

LAND AUCTION

120 ACRES M/L

TRAVER FARM, CLINTON COUNTY, IOWA

TUE., AUG. 23RD, 2022 AT 10:00 A.M.
GRAND MOUND COMMUNITY CENTER

#16326 510 - SMITH ST., GRAND MOUND, IA



DOUGLAS R. YEGGE

C: 563.320.9900
O: 563.659.8185
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563.659.8185

700 6th Ave
DeWitt, Iowa 52742

www.Yeggemcneilland.co

LAND AUCTION

LEGAL DESCRIPTION:

120 Acres M/L being part of the East 1/2 of the Southwest 1/4 corner excluding part of the west 1/4 of the Southeast 1/4 in Section 12 of the DeWitt "N" Township, Clinton Co., Iowa.

COMMENTS & BUILDING INFORMATION:

Clinton County, Iowa, Land Auction – Mark your calendar for August 23rd, 2022, at 10:00 AM in the Grand Mound Community Center, 510 Smith St, Grand Mound IA. Peoples Company is honored to represent the Traver Family, in the sale of 120 acres m/l (to be surveyed) of prime Clinton Co., Iowa, farmland, carrying a CSR2 of 77.2! Of the total 120 m/l acres in this complete portfolio, the Traver Family, farmland includes 113.63 FSA cropland acres. Located in a strong farming community near several competing grain markets, including both grain elevators and ethanol plants. This highly-tillable tract of farmland would make for a great add-on unit to an existing farm operation or investment-grade quality land purchase. Closing is to take place on December 1, 2022. Farm to be open for the 2023 crop year.

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

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 Yeggemcneilland.com

Traver, 120 Acres M/L, Clinton County, IA

TOTAL ACRES:	120
PRICE:	\$ x acres
Price Per Acre:	
Owner:	Traver
Operator:	
County & State:	Clinton Co., IA
Location:	DeWitt, IA
Possession Date:	Oct. 15, 2022, Subject to Tenant's rights
Drainage Info:	Natural
Average Productivity:	77.2 CSR2
Taxable Acres:	117.85
Net RE Taxes:	\$4,944
Taxes Payable In:	2021-2022
Topography:	Level to Gently Rolling

F.S.A. INFORMATION:

Farmland:	118
Crop Acres:	113.63
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	77.1
Corn Yield:	150
Soybean Base:	36.5
Soybean Yield:	52

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	120
Tillable Acres:	113.63
CRP Acres:	
Farmstead:	
Roads:	2.5
Waste & Waterways:	3.87
Timber:	
Pasture:	

PeoplesCompany.com
563.659.8185

700 6th Ave
 DeWitt, Iowa 52742

T-81-82-N

DE WITT 'N' PLAT
(Landowners)

R-3-4-E

DEWITT 'N' TOWNSHIP

SECTION 1W

1. McCloy, John etux 13

2. Beedle, Shane 8

SECTION 2W

1. Bauman IV, William 8

SECTION 5

1. Summers, Charles etux 7

SECTION 6

1. Peters, Ronnie etux 7

SECTION 9

1. Carr, Charles etux 9

2. Kuehn, Steven etux 17

SECTION 10

1. VanDe Walle, Adam 5

SECTION 11E

1. Martin, Joseph etux 7

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

4. Springbrook Country Club 12

5. Springbrook Improvement Co 11

6. Suhr, Darin etux 6

7. Harrington, Jordan 7

8. Dvorak, Victoria etvir 6

9. Springbrook Country Club 14

SECTION 24

1. McAteer, William etux 5

SECTION 25

2. Rittner, Jeffrey 15

SECTION 29

1. Cox, Douglas etux 5

SECTION 30

1. VanDe Walle, Adam 5

2. Stuedemann Trust, Nancy 9

3. Garrity, Leo etux 7

4. Paasch, Robert etux 8

SECTION 34

1. Eganhouse, Jason etux 9

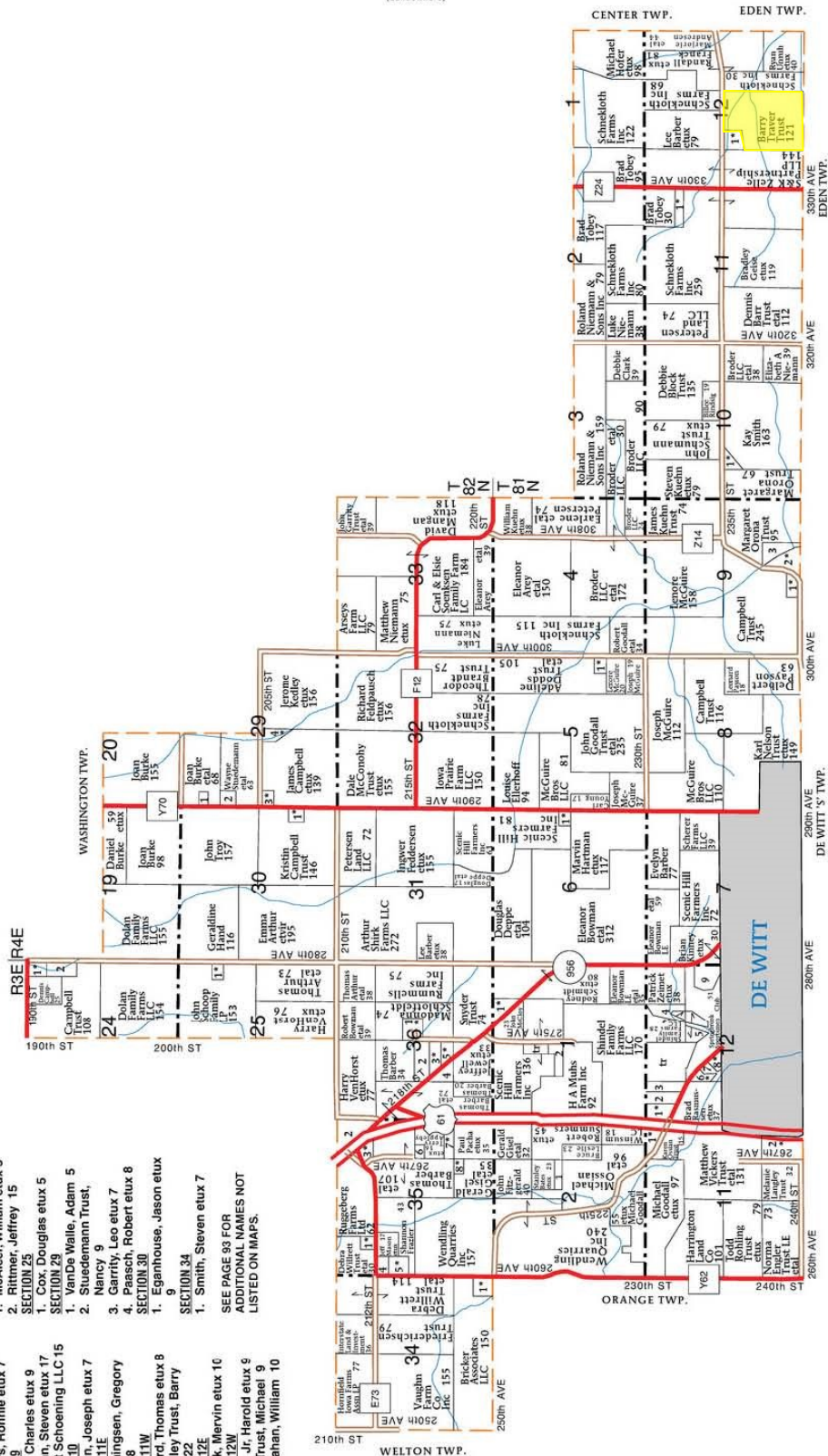
1. Smith, Steven etux 7

SEE PAGE 93 FOR ADDITIONAL NAMES NOT LISTED ON MAPS.

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40


CLINTON CO., IA



Aerial Map - Total Acres



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COMPANY
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Map Center: 41° 50' 5.77, -90° 26' 34.05


12-81N-4E
Clinton County
Iowa

0ft 713ft 1425ft



7/27/2022

Maps Provided By:

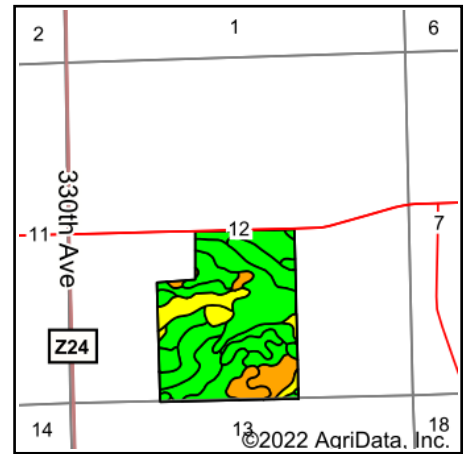
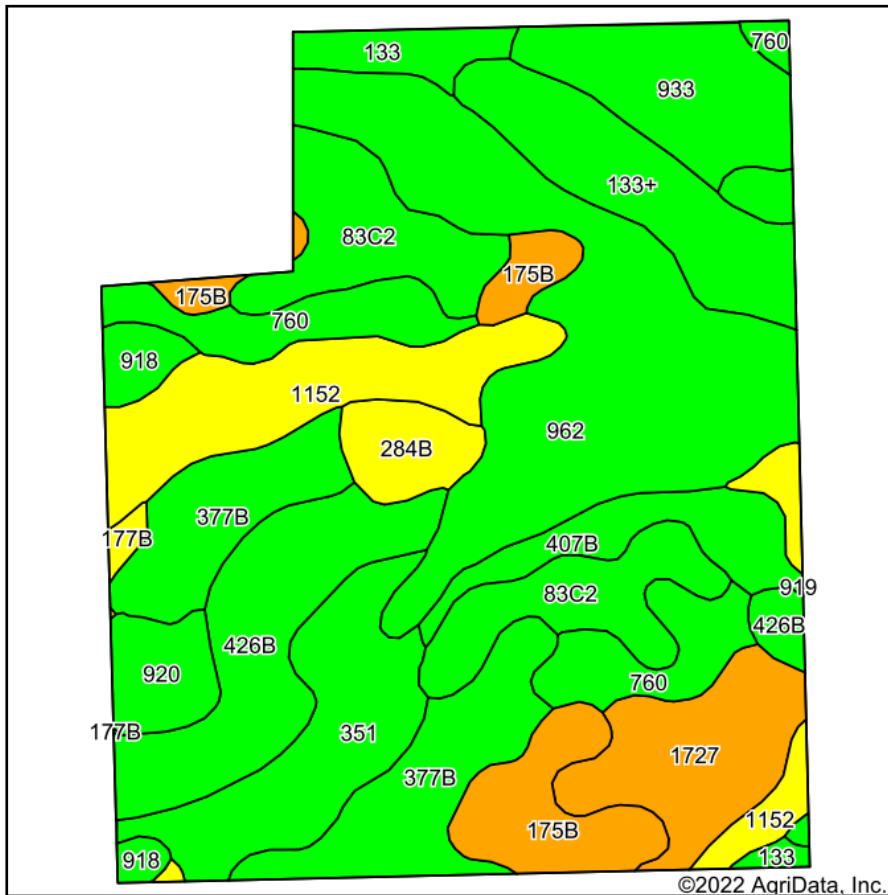


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CUSTOMIZED ONLINE MAPPING

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

Soils Map - Total Acres



State: **Iowa**
 County: **Clinton**
 Location: **12-81N-4E**
 Township: **De Witt**
 Acres: **120**
 Date: **7/27/2022**

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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
962	Elvira silty clay loam, 0 to 2 percent slopes	22.72	18.9%		Ilw	198.4	4.2	57.5	83				74
377B	Dinsdale silt loam, 2 to 5 percent slopes	11.47	9.6%		Ile	232.0	6.5	67.3	95				87
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	10.41	8.7%		Ille	204.8	5.7	59.4	84	212	88	61	78
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	9.99	8.3%		Ilw	80.0	1.7	23.2	54				82
426B	Aredale loam, 2 to 5 percent slopes	9.64	8.0%		Ile	225.6	6.3	65.4	91				94
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	8.19	6.8%		Iw	224.0	5.8	65.0	80				92
760	Ansgar silt loam, 0 to 3 percent slopes	7.38	6.2%		Ilw	216.0	4.5	62.6	80				97
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	7.26	6.0%		Ilw	204.8	4.3	59.4	78				82
1727	Udolpho loam, 0 to 2 percent slopes	6.62	5.5%		Ilw	80.0	1.7	23.2	48				83
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	6.39	5.3%		Ille	80.0	2.2	23.2	50				63
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	6.32	5.3%		Ilw	204.8	4.3	59.4	78				77
407B	Schley loam, 1 to 4 percent slopes	3.98	3.3%		Ilw	196.8	5.1	57.1	81				94
284B	Flagler sandy loam, 1 to 5 percent slopes	2.56	2.1%		Ille	80.0	2.2	23.2	51				67

920	Tama silt loam, sandy substratum, 0 to 2 percent slopes	2.52	2.1%		I	240.0	6.7	69.6	97				94
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.40	2.0%		Ilw	204.8	4.3	59.4	78				77
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	1.67	1.4%		Ilw	80.0	1.7	23.2	84				94
177B	Saude loam, 2 to 5 percent slopes	0.48	0.4%		Ils	80.0	2.2	23.2	55				76
Weighted Average					2.07	181.5	4.4	52.6	77.2	18.4	7.6	5.3	*n 82.3

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

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

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map - Tillable Acres



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Map Center: 41° 50' 5.77, -90° 26' 34.05

0ft 713ft 1425ft

12-81N-4E
Clinton County
Iowa

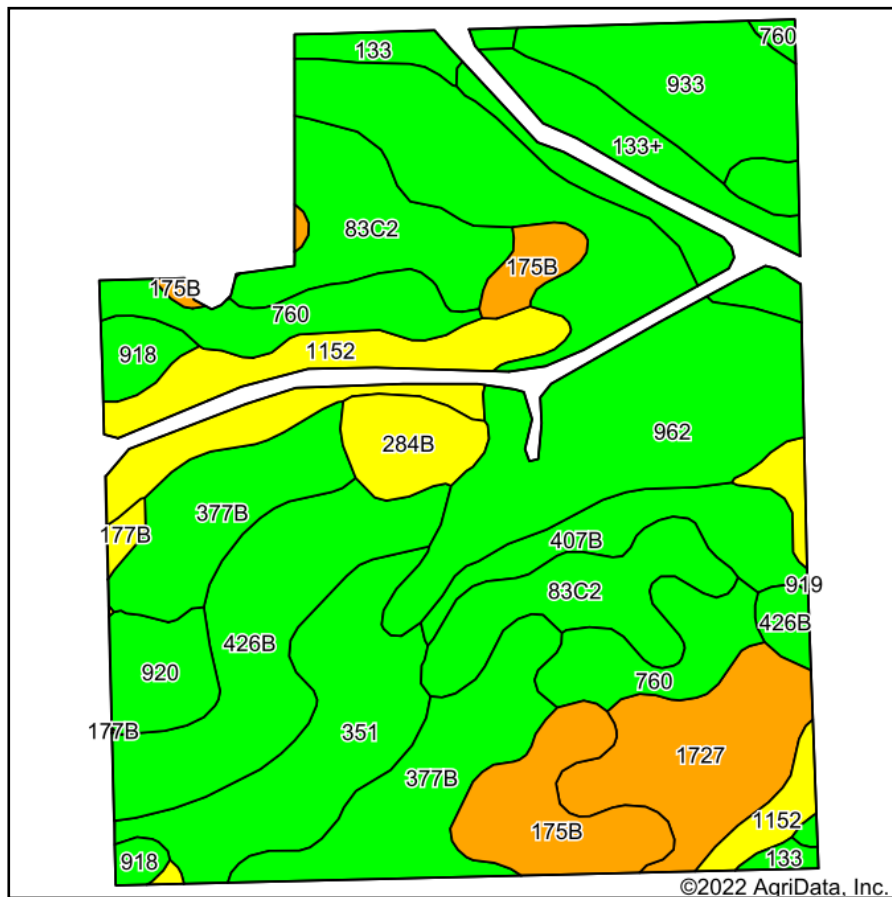


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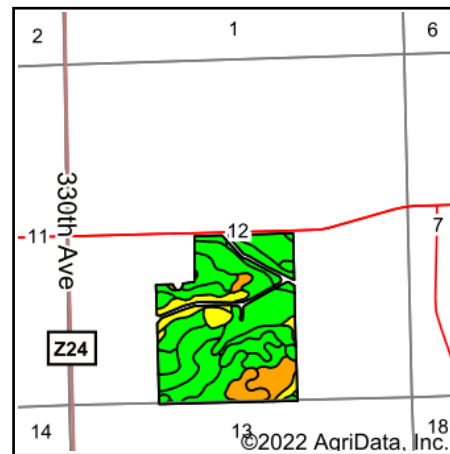
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **12-81N-4E**
 Township: **De Witt**
 Acres: **113.63**
 Date: **7/27/2022**

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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
962	Elvira silty clay loam, 0 to 2 percent slopes	21.66	19.1%		Ilw	198.4	4.2	57.5	83				74
377B	Dinsdale silt loam, 2 to 5 percent slopes	11.52	10.1%		Ile	232.0	6.5	67.3	95				87
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	10.34	9.1%		Ille	204.8	5.7	59.4	84	212	88	61	78
426B	Aredale loam, 2 to 5 percent slopes	9.60	8.4%		Ile	225.6	6.3	65.4	91				94
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	8.46	7.4%		Ilw	80.0	1.7	23.2	54				82
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	8.20	7.2%		Iw	224.0	5.8	65.0	80				92
760	Ansgar silt loam, 0 to 3 percent slopes	7.22	6.4%		Ilw	216.0	4.5	62.6	80				97
1727	Udolpho loam, 0 to 2 percent slopes	6.61	5.8%		Ilw	80.0	1.7	23.2	48				83
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	6.05	5.3%		Ille	80.0	2.2	23.2	50				63
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	5.75	5.1%		Ilw	204.8	4.3	59.4	78				77
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	5.39	4.7%		Ilw	204.8	4.3	59.4	78				82
407B	Schley loam, 1 to 4 percent slopes	3.98	3.5%		Ilw	196.8	5.1	57.1	81				94
284B	Flagler sandy loam, 1 to 5 percent slopes	2.56	2.3%		Ille	80.0	2.2	23.2	51				67

920	Tama silt loam, sandy substratum, 0 to 2 percent slopes	2.51	2.2%		I	240.0	6.7	69.6	97				94
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	1.67	1.5%		Ilw	80.0	1.7	23.2	84				94
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Weighted Average					2.07	182.3	4.5	52.9	77.5	19.3	8	5.6	*n 82.5

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

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*n: The aggregation method is "Weighted Average using all components"

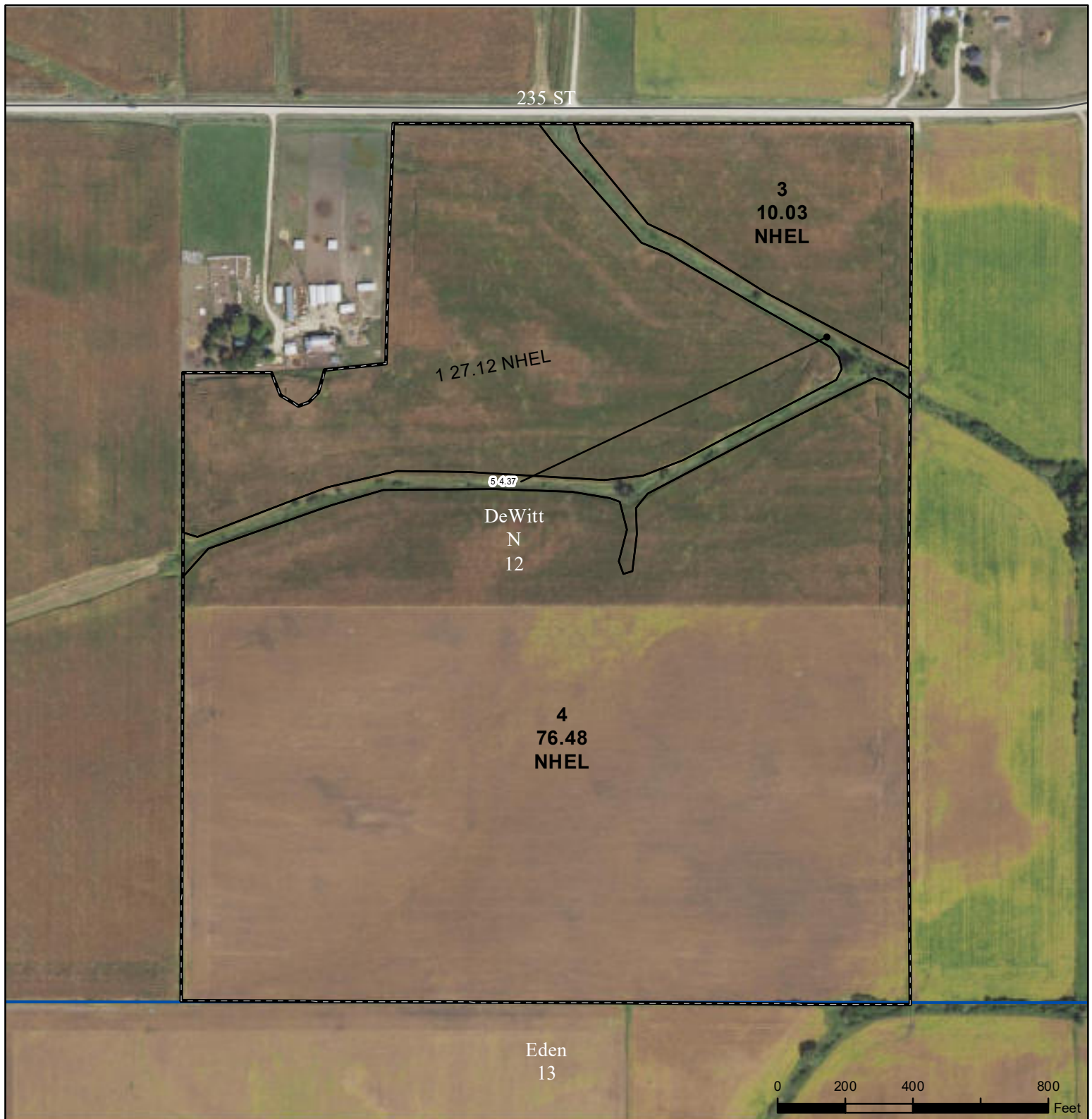
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Clinton County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary

- Iowa PLSS
- Iowa Roads

NAIP/USDA_CONUS_PRIME

Wetland Determination Identifiers

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

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

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2022 Program Year

Map Created April 22, 2022

Farm 3639

Tract 10498

Tract Cropland Total: 113.63 acres

IOWA
CLINTON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

FARM : 3639

Prepared : 7/25/22 11:52 AM

Crop Year : 2022

Abbreviated 156 Farm Record

Operator Name : PARK FARMS INC
Farms Associated with Operator : 19-045-390, 19-045-3639, 19-045-6476, 19-045-6607, 19-045-8573
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
118.00	113.63	113.63	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	113.63	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	77.10	0.00	150	
Soybeans	36.50	0.00	52	
TOTAL	113.60	0.00		

NOTES

Tract Number : 10498

Description : L-8 SW1/4, SE1/4 OF 12
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 : BARRY TRAVER TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
118.00	113.63	113.63	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	113.63	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 3639

Prepared : 7/25/22 11:52 AM

Crop Year : 2022

Abbreviated 156 Farm Record

Tract 10498 Continued ...

Corn	77.10	0.00	150
Soybeans	36.50	0.00	52

TOTAL	113.60	0.00	
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NOTES

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