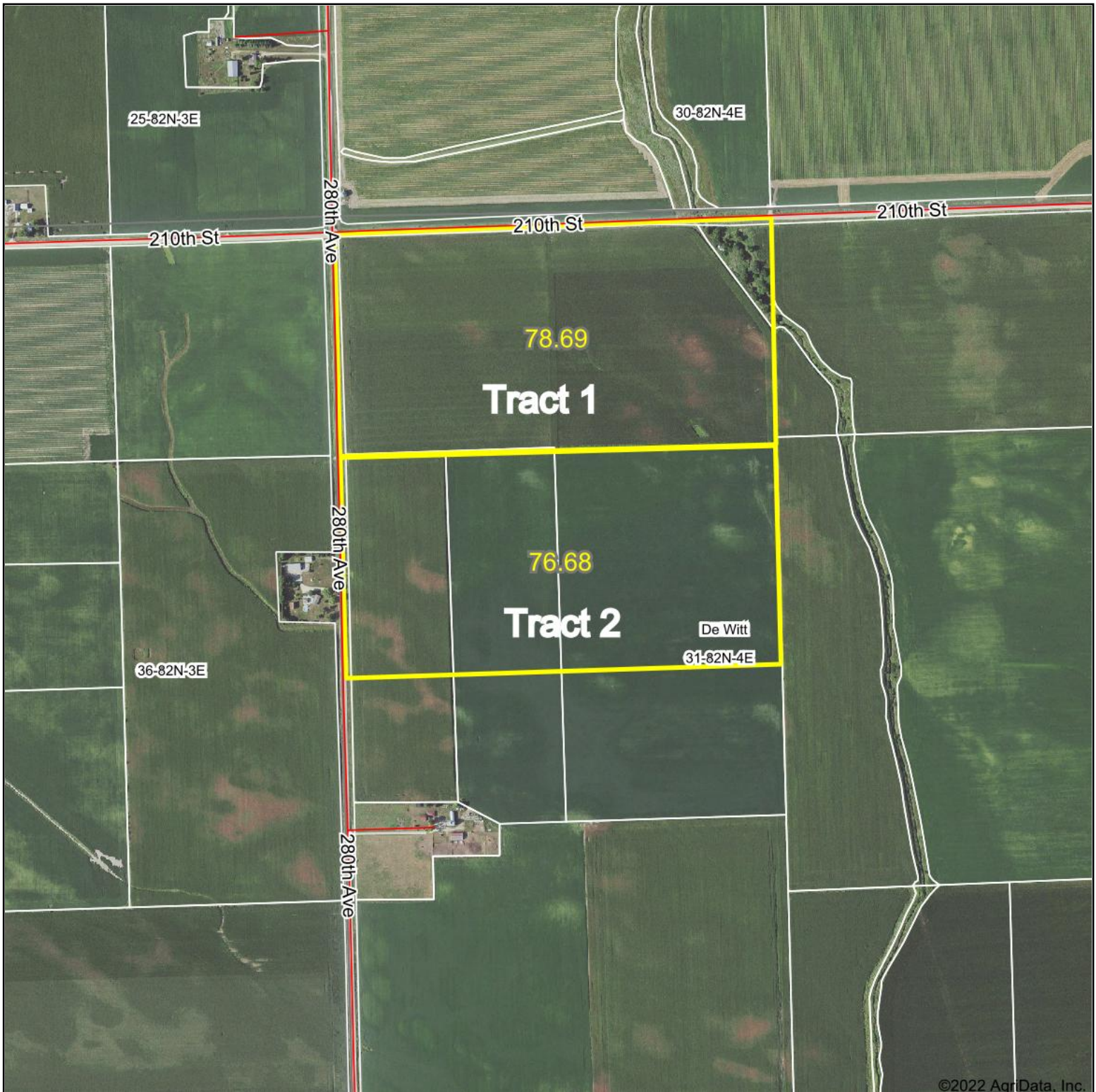
700 6th Ave
DeWitt, Iowa 52742

www.Yeggemcneilland.co



DEWITT, N' TOWNSHIP	
SECTION 1W	
1. McCoy, John etux 13	
2. Bredle, Shane 6	
SECTION 2W	
1. Schuman IV, William 8	
SECTION 3	
1. Summers, Charles etux 13	
SECTION 6	
1. Peters, Ronnie etux 7	
SECTION 9	
1. Carr, Charles etux 9	
2. Kuehn, Steven etux 17	
3. Holst Schoening LLC 15	
SECTION 10	
1. Martin, Joseph etux 7	
SECTION 11E	
1. Henningsen, Gregory etux 8	
SECTION 11W	
1. Gerard, Thomas etux 8	
2. Langley Trust, Barry etux 22	
SECTION 12E	
1. Crank, Mervin etux 1C	
SECTION 12W	
1. Irwin Jr, Harold etux 6	
2. Hall Trust, Michael 9	
3. Hanrahan, William 10	
SECTION 13	
1. Smith, Steven etux 7	
SECTION 34	
1. Eganhouse, Jason etux 9	
SECTION 30	
1. Paasch, Robert etux 8	
2. Stuedemann Trust, Nancy 9	
3. Garrity, Leo etux 7	
SECTION 33	
1. Rittmer, Jeffrey etux 5	
SECTION 25	
1. Cox, Douglas etux 5	
SECTION 29	
1. VanDe Walle, Adam 5	
2. Stuedemann Trust, Nancy 9	
3. Garrity, Leo etux 7	
SECTION 30	
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2. Eganhouse, Jason etux 9	
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2. Eganhouse, Jason etux 9	
SECTION 34	
1. Smith, Steven etux 7	

Aerial Map



Map Center: 41° 52' 3.77, -90° 32' 38.62

0ft 919ft 1839ft

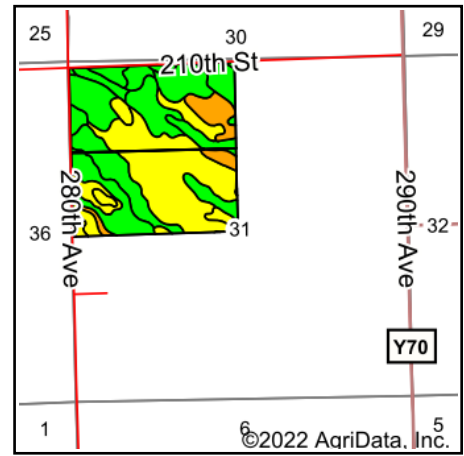
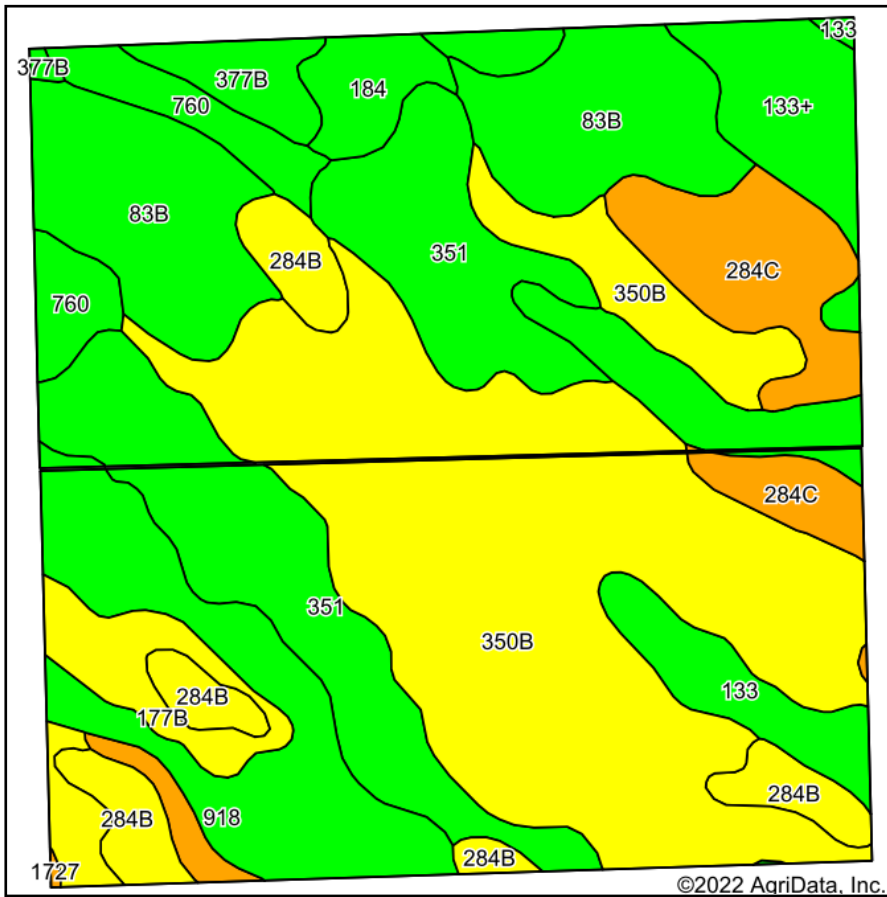
31-82N-4E
Clinton County
Iowa



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



State: **Iowa**
 County: **Clinton**
 Location: **31-82N-4E**
 Township: **De Witt**
 Acres: **155.37**
 Date: **7/25/2022**

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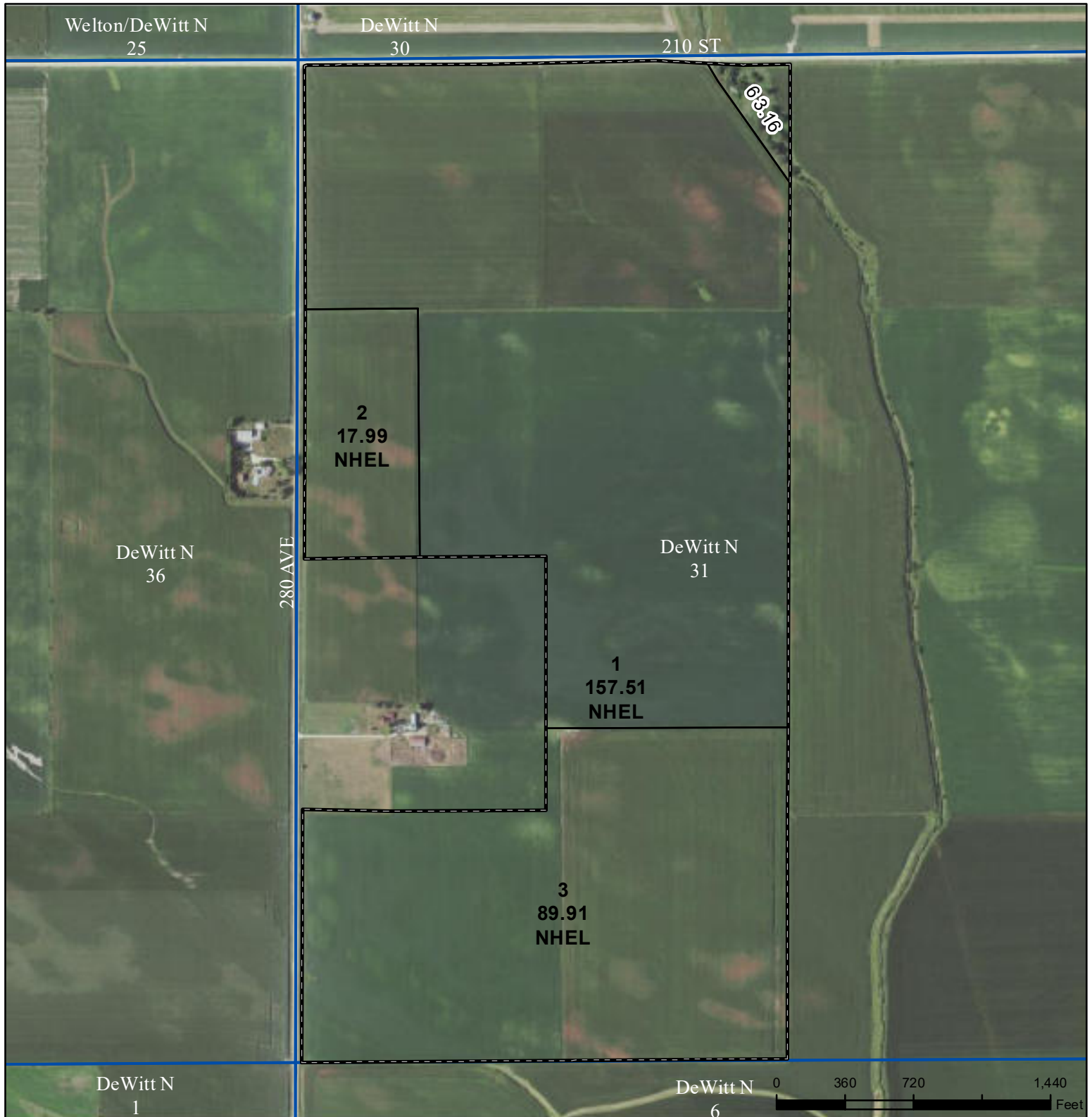
Area Symbol: IA045, Soil Area Version: 27

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 Overall
350B	Waukegan silt loam, 2 to 5 percent slopes	50.79	32.7%		Ile	80.0	2.2	23.2	55				81
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	23.46	15.1%		Iw	224.0	5.8	65.0	80				92
83B	Kenyon loam, 2 to 5 percent slopes	18.10	11.6%		Ile	225.6	6.3	65.4	90	210	91	61	87
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	13.03	8.4%		Ilw	80.0	1.7	23.2	84				94
284C	Flagler sandy loam, 5 to 9 percent slopes	9.63	6.2%		IIle	80.0	2.2	23.2	46				66
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	9.18	5.9%		Ilw	204.8	4.3	59.4	78				77
284B	Flagler sandy loam, 1 to 5 percent slopes	7.75	5.0%		IIle	80.0	2.2	23.2	51				67
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	5.37	3.5%		Ilw	204.8	4.3	59.4	78				82
177B	Saupe loam, 2 to 5 percent slopes	5.34	3.4%		IIls	80.0	2.2	23.2	55				76
760	Ansgar silt loam, 0 to 3 percent slopes	4.91	3.2%		Ilw	216.0	4.5	62.6	80				97
377B	Dinsdale silt loam, 2 to 5 percent slopes	3.71	2.4%		Ile	232.0	6.5	67.3	95				87
184	Klinger silt loam, 1 to 4 percent slopes	2.81	1.8%		Iw	240.0	6.2	69.6	95				87
1727	Udolpho loam, 0 to 2 percent slopes	1.29	0.8%		Ilw	80.0	1.7	23.2	48				83
Weighted Average					1.94	141.2	3.6	41	69.1	24.5	10.6	7.1	*n 83.2



United States
Department of
Agriculture

Clinton County, Iowa



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 23, 2022

Farm **7887**
Tract **13271**

Tract Cropland Total: 265.41 acres

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IOWA
CLINTON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7887

Prepared : 7/1/22 2:43 PM

Crop Year : 2022

Operator Name : LEE-ANN'S SWISS LLC
Farms Associated with Operator : 19-045-7885, 19-045-7887, 19-045-7888
CRP Contract Number(s) : None
Recon ID : 19-045-2016-63
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
268.57	265.41	265.41	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	265.41	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	6.73	0.00	41	
Corn	157.79	0.00	142	
Soybeans	86.11	0.00	46	
TOTAL	250.63	0.00		

NOTES

Tract Number : 13271

Description : NW, SW of 31, T82N, R4E
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 : ARTHUR-SHIRK FARMS LLC
Other Producers : None
Recon ID : 19-045-2016-62

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
268.57	265.41	265.41	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	265.41	0.00	0.00	0.00	0.00	0.00

Abbreviated 156 Farm Record

DCP Crop Data

Tract 13271 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	6.73	0.00	41
Corn	157.79	0.00	142
Soybeans	86.11	0.00	46
TOTAL	250.63	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

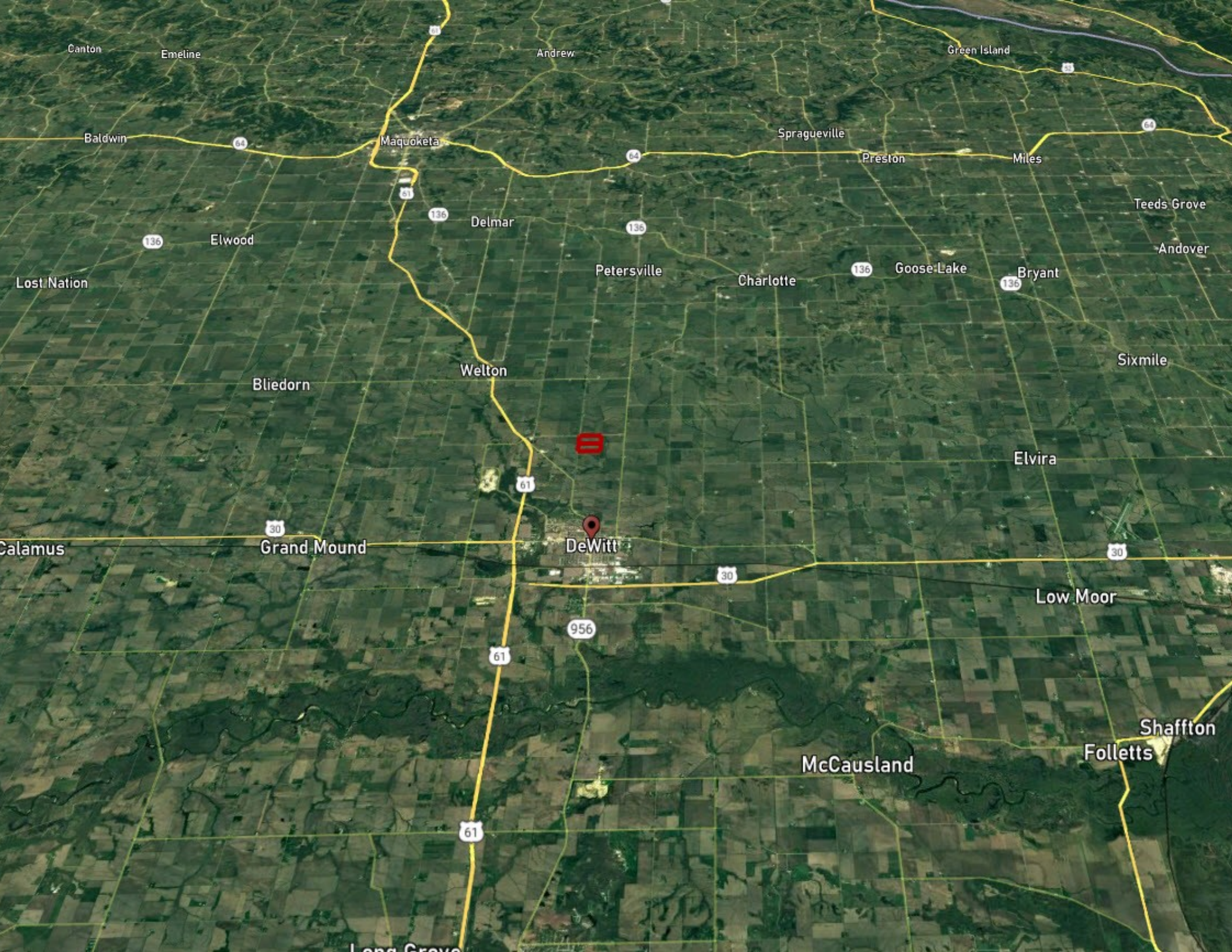
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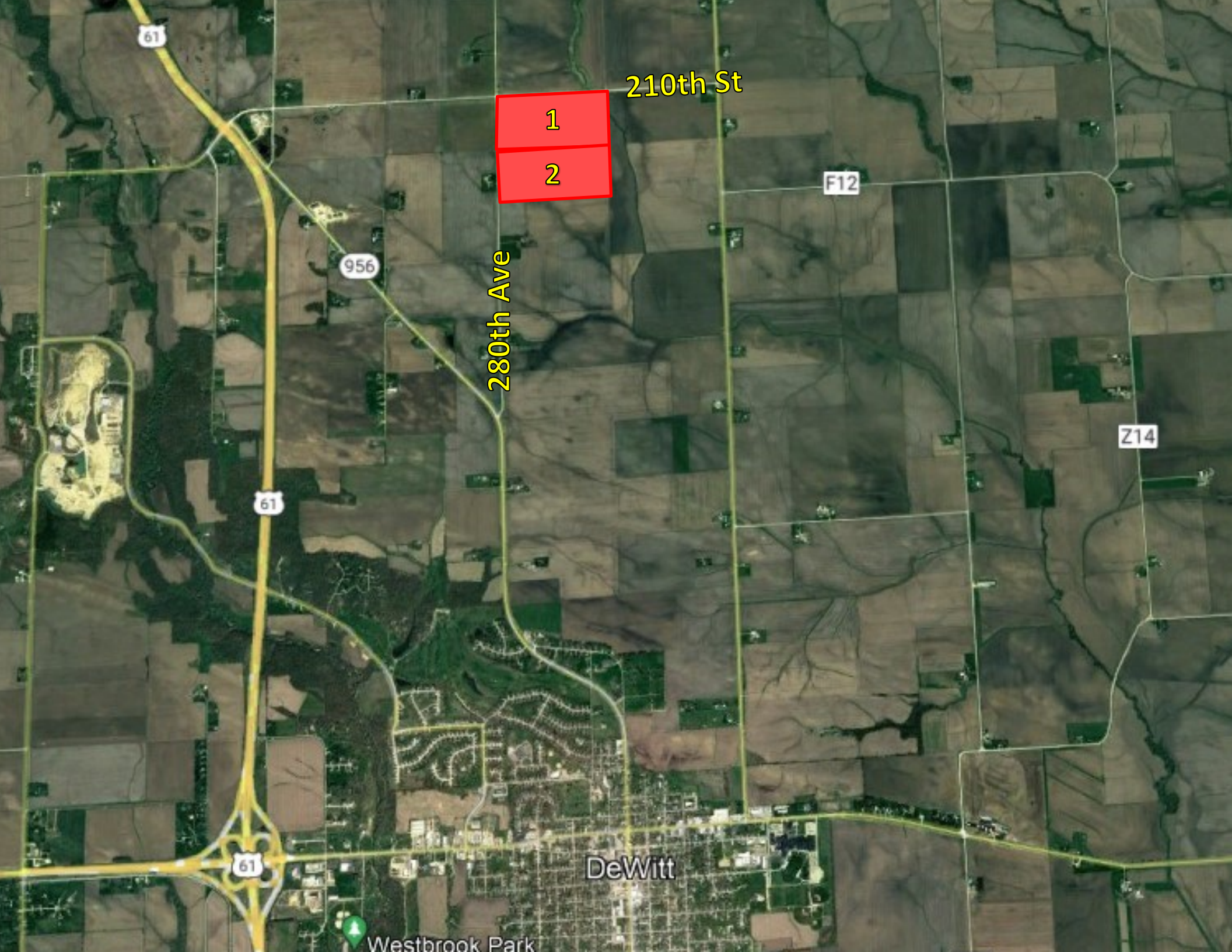
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Tract 2

Tract 1





61

210th St

1

2

F12

956

280th Ave

Z14

61

61

DeWitt

Westbrook Park

Tract #1



TRACT #1

LEGAL DESCRIPTION:

78.69 Acres being the North 1/2 of the Northwest 1/4 of Section 31 Township 82 North, Range 4 East.
 Exact legal description to come from survey.

COMMENTS & BUILDING INFORMATION:

Tract 1: Consists of 78.69 surveyed acres with approximately 76.84 estimated FSA tillable acres carrying a CSR2 of 80.3. The primary soil types on this nearly 100% tillable tract are Kenyon loam and Waukegan silt loam. This tract is located along the east side of 280th Avenue and the south side of 210th Street, in Section 31 of DeWitt "N" Township, Clinton Co., Iowa.

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.

**Arthur Farm, Tract 1 - 78.69 surveyed acres,
 Clinton County, IA**

TOTAL ACRES:	78.69 surveyed acres
TERMS:	10% earnest money day of the auction. Closing on or about Oct. 1, 2022
Price Per Acre:	
Owner:	Arthur Farm
Operator:	
County & State:	Clinton Co., IA
Location:	2 miles north of DeWitt, IA
Possession Date:	At closing, Subject to tenant's rights
Drainage Info:	Natural
Average Productivity:	74.3 CSR2
Taxable Acres:	est.
Net RE Taxes:	\$3,080
Taxes Payable In:	2021-2022
Topography:	Level

F.S.A. INFORMATION:

Farmland:	78.69
Crop Acres:	76.84 est.
CRP Acres:	N/A
Wheat Base:	2.06 est.
Wheat Yield:	41
Corn Base:	48.37 est.
Corn Yield:	142
Soybean Base:	26.41 est.
Soybean Yield:	46

APPROXIMATE BREAKDOWN OF ACRES:


Total Acres:	78.69
Tillable Acres:	76.84 est.
CRP Acres:	
Farmstead:	
Roads & Waste:	1.85
Waterways:	
Timber:	
Pasture:	

PeoplesCompany.com
563.659.8185

700 6th Ave
 DeWitt, Iowa 52742

Aerial Map- Surveyed Acres







Map Center: 41° 52' 16.21, -90° 32' 37.82

31-82N-4E
Clinton County
Iowa

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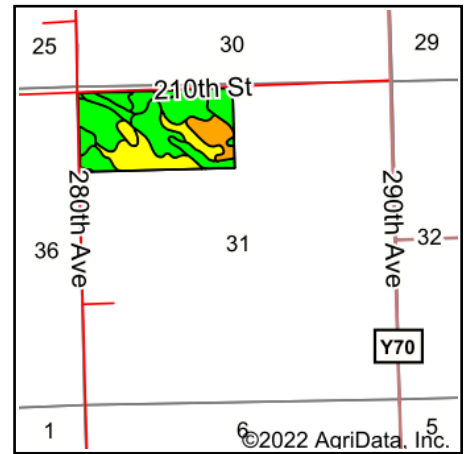
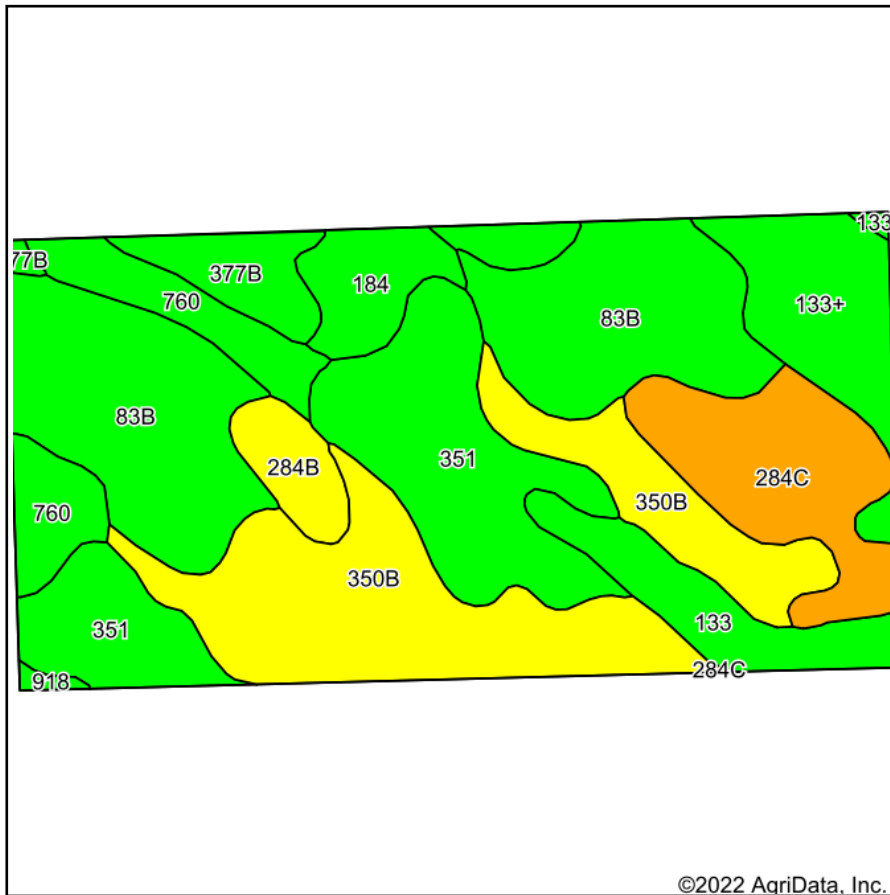


7/25/2022

Maps Provided By:

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

Soils Map- Surveyed Acres



State: **Iowa**
 County: **Clinton**
 Location: **31-82N-4E**
 Township: **De Witt**
 Acres: **78.69**
 Date: **7/25/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

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 Overall
83B	Kenyon loam, 2 to 5 percent slopes	18.11	23.0%		Ile	225.6	6.3	65.4	90	210	91	61	87
350B	Waukegan silt loam, 2 to 5 percent slopes	16.66	21.2%		Ile	80.0	2.2	23.2	55				81
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	13.28	16.9%		Iw	224.0	5.8	65.0	80				92
284C	Flagler sandy loam, 5 to 9 percent slopes	7.30	9.3%		IIle	80.0	2.2	23.2	46				66
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	5.20	6.6%		IIw	204.8	4.3	59.4	78				82
760	Ansgar silt loam, 0 to 3 percent slopes	4.95	6.3%		IIw	216.0	4.5	62.6	80				97
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.56	5.8%		IIw	204.8	4.3	59.4	78				77
377B	Dinsdale silt loam, 2 to 5 percent slopes	3.61	4.6%		Ile	232.0	6.5	67.3	95				87
184	Klinger silt loam, 1 to 4 percent slopes	2.77	3.5%		Iw	240.0	6.2	69.6	95				87
284B	Flagler sandy loam, 1 to 5 percent slopes	2.04	2.6%		IIle	80.0	2.2	23.2	51				67
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	0.21	0.3%		IIw	80.0	1.7	23.2	84				94
Weighted Average					1.91	174.5	4.5	50.6	74.1	48.3	20.9	14	*n 83.8

**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"

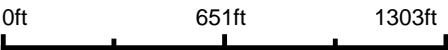
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map- Tillable Acres



Map Center: 41° 52' 12.96, -90° 32' 41.09

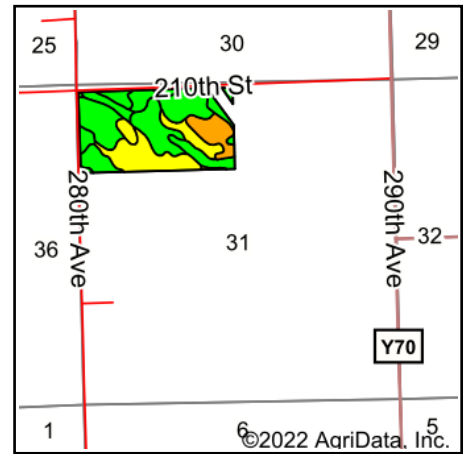
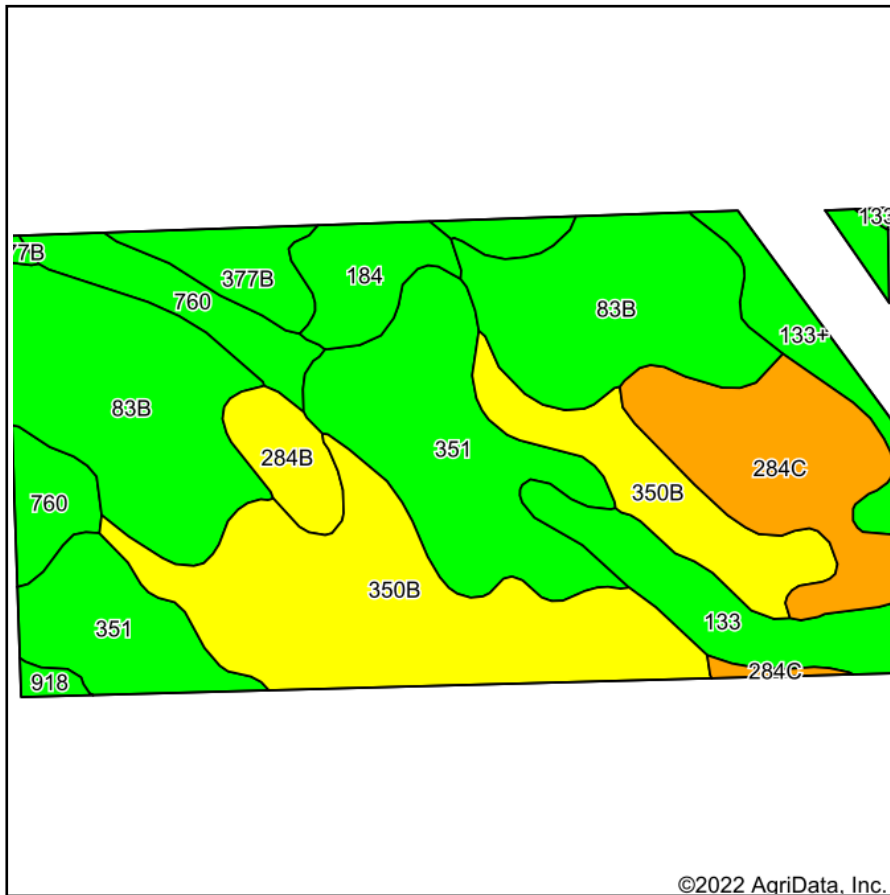


31-82N-4E
Clinton County
Iowa



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

Soils Map- Tillable acres



State: **Iowa**
 County: **Clinton**
 Location: **31-82N-4E**
 Township: **De Witt**
 Acres: **76.84**
 Date: **7/25/2022**



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 Overall
350B	Waukegan silt loam, 2 to 5 percent slopes	17.90	23.3%		Ile	80.0	2.2	23.2	55				81
83B	Kenyon loam, 2 to 5 percent slopes	17.73	23.1%		Ile	225.6	6.3	65.4	90	210	91	61	87
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	13.66	17.8%		Iw	224.0	5.8	65.0	80				92
284C	Flagler sandy loam, 5 to 9 percent slopes	7.57	9.9%		IIle	80.0	2.2	23.2	46				66
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.80	6.2%		IIw	204.8	4.3	59.4	78				77
760	Ansgar silt loam, 0 to 3 percent slopes	4.56	5.9%		IIw	216.0	4.5	62.6	80				97
377B	Dinsdale silt loam, 2 to 5 percent slopes	3.07	4.0%		Ile	232.0	6.5	67.3	95				87
184	Klinger silt loam, 1 to 4 percent slopes	2.64	3.4%		Iw	240.0	6.2	69.6	95				87
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	2.52	3.3%		IIw	204.8	4.3	59.4	78				82
284B	Flagler sandy loam, 1 to 5 percent slopes	2.04	2.7%		IIle	80.0	2.2	23.2	51				67
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	0.35	0.5%		IIw	80.0	1.7	23.2	84				94
Weighted Average					1.91	170.7	4.4	49.5	73.3	48.5	21	14.1	*n 83.7

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

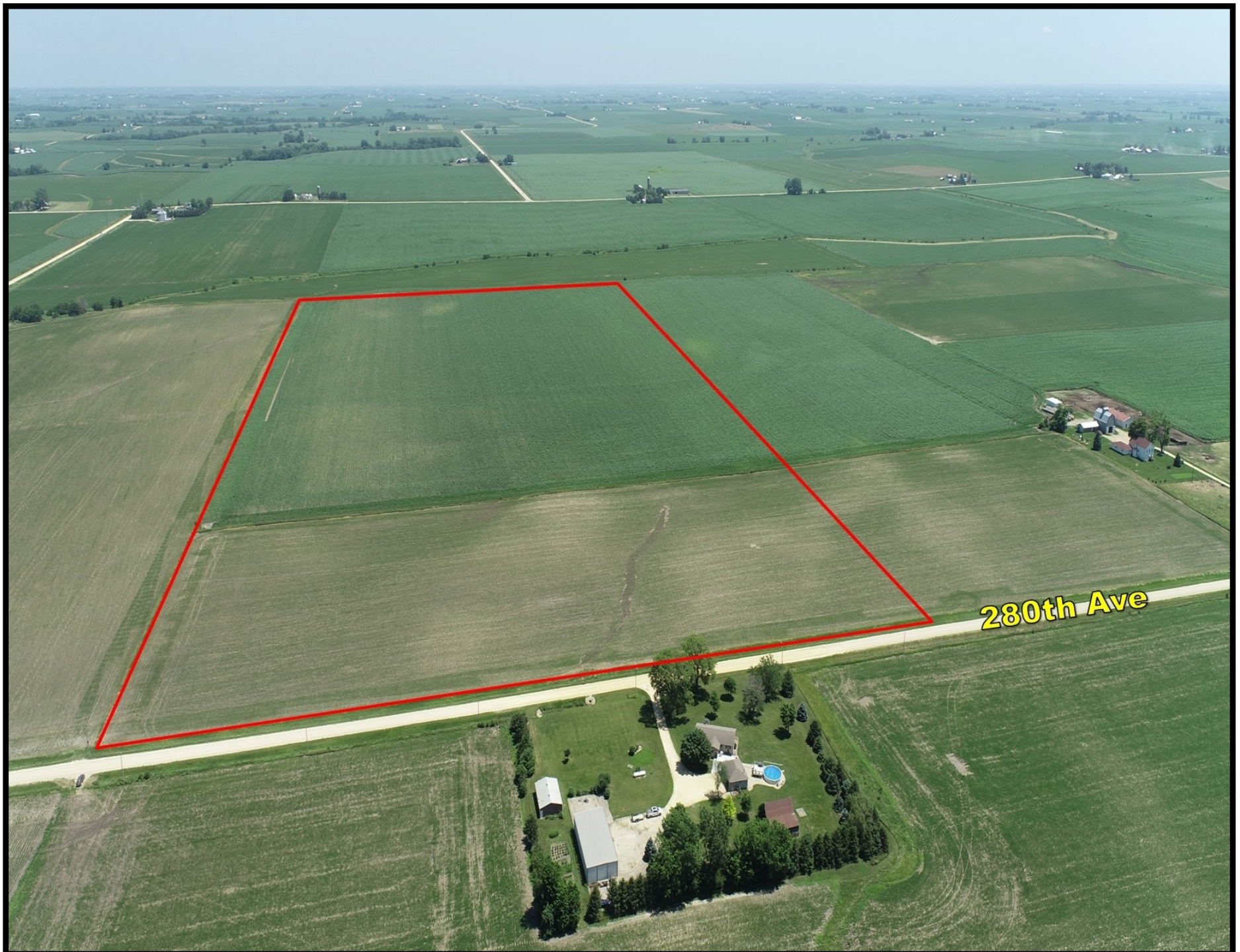
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*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



TRACT #2

LEGAL DESCRIPTION:

78.68 Acres being the South 1/2 of the Northwest 1/4 of Section 31 Township 82 North, Range 4 East.
 Exact legal description to come from survey.

COMMENTS & BUILDING INFORMATION:

Tract 2: Consists of 78.68 surveyed acres with 78 estimated FSA cropland acres and a CSR2 value of 63.9 including top-producing soil types of Waukegon silt loam and Garwin silty clay loam. Located along the East side of 280th Street and just north of DeWitt 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.

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.

**Arthur Farm, Tract 2 - 78.68 surveyed acres,
 Clinton County, IA**

TOTAL ACRES:	78.68 surveyed acres
TERMS:	10% earnest money day of the auction. Closing on or about Oct. 1, 2022
Price Per Acre:	
Owner:	Arthur Farm
Operator:	
County & State:	Clinton Co., IA
Location:	2 miles north of DeWitt, IA
Possession Date:	At closing, Subject to tenant's rights
Drainage Info:	Natural
Average Productivity:	63.9 CSR2
Taxable Acres:	est.
Net RE Taxes:	\$3,080
Taxes Payable In:	2021-2022
Topography:	Level

F.S.A. INFORMATION:

Farmland:	78.68
Crop Acres:	78 est.
CRP Acres:	N/A
Wheat Base:	2.05 est.
Wheat Yield:	41
Corn Base:	49.7 est.
Corn Yield:	142
Soybean Base:	27.25 est.
Soybean Yield:	46

APPROXIMATE BREAKDOWN OF ACRES:


Total Acres:	78.68
Tillable Acres:	78 est.
CRP Acres:	
Farmstead:	
Roads & Waste:	.68
Waterways:	
Timber:	
Pasture:	

PeoplesCompany.com
563.659.8185

700 6th Ave
 DeWitt, Iowa 52742

Aerial Map- Surveyed Acres






PEOPLES[™]
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

Map Center: 41° 52' 2.11, -90° 32' 36.46


31-82N-4E
Clinton County
Iowa

0ft 493ft 987ft



7/25/2022

Maps Provided By:

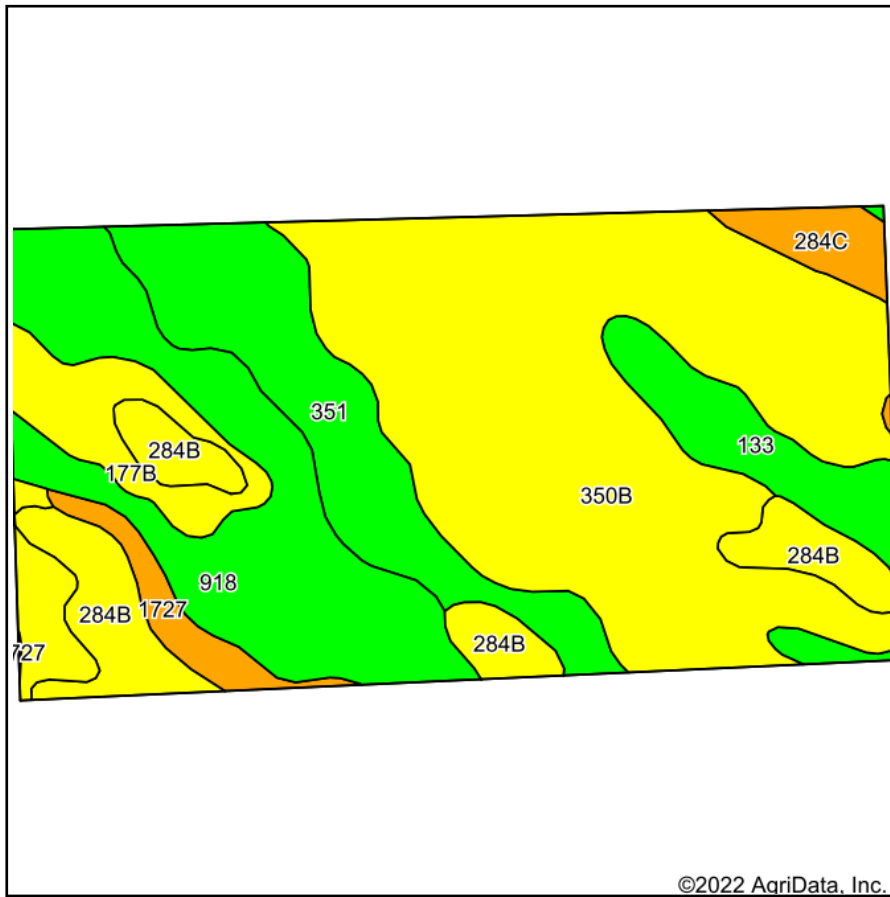


surety[®]
CUSTOMIZED ONLINE MAPPING

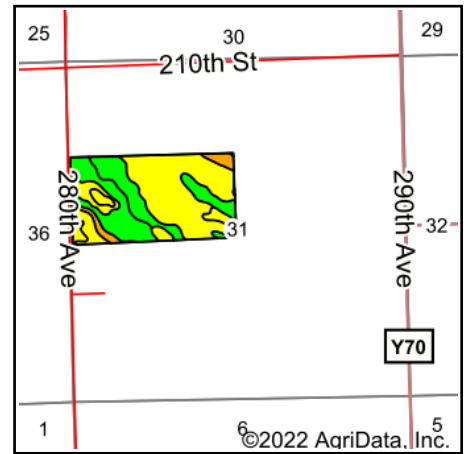
© AgriData, Inc. 2021 www.AgriDataInc.com

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

Soils Map- Surveyed Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **31-82N-4E**
 Township: **De Witt**
 Acres: **78.68**
 Date: **7/25/2022**

PC PEOPLES
 COMPANY
 INNOVATIVE. REAL ESTATE. SOLUTIONS.

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	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	*n NCCPI Overall
350B	Waukegan silt loam, 2 to 5 percent slopes	33.67	42.8%		Ile	80.0	2.2	23.2	55	81
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	13.73	17.5%		Ilw	80.0	1.7	23.2	84	94
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	9.89	12.6%		Iw	224.0	5.8	65.0	80	92
284B	Flagler sandy loam, 1 to 5 percent slopes	7.41	9.4%		Ille	80.0	2.2	23.2	51	67
177B	Saude loam, 2 to 5 percent slopes	5.46	6.9%		Ils	80.0	2.2	23.2	55	76
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.84	6.2%		Ilw	204.8	4.3	59.4	78	77
1727	Udolpho loam, 0 to 2 percent slopes	1.90	2.4%		Ilw	80.0	1.7	23.2	48	83
284C	Flagler sandy loam, 5 to 9 percent slopes	1.78	2.3%		Ille	80.0	2.2	23.2	46	66
Weighted Average					1.99	105.8	2.7	30.7	63.9	*n 82.4

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

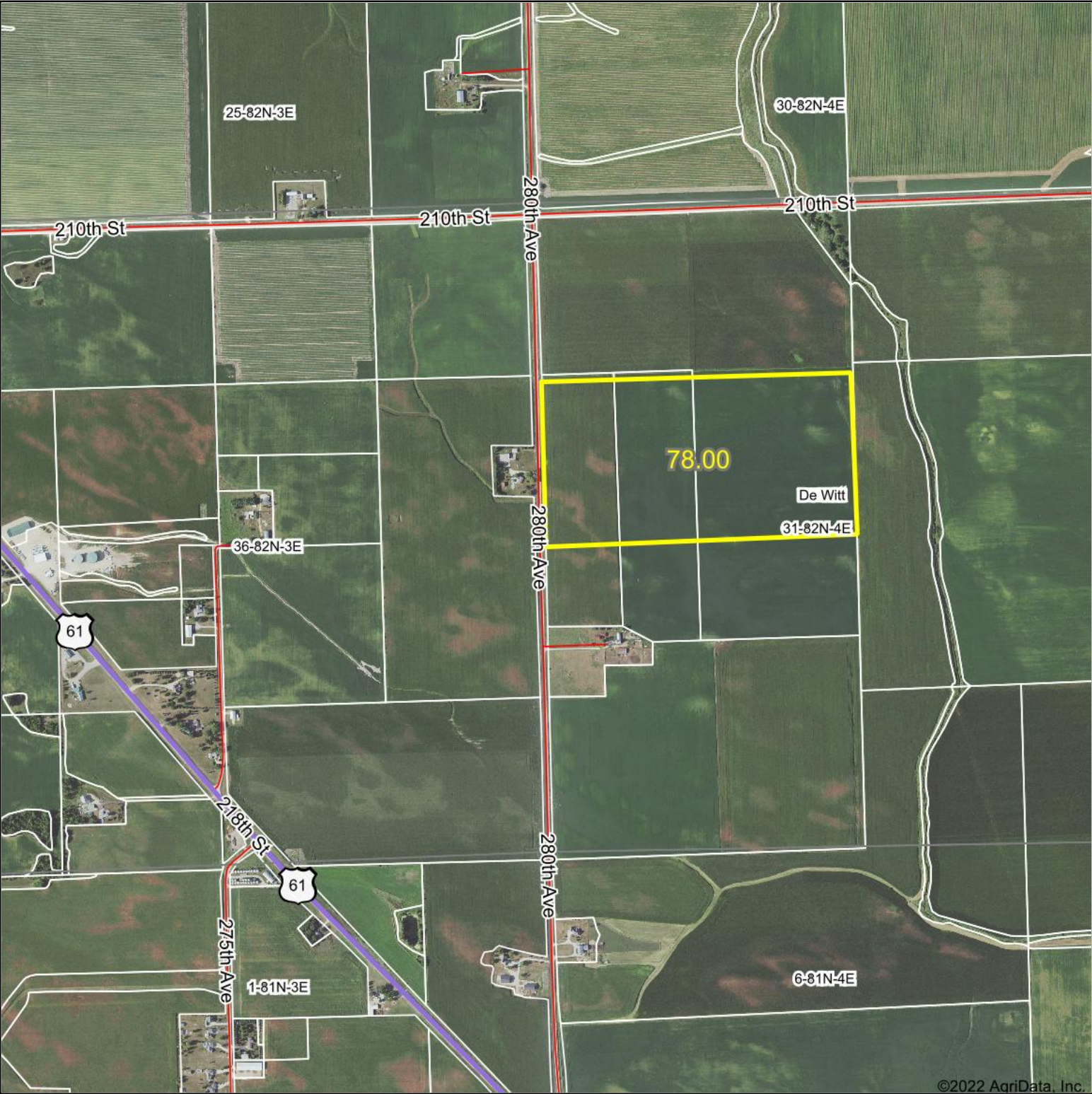
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

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Soils data provided by USDA and NRCS.

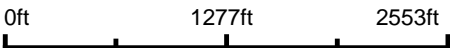
Aerial Map- Tillable Acres



©2022 AgriData, Inc.



Map Center: 41° 51' 55.67, -90° 32' 54.26



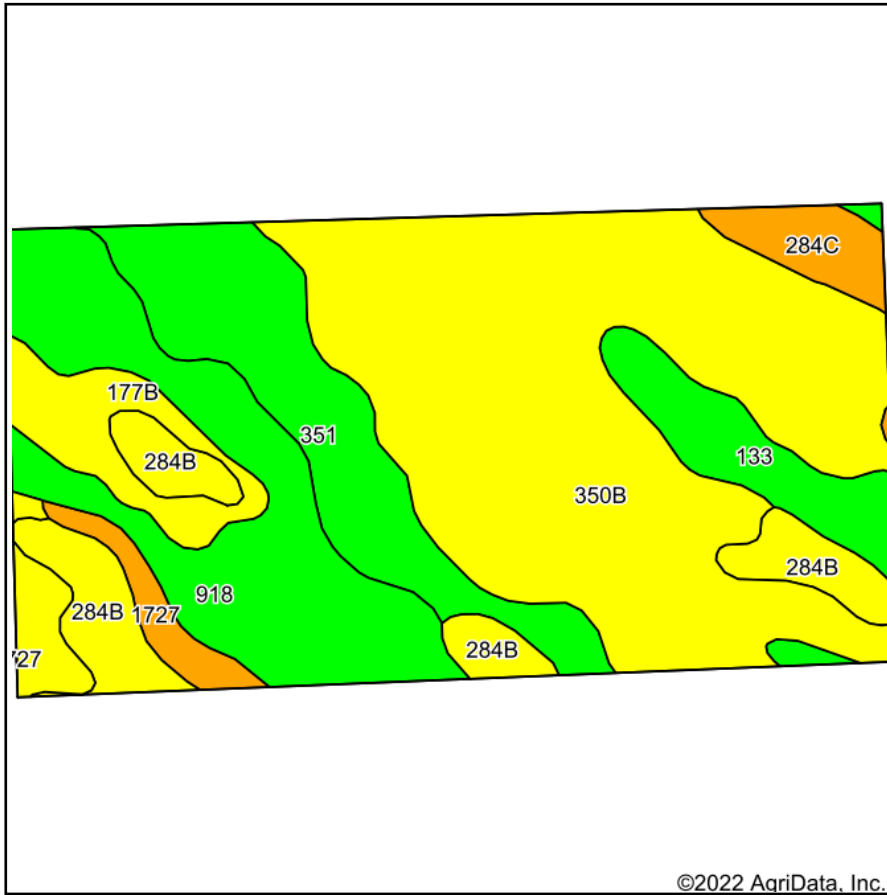
31-82N-4E
Clinton County
Iowa



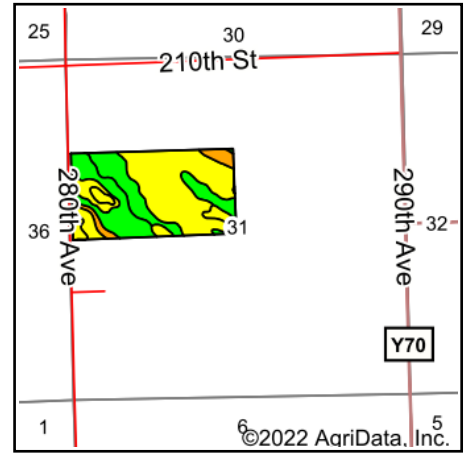
© AgriData, Inc. 2021 www.AgriDataInc.com

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-4E**
 Township: **De Witt**
 Acres: **78**
 Date: **7/25/2022**



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 Overall
350B	Waukegan silt loam, 2 to 5 percent slopes	34.23	43.9%		IIe	80.0	2.2	23.2	55	81
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	13.35	17.1%		IIw	80.0	1.7	23.2	84	94
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	10.08	12.9%		Iw	224.0	5.8	65.0	80	92
284B	Flagler sandy loam, 1 to 5 percent slopes	6.67	8.6%		IIIe	80.0	2.2	23.2	51	67
177B	Saude loam, 2 to 5 percent slopes	5.25	6.7%		IIIs	80.0	2.2	23.2	55	76
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.70	6.0%		IIw	204.8	4.3	59.4	78	77
284C	Flagler sandy loam, 5 to 9 percent slopes	2.12	2.7%		IIIe	80.0	2.2	23.2	46	66
1727	Udolpho loam, 0 to 2 percent slopes	1.60	2.1%		IIw	80.0	1.7	23.2	48	83
Weighted Average					1.98	106.1	2.7	30.8	63.8	*n 82.5

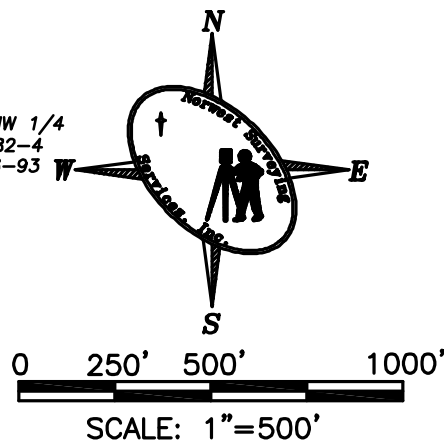
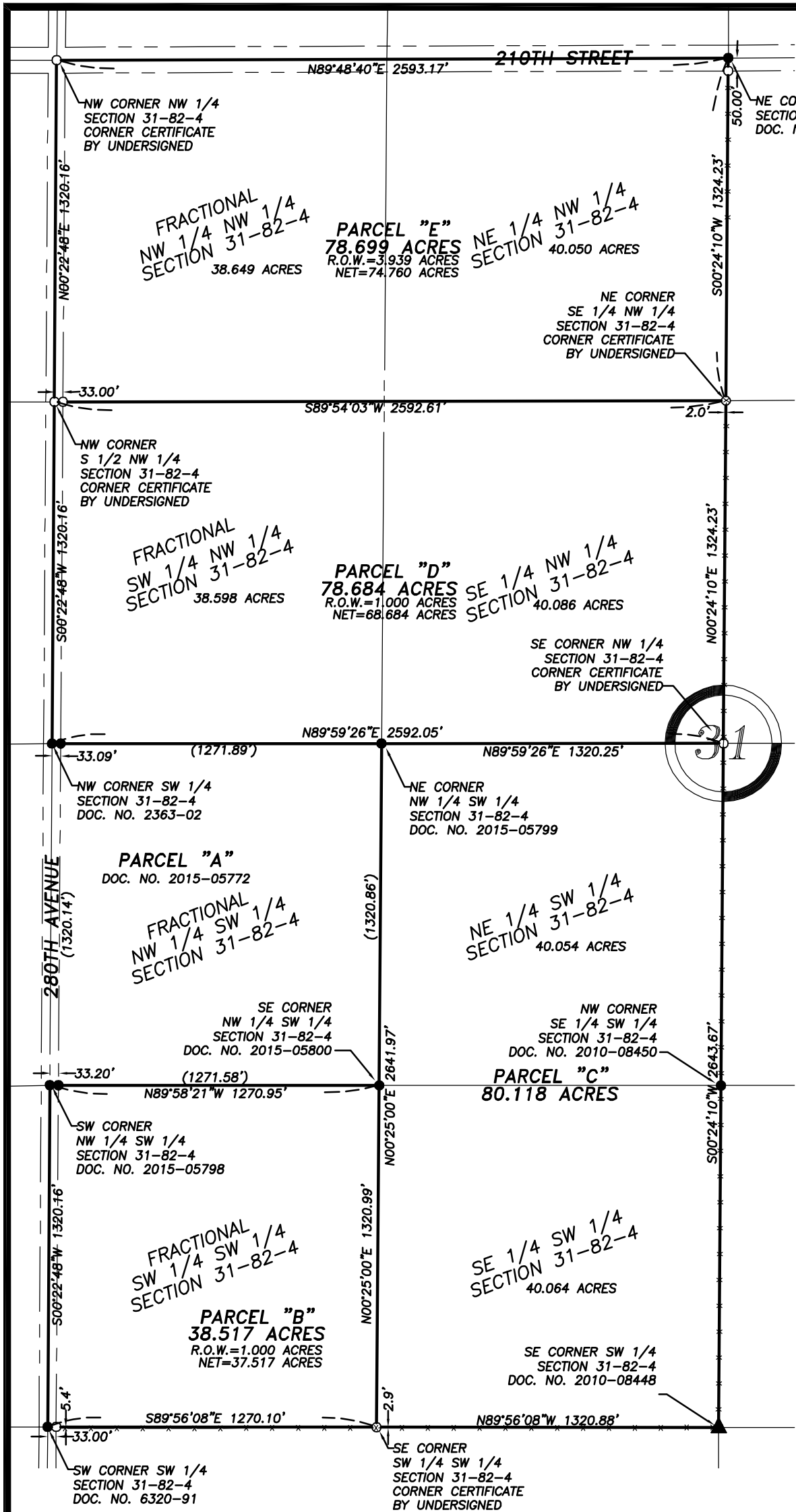
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Soils data provided by USDA and NRCS.



TOTAL AREA
276.018 ACRES

P.I.N. 18-1090-0000
P.I.N. 18-1091-0000
P.I.N. 18-1092-0000
P.I.N. 18-1093-0000
P.I.N. 18-1094-0000
P.I.N. 18-1095-0000
P.I.N. 18-1096-0000

REQUESTOR:

ALAN McNEIL, AGENT
700 6TH AVENUE
DEWITT, IA 52751

PROPRIETOR:

ARTHUR-SHIRK FARMS LLC
4550 MEADOW CREST
MANHATTAN, KS 6650

SURVEYOR:

WILLIAM E. HOLT, IPLS 14105
NORWEST SURVEYING SERVICES, INC.
301 EAST LINCOLNWAY
MORRISON, IL 61270
(815) 772-7179
weh@nwsurveying.com

PT W 1/2
SECTION 31-82-4

PLAT OF SURVEY

Of part of the West Half (W 1/2) of Section 31 in Township 82 North (T82N), Range 4 East (R4E) 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 Agent Alan McNeil of DeWitt, Iowa.

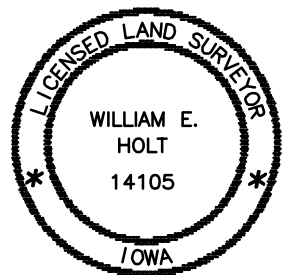
All structural or utility improvements, surface and subsurface, on and/or adjacent to the site are not necessarily shown. All monuments exist as shown hereon. Bearings are Degrees, Minutes and Seconds and are referenced to assumed datum; distances are shown as feet and decimal parts thereof.

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.

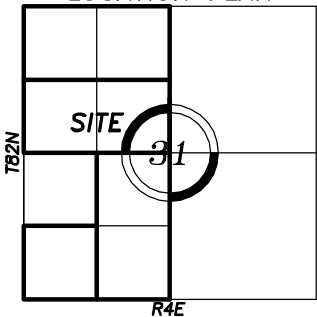
William E. Holt

Dated this ____ day of _____, 2020 C.E.
State of Iowa Reg. No. 14105
My registration expires December 31, 2022 C.E.



RESERVED FOR RECORDER

LOCATION PLAN



ZONING APPROVAL

This plat meets the Subdivision & Zoning Ordinance Requirements for Clinton County, IA..

Clinton County Zoning Date

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

NORWEST SURVEYING SERVICES, INC.
PROFESSIONAL LAND SURVEYORS & LAND PLANNERS

301 EAST LINCOLNWAY MORRISON, ILLINOIS 61270
PHONE (815) 772-7179 FAX (815) 772-7693
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004159, EXPIRES APRIL 30, 2023

SURVEYED BY JMW, AJH	FIELD WORK COMPLETED 7-21-22	JOB NO. 2022176	DRAWN BY WEH
BOOK NO. 268-3	PLAT NO. 2022176	DRAWING NAME 2002254	DRAWING DATE 22 JUL 22
REVISION DATES		CHECKED BY	SCALE 1"=500'

PROJECT
FARM PARCEL SURVEY
TITLE
ARTHUR-SHIRK FARMS, LLC

BOUNDARY DESCRIPTIONS

ARTHUR-SHIRK FARMS, LLC

PROJECT NO. 2022176

PARCEL "B"

The fractional Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 31 in Township 82 North (T82N), Range 4 East (R4E) of the Fifth Principal Meridian (5th PM), Clinton, County, Iowa;

Containing 38.517 acres, more or less.

PARCEL "C"

The East Half (E 1/2)) of the Southwest Quarter (SW 1/4) of Section 31 in Township 82 North (T82N), Range 4 East (R4E) of the Fifth Principal Meridian (5th PM), Clinton, County, Iowa;

Containing 80.118 acres, more or less.

PARCEL "D"

The South Half (S1/2) of the fractional Northwest Quarter (NW 1/4) of Section 31 in Township 82 North (T82N), Range 4 East (R4E) of the Fifth Principal Meridian (5th PM), Clinton, County, Iowa;

Containing 78.684 acres, more or less.

PARCEL "E"

The North Half (N1/2) of the fractional Northwest Quarter (NW 1/4) of Section 31 in Township 82 North (T82N), Range 4 East (R4E) of the Fifth Principal Meridian (5th PM), Clinton, County, Iowa;

Containing 78.699 acres, more or less.