

# LAND AUCTION

**120.994 SURVEYED ACRES**

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

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)

# LAND AUCTION

## LEGAL DESCRIPTION:

120.994 Surveyed acres 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 120.994 surveyed acres 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-tilable 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

PeoplesCompany.com  
 Yeggemcneilland.com

**Traver, 120.994 Surveyed Acres, Clinton County, IA**

<b>TOTAL ACRES:</b>	<b>120.994 surveyed acres</b>
<b>PRICE:</b>	<b>\$ x acres</b>
<b>Price Per Acre:</b>	
<b>Owner:</b>	Traver
<b>Operator:</b>	
<b>County &amp; State:</b>	Clinton Co., IA
<b>Location:</b>	DeWitt, IA
<b>Possession Date:</b>	Oct. 15, 2022, Subject to Tenant's rights
<b>Drainage Info:</b>	Natural
<b>Average Productivity:</b>	77.2 CSR2
<b>Taxable Acres:</b>	117.85
<b>Net RE Taxes:</b>	\$4,944
<b>Taxes Payable In:</b>	2021-2022
<b>Topography:</b>	Level to Gently Rolling

## F.S.A. INFORMATION:

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

## APPROXIMATE BREAKDOWN OF ACRES:

<b>Total Acres:</b>	120.994
<b>Tillable Acres:</b>	113.63
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	3.49
<b>Waste &amp; Waterways:</b>	3.87
<b>Timber:</b>	
<b>Pasture:</b>	

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

700 6th Ave  
 DeWitt, Iowa 52742



T-81-82-N

DE WITT 'N' PLAT  
(Landowners)

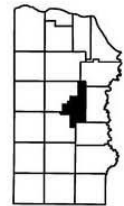
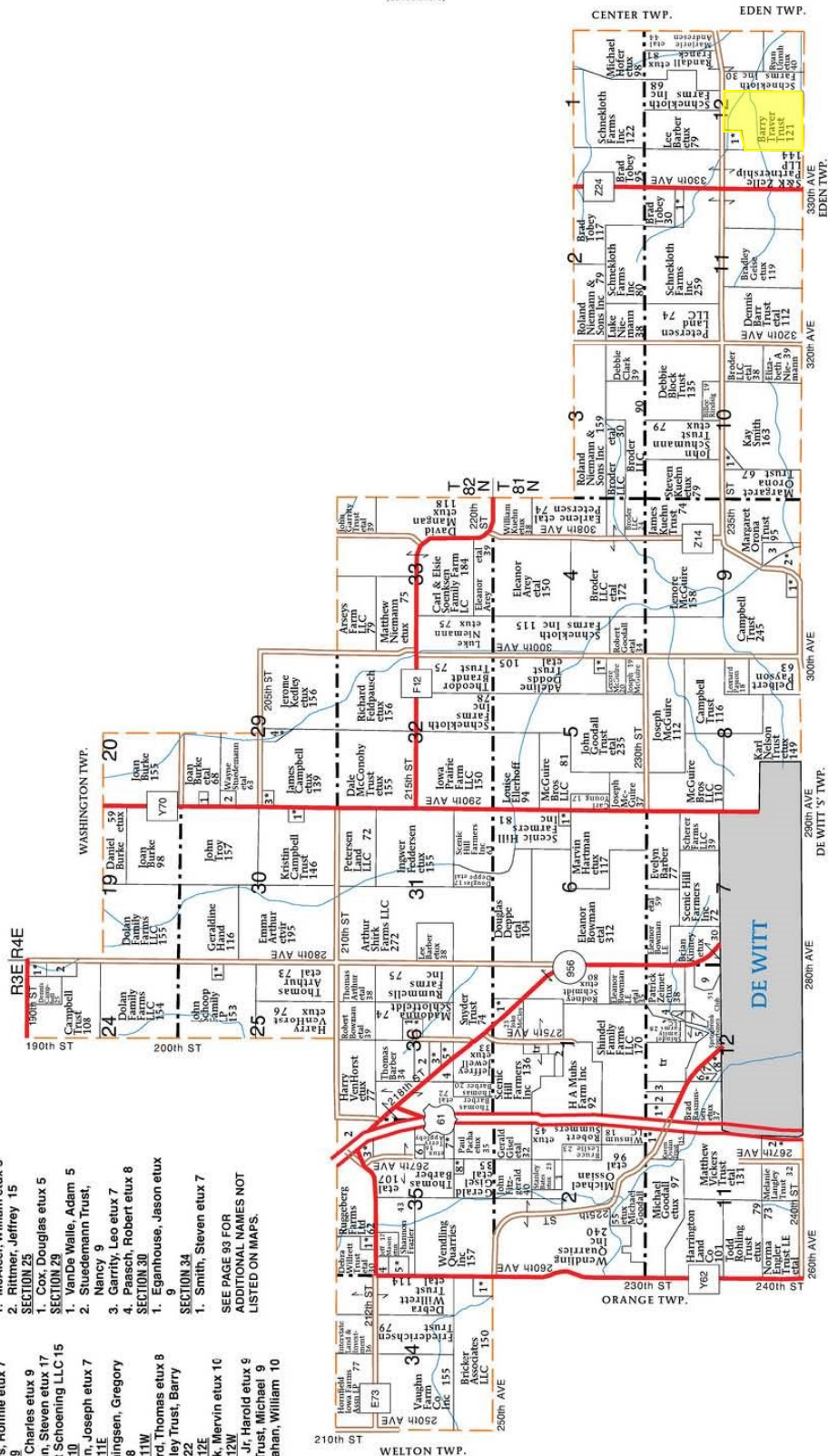
R-3-4-E

- 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
- SECTION 10**
1. Kuehn, Steven etux 17
- SECTION 11E**
1. Martin, Joseph etux 7
- SECTION 11W**
1. Henningsen, Gregory etux 8
- SECTION 12E**
1. Gerard, Thomas etux 8
- SECTION 12W**
1. Langley Trust, Barry etux 22
- SECTION 12E**
1. Crank, Mervin etux 1C
- SECTION 12W**
1. Irwin Jr, Harold etux 6
- SECTION 12W**
1. Hall Trust, Michael 9
- SECTION 12W**
1. Hanrahan, William 10

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40

CLINTON CO., IA





Aerial Map - Total Acres



Map Center: 41° 50' 1.18, -90° 26' 35.78

0ft 437ft 875ft

12-81N-4E  
Clinton County  
Iowa



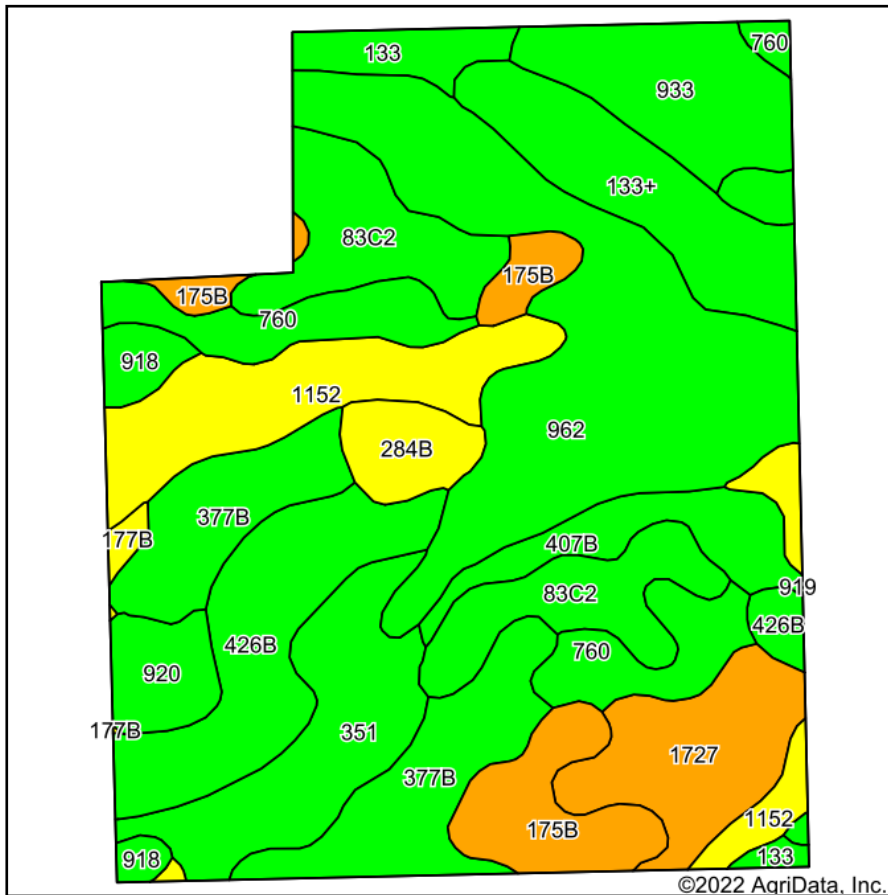
8/22/2022

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

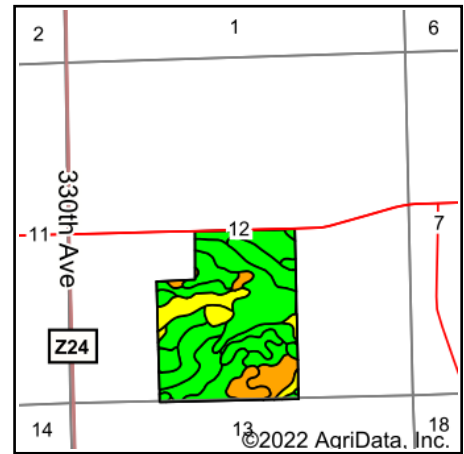
Field borders provided by Farm Service Agency as of 5/21/2008.



# Soils Map - Total Acres



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Clinton**  
 Location: **12-81N-4E**  
 Township: **De Witt**  
 Acres: **120.99**  
 Date: **8/22/2022**

**PC PEOPLES**  
 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	*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	22.78	18.8%		Ilw	198.4	4.2	57.5	83				74
377B	Dinsdale silt loam, 2 to 5 percent slopes	11.54	9.5%		Ile	232.0	6.5	67.3	95				87
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	10.43	8.6%		Ille	204.8	5.7	59.4	84	212	88	61	78
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	10.10	8.3%		Ilw	80.0	1.7	23.2	54				82
426B	Aredale loam, 2 to 5 percent slopes	9.69	8.0%		Ile	225.6	6.3	65.4	91				94
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	8.21	6.8%		Iw	224.0	5.8	65.0	80				92
760	Ansgar silt loam, 0 to 3 percent slopes	7.48	6.2%		Ilw	216.0	4.5	62.6	80				97
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	7.29	6.0%		Ilw	204.8	4.3	59.4	78				82
1727	Udolpho loam, 0 to 2 percent slopes	6.64	5.5%		Ilw	80.0	1.7	23.2	48				83
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	6.50	5.4%		Ille	80.0	2.2	23.2	50				63
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	6.44	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
920	Tama silt loam, sandy substratum, 0 to 2 percent slopes	2.57	2.1%		I	240.0	6.7	69.6	97				94



284B	Flagler sandy loam, 1 to 5 percent slopes	2.56	2.1%		IIIe	80.0	2.2	23.2	51				67
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.53	2.1%		IIw	204.8	4.3	59.4	78				77
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	1.73	1.4%		IIw	80.0	1.7	23.2	84				94
177B	Saude loam, 2 to 5 percent slopes	0.52	0.4%		IIIs	80.0	2.2	23.2	55				76
<b>Weighted Average</b>					<b>2.07</b>	<b>181.4</b>	<b>4.4</b>	<b>52.6</b>	<b>77.1</b>	<b>18.3</b>	<b>7.6</b>	<b>5.3</b>	<b>*n 82.3</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 - Tillable Acres



©2022 AgriData, Inc.



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

0ft 713ft 1425ft

12-81N-4E  
Clinton County  
Iowa

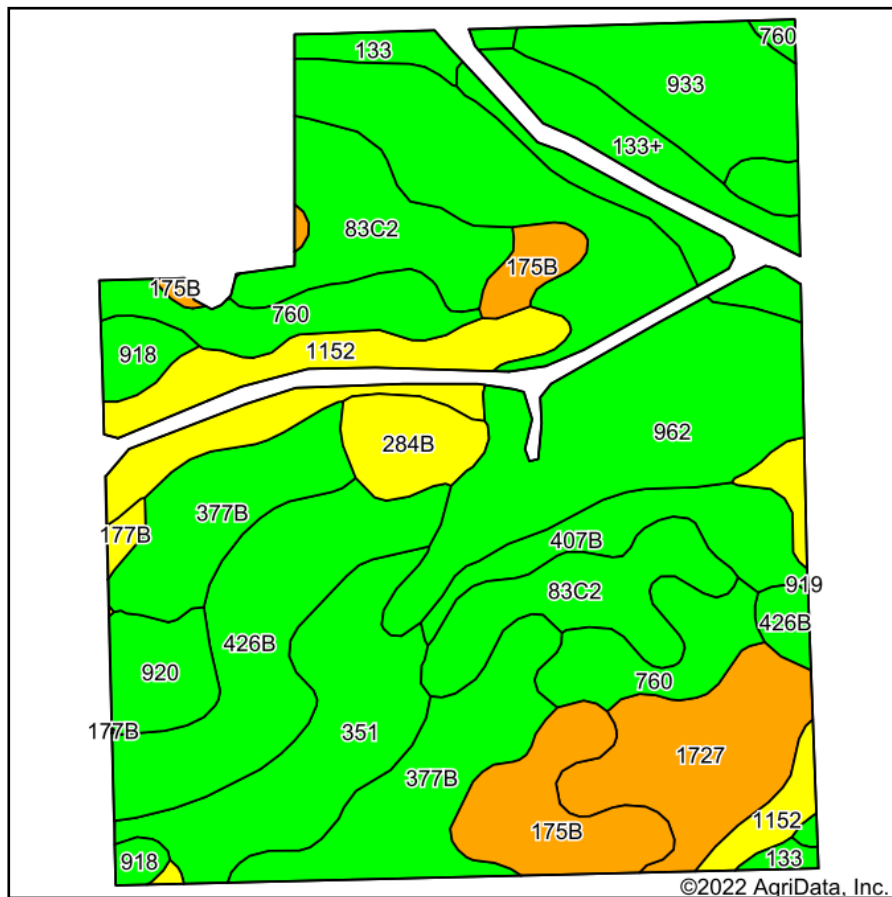


Maps Provided By:  
  
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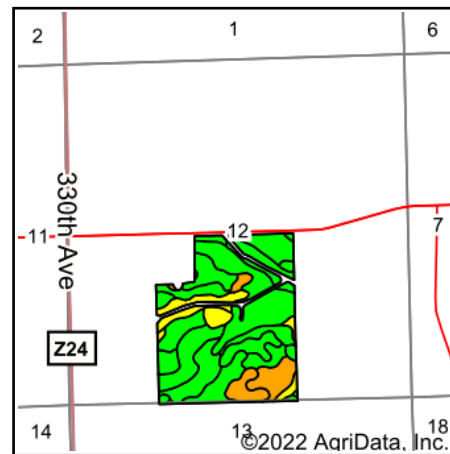
Field borders provided by Farm Service Agency as of 5/21/2008.



# 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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962	Elvira silty clay loam, 0 to 2 percent slopes	21.66	19.1%		IIw	198.4	4.2	57.5	83				74
377B	Dinsdale silt loam, 2 to 5 percent slopes	11.52	10.1%		IIe	232.0	6.5	67.3	95				87
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	10.34	9.1%		IIIe	204.8	5.7	59.4	84	212	88	61	78
426B	Aredale loam, 2 to 5 percent slopes	9.60	8.4%		IIe	225.6	6.3	65.4	91				94
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	8.46	7.4%		IIw	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%		IIw	216.0	4.5	62.6	80				97
1727	Udolpho loam, 0 to 2 percent slopes	6.61	5.8%		IIw	80.0	1.7	23.2	48				83
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	6.05	5.3%		IIIe	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%		IIw	204.8	4.3	59.4	78				77
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	5.39	4.7%		IIw	204.8	4.3	59.4	78				82
407B	Schley loam, 1 to 4 percent slopes	3.98	3.5%		IIw	196.8	5.1	57.1	81				94
284B	Flagler sandy loam, 1 to 5 percent slopes	2.56	2.3%		IIIe	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
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.63	1.4%		Ilw	204.8	4.3	59.4	78				77
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	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"

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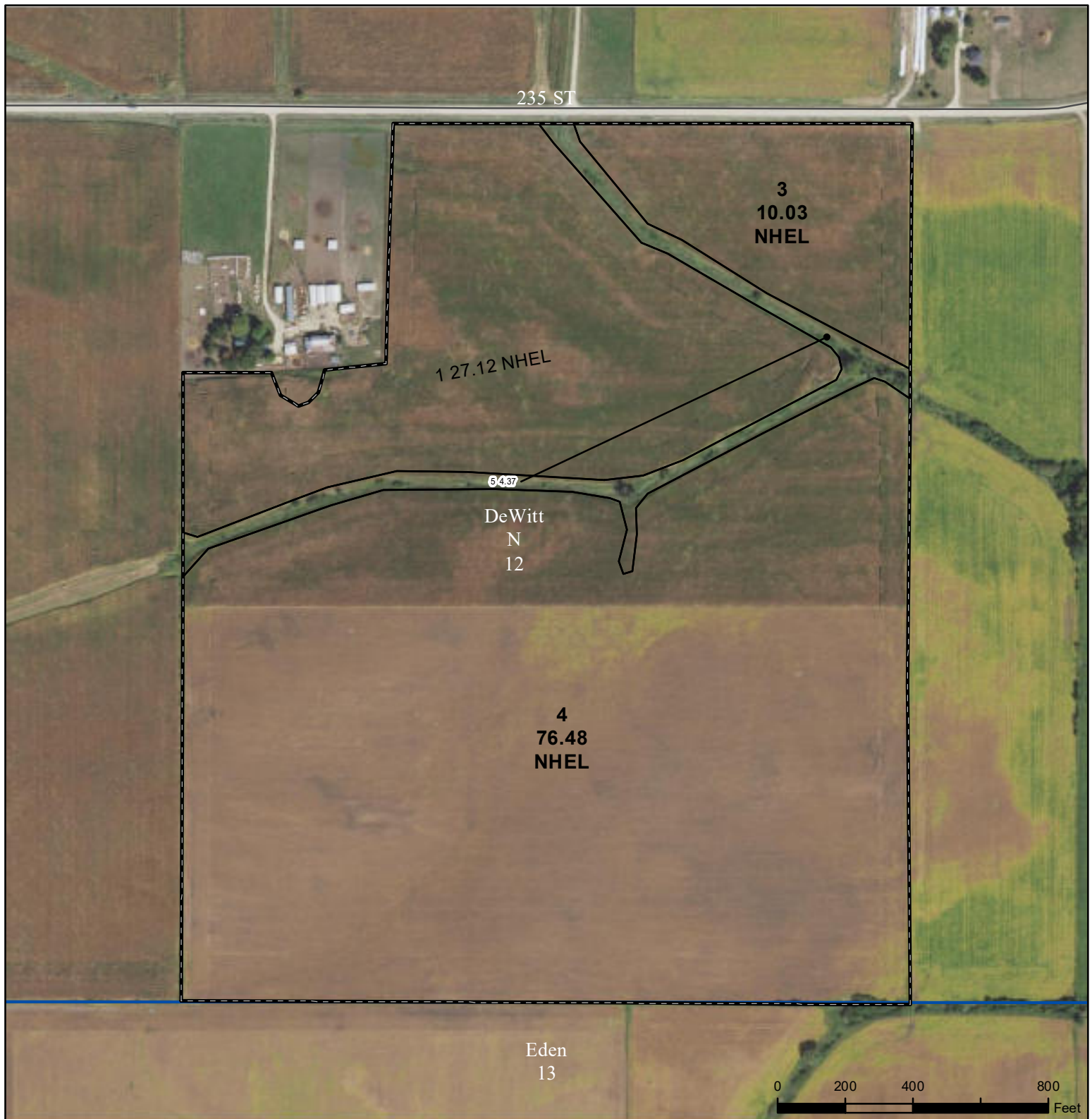
Soils data provided by USDA and NRCS.





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

### RGB

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

2022 Program Year

Map Created April 22, 2022

Farm **3639**

Tract **10498**

Tract Cropland Total: 113.63 acres

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).

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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	
<b>TOTAL</b>	<b>113.60</b>	<b>0.00</b>		

#### 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

<b>TOTAL</b>	<b>113.60</b>	<b>0.00</b>	
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#### 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.*

*Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.*

*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](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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*







PLAT OF SURVEY

PARCEL "A"

Part of the South Half (S 1/2) of Section 12 in Township 81 North (T81N), Range 4 East (R4E) of the Fifth Principal Meridian (5th PM), Clinton County, Iowa, bounded and described as follows, to wit:

Beginning at the Southeast corner of the Southwest Quarter (SW 1/4) of said Section 12; thence North 89 Degrees 41 Minutes 25 Seconds West, along the South line thereof, a distance of 1,336.24 feet to the aliquot Southwest corner of the Southeast Quarter (SE 1/4) of said Southwest Quarter (SW 1/4) of Section 12; thence North 00 Degrees 37 Minutes 04 Seconds East, along the monumented West line thereof, a distance of 1,846.31 feet to the Southwest corner of the property described on the deed recorded as Document No. 2021-10352 in the Office of the Clinton County Recorder; thence North 85 Degrees 29 Minutes 50 Seconds East, along the South line thereof, a distance of 593.92 feet (590.03 feet deeded); thence North 01 Degrees 33 Minutes 07 Seconds East, along the East line of said property, a distance of 749.83 feet (749.90 feet deeded) to the North line of said Southwest Quarter (SW 1/4) of Section 12; thence South 89 Degrees 29 Minutes 37 Seconds East, along said North line, a distance of 725.34 feet to the monumented Northwest corner of the Southeast Quarter (SE 1/4) of said Section 12; thence South 89 Degrees 35 Minutes 41 Seconds East, along the North line thereof, a distance of 836.78 feet to the aliquot East line of the West 50 acres of said Southeast Quarter (SE 1/4) of Section 12; thence South 00 Degrees 32 Minutes 38 Seconds West, along said East line, a distance of 2,646.37 feet to the South line of said Southeast Quarter (SE 1/4) of Section 12; thence North 89 Degrees 22 Minutes 57 Seconds West, along said South line, a distance of 833.08 feet to the Point of Beginning;

Containing 120.994 acres, more or less.

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.

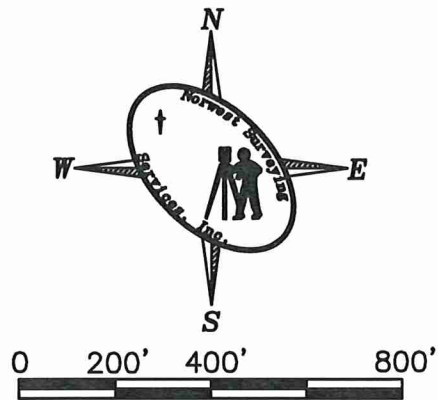
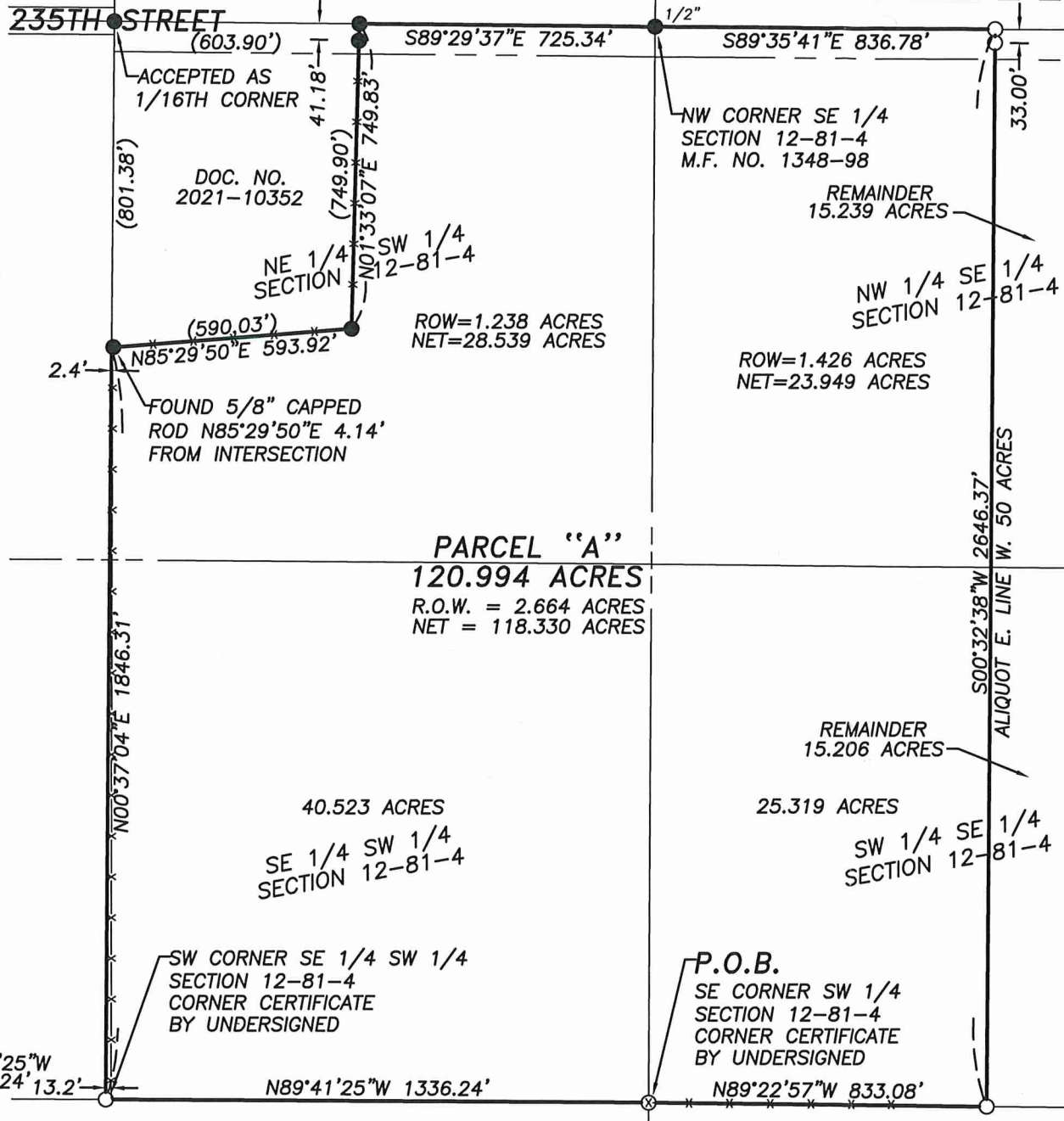
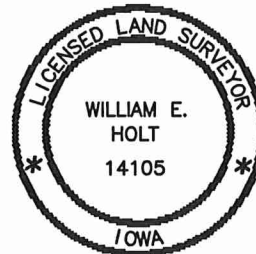
This survey includes no investigation or independent search for easements of record, encumbrances, deed restrictions, restrictive covenants, ownership, title evidence, or any other facts that an accurate and current title search may disclose. Right-of-Way lines shown hereon are a graphic representation 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 19<sup>th</sup> day of August, 2022 C.E.  
State of Iowa Reg. No. 14105  
My registration expires December 31, 2022 C.E.



SCALE: 1"=400'  
TOTAL AREA  
120.994 ACRES

P.I.N. 18-0564-1000  
P.I.N. 18-0564-0000  
P.I.N. 18-0566-0000  
P.I.N. 18-0565-0000

REQUESTOR:

ALAN McNEIL  
700 6TH AVENUE  
DEWITT, IA 52751

PROPRIETOR:

BARRY TRAVER TRUST  
14150 110 AVE  
DAVENPORT, IA 52804

SURVEYOR:

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

PT S 1/2  
SECTION 12-81-4

SW CORNER SW 1/4 SECTION 12-81-4  
N89°41'25"W 1336.24'  
N89°41'25"W 1336.24'  
N89°22'57"W 833.08'

Surveyor's Note

Monuments shown hereon are 5/8" rods unless noted otherwise.

ZONING APPROVAL

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

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

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**NORWEST SURVEYING SERVICES, INC.**  
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SURVEYED BY JMW, WEH	FIELD WORK COMPLETED 8-18-22	JOB NO. 2022207	DRAWN BY WEH
BOOK NO. 268-21	PLAT NO. 2022207	DRAWING NAME 2002254	DRAWING DATE 19 AUG 22
REVISION DATES	CHECKED BY	SCALE 1"=400'	

PROJECT  
**FARM PARCEL SURVEY**  
TITLE  
**TRAVER TRUST**