

LAND FOR SALE

80 ACRES M/L

LISTING #16444

DOSLAND, CLINTON COUNTY, IOWA



DOUGLAS R. YEGGE

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YEGGEMCNEILLAND.COM

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563.659.8185

700 6th Ave

DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

80 acres being part of the East 1/2 of the Northeast 1/4, Section 15, Township 82 North, Range 1 East of the 5th P.M., Clinton Co., IA.

COMMENTS & BUILDING INFORMATION:

We are proud to present 80 acres m/l (to be surveyed) of farmland located in Clinton County, Iowa. This farm consists of 48.47 acres enrolled in CRP. The balance of the property includes timber, waste and roadways.

CRP INFORMATION:

7.77 a. @ \$2,225/yr. expires 9-30-2025
11.08 a. @ \$2,541/yr. expires 9-30-2026
29.62 a. @ \$8,465/yr. expires 9-30-2030

TO CONTACT LISTING AGENT:

Call: **Alan McNeil**
Cell: 563.321-1125
Office: 563.659.8185
Alan@PeoplesCompany.com

Call: **Douglas R. Yegge**
Cell: 563.320.9900
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Doug@PeoplesCompany.com

Yeggemcneilland.com

Dosland, 80 Acres M/L, Clinton County, IA

TOTAL ACRES:	80
PRICE:	\$639,000
Price Per Acre:	\$7,987.50
Owner:	Dosland
Operator:	
County & State:	Clinton Co., IA
Location:	2 miles east of Toronto, IA
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	
Taxable Acres:	78.75
Net RE Taxes:	\$1,736
Taxes Payable In:	2021/2022
Topography:	

F.S.A. INFORMATION:

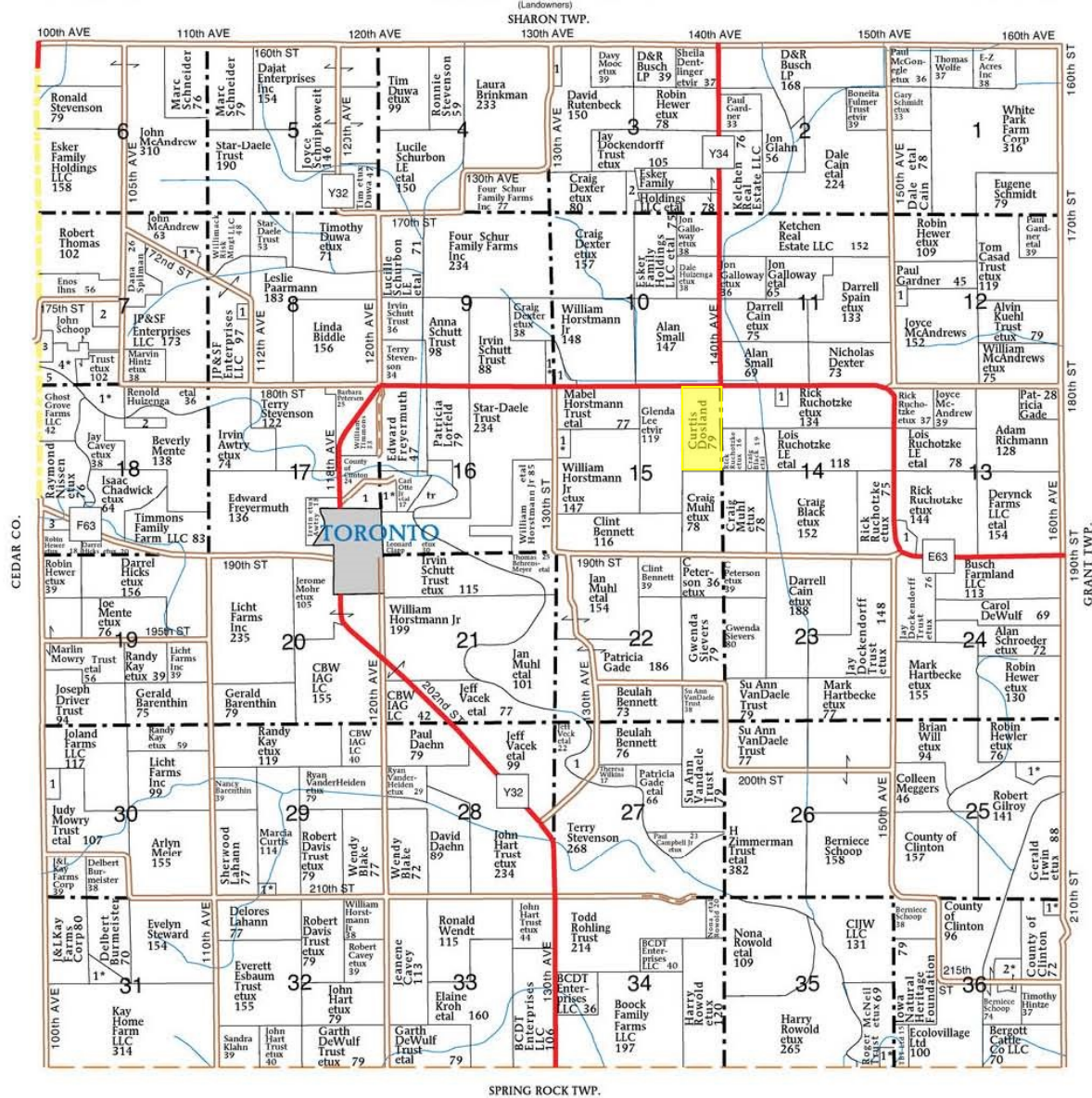
Farmland:	76.46
Crop Acres:	1.43
Effective DCP Cropland	
CRP Acres:	48.47
Corn Base:	1.43
Corn Yield:	138
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	80
Tillable Acres:	1.43
CRP Acres:	48.47
Farmstead:	
Roads:	.5
Waterways:	
Timber & Waste:	29.6
Pasture:	

Yeggemcneilland.com
PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742



LIBERTY TOWNSHIP

SECTION 3

1. Sterk, David 6

2. Snell, Daniel 10

SECTION 7

1. Janssen, Justine et al 8

2. Dewitt Bank & Trust 18

3. Hallowell, Douglas 10

4. Otten, Stephen et al 11

5. Ghost Grove Farms LLC 6

SECTION 8

1. Seifert, Don 6

SECTION 9

1. Horstmann Trust, Mabel et al 10

SECTION 10

1. Horstmann Trust, Mabel et al 10

SECTION 12

1. Sullivan, Jason 9

SECTION 13

1. Hesse, Andrew 6

SECTION 14

1. Hainstock, Marcia 9

SECTION 15

1. Horstmann, Joanne et al 11

SECTION 16

1. Pelley, Dana et al 13

SECTION 17

1. Hoffmann, Ruth 21

SECTION 18

1. Lafrenz LE, Marilyn et al 13

2. Nicely, Scott 6

3. Barnhart, James 12

SECTION 25

1. Wouters, David et al 15

SECTION 27

1. Schneider, Garrett 12

SECTION 29

1. Rickels, Gregory et al 5

SECTION 30

1. Fitzgerald, Kyle 9

SECTION 31

1. McFarland, Patrick et al 12

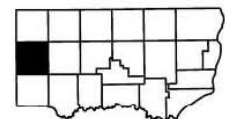
SECTION 35

1. Petersen, Mitchel et al 9

SECTION 36

1. Vetter, William et al 5


2. Cline, Derrick et al 21



Aerial Map - Total Acres



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Map Center: 41° 54' 47.4, -90° 49' 23.16


15-82N-1E
Clinton County
Iowa

0ft 990ft 1980ft



N
W E
S
9/22/2022

Maps Provided By:

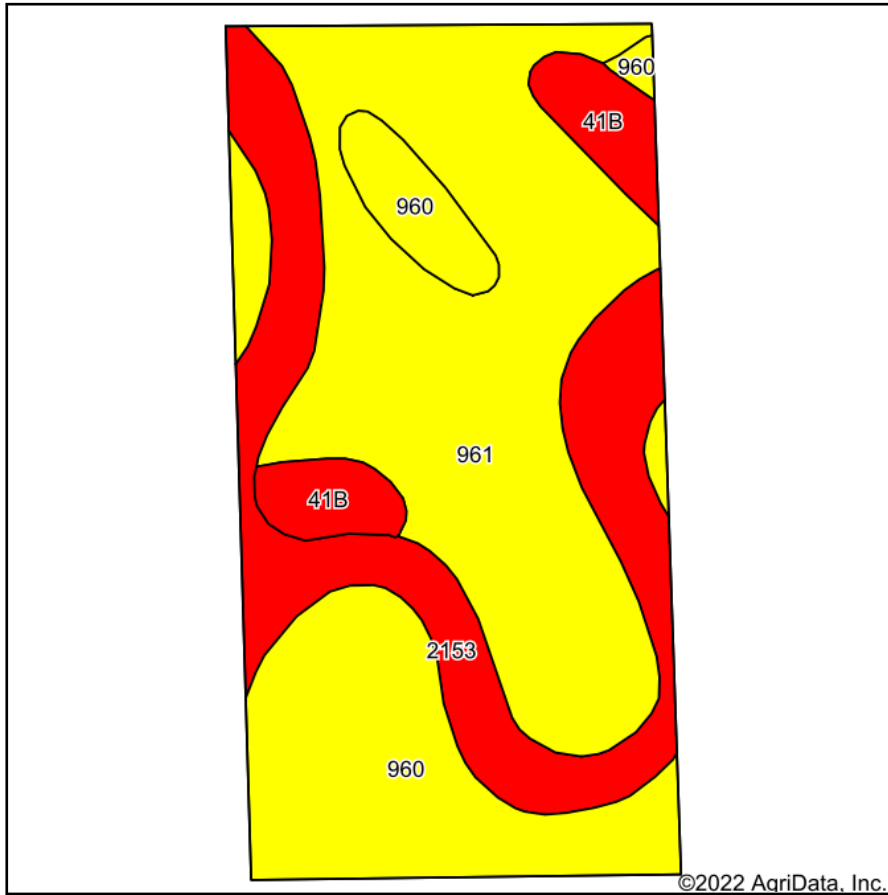


surety[®]
CUSTOMIZED ONLINE MAPPING

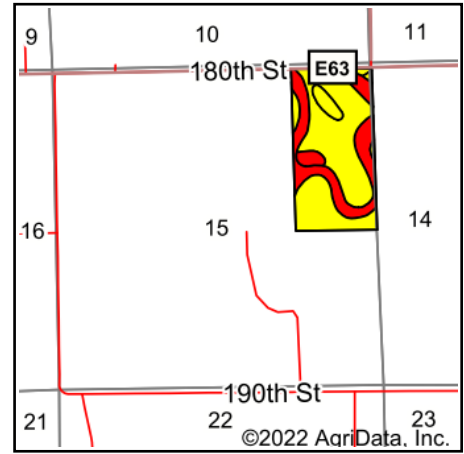
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **15-82N-1E**
 Township: **Liberty**
 Acres: **80**
 Date: **9/22/2022**

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Area Symbol: IA045, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	*n NCCPI Overall
961	Ambrow silty clay loam, 0 to 2 percent slopes	36.84	46.1%		IIw		177.6	3.7	51.5	65	76
960	Shaffton loam, 0 to 2 percent slopes	19.39	24.2%		IIw		80.0	2.1	23.2	57	88
2153	Shandep clay loam, 0 to 2 percent slopes, ponded, occasionally flooded	19.00	23.8%		Vw					21	8
41B	Sparta loamy fine sand, 2 to 5 percent slopes	4.77	6.0%		IVs	Ile	140.8	3.9	40.8	39	56
Weighted Average					2.83	*-	109.6	2.4	31.8	51.1	*n 61.6

**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.

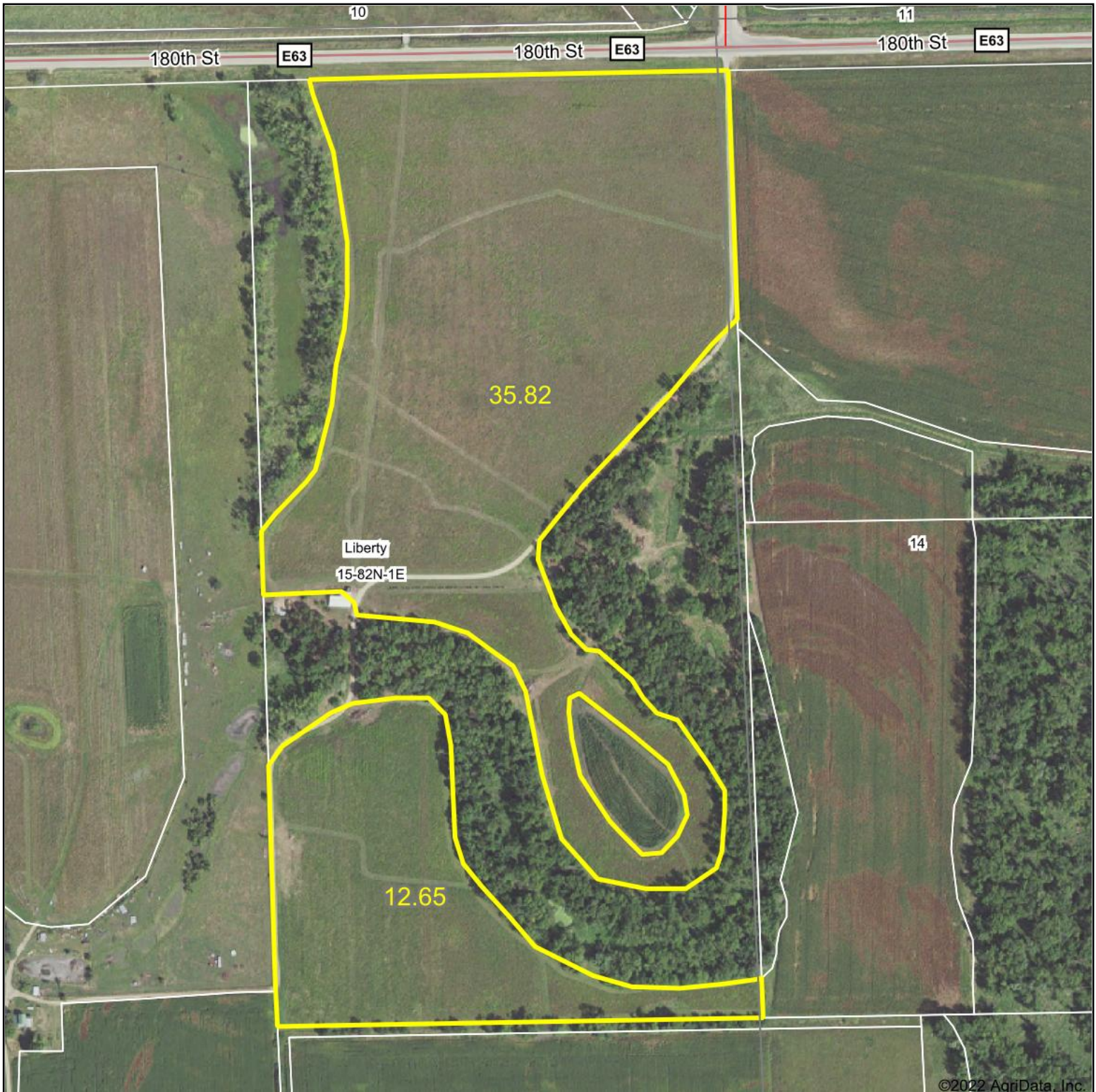
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

Aerial Map - CRP Acres



Map Center: 41° 54' 46.62, -90° 49' 20.7

0ft 419ft 839ft

15-82N-1E
Clinton County
Iowa



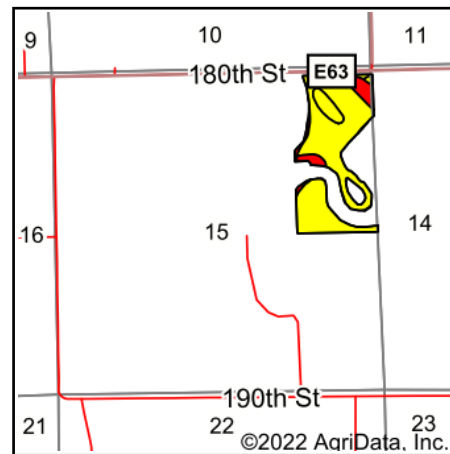
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - CRP Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **15-82N-1E**
 Township: **Liberty**
 Acres: **48.47**
 Date: **9/22/2022**



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**	*n NCCPI Overall
961	Ambrow silty clay loam, 0 to 2 percent slopes	27.80	57.4%		IIw		177.6	3.7	51.5	65	76
960	Shaffton loam, 0 to 2 percent slopes	15.62	32.2%		IIw		80.0	2.1	23.2	57	88
41B	Sparta loamy fine sand, 2 to 5 percent slopes	3.84	7.9%		IVs	Ile	140.8	3.9	40.8	39	56
2153	Shandep clay loam, 0 to 2 percent slopes, ponded, occasionally flooded	1.21	2.5%		Vw					21	8
Weighted Average					2.23	*-	138.8	3.1	40.2	59.3	*n 76.6

**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.

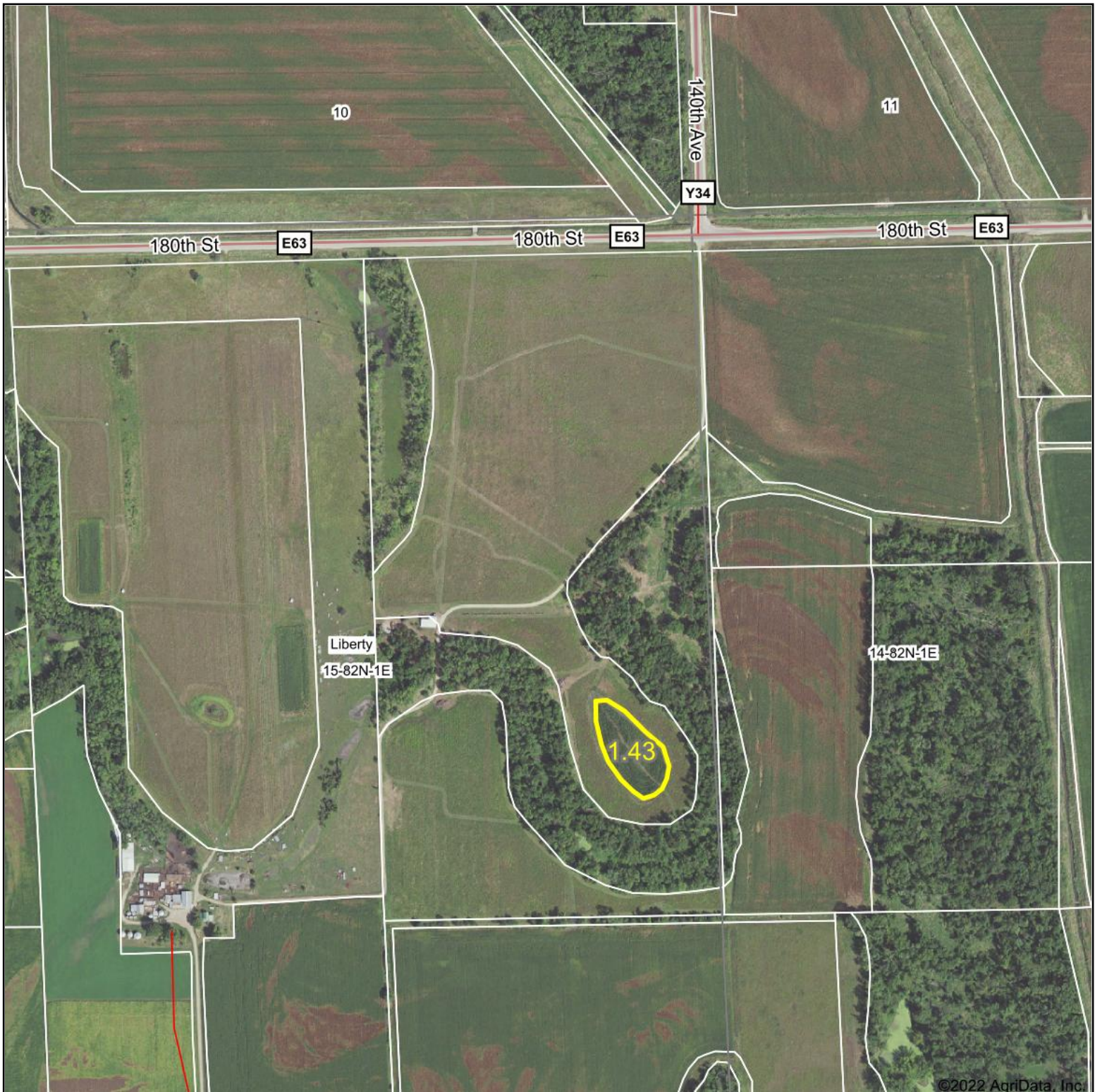
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

Aerial Map - Tillable Acres



Map Center: 41° 54' 48.08, -90° 49' 21.98

0ft 599ft 1198ft

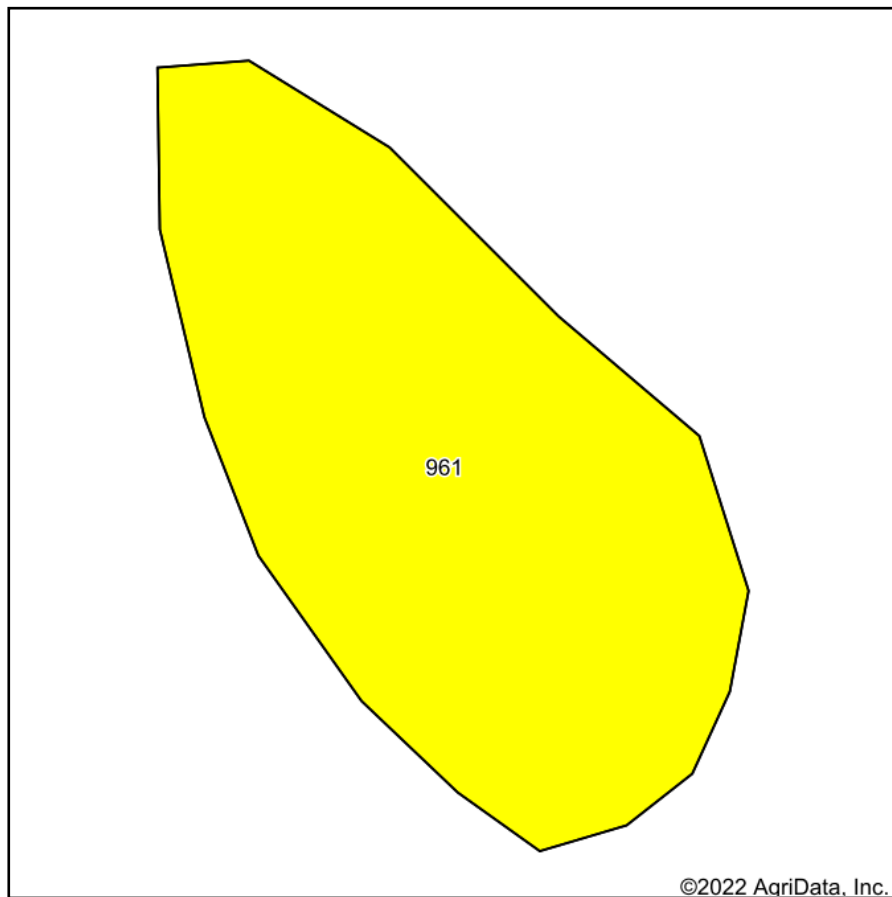
15-82N-1E
Clinton County
Iowa



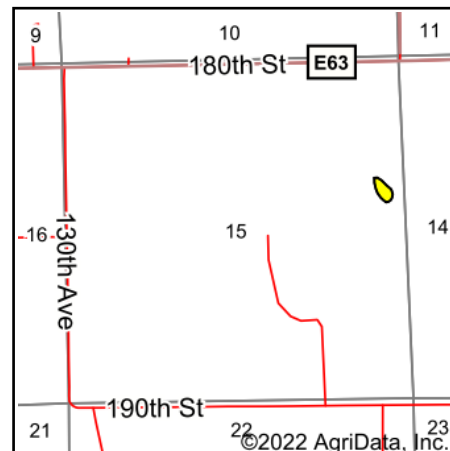
Maps Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **15-82N-1E**
 Township: **Liberty**
 Acres: **1.43**
 Date: **9/22/2022**



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
961	Ambrow silty clay loam, 0 to 2 percent slopes	1.43	100.0%		Ilw	177.6	3.7	51.5	65	76
Weighted Average					2.00	177.6	3.7	51.5	65	*n 76

**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
- 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

Tract Cropland Total: 49.90 acres

2022 Program Year

Map Created April 23, 2022

Farm 7913
Tract 13297

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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 : 7913

Prepared : 9/22/22 7:41 AM

Crop Year : 2022

Operator Name : MR CURTIS WADE DOSLAND
Farms Associated with Operator : 19-045-1083, 19-045-7913, 19-045-8103
CRP Contract Number(s) : 11051B, 11156A, 11157A
Recon ID : 19-045-2016-86
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
76.46	49.90	49.90	0.00	0.00	48.47	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	1.43	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	1.43	36.37	138	
Soybeans	0.00	12.37	0	
TOTAL	1.43	48.74		

NOTES

Tract Number : 13297

Description : NE 1/4 of 15 T82N,R1E
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 : MR CURTIS WADE DOSLAND
Other Producers : WILLIAM J LEE, GLENDA LEE
Recon ID : 19-045-2016-85

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
76.46	49.90	49.90	0.00	0.00	48.47	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	1.43	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 : 7913

Prepared : 9/22/22 7:41 AM

Crop Year : 2022

Abbreviated 156 Farm Record

Tract 13297 Continued ...

Corn	1.43	36.37	138
Soybeans	0.00	12.37	0

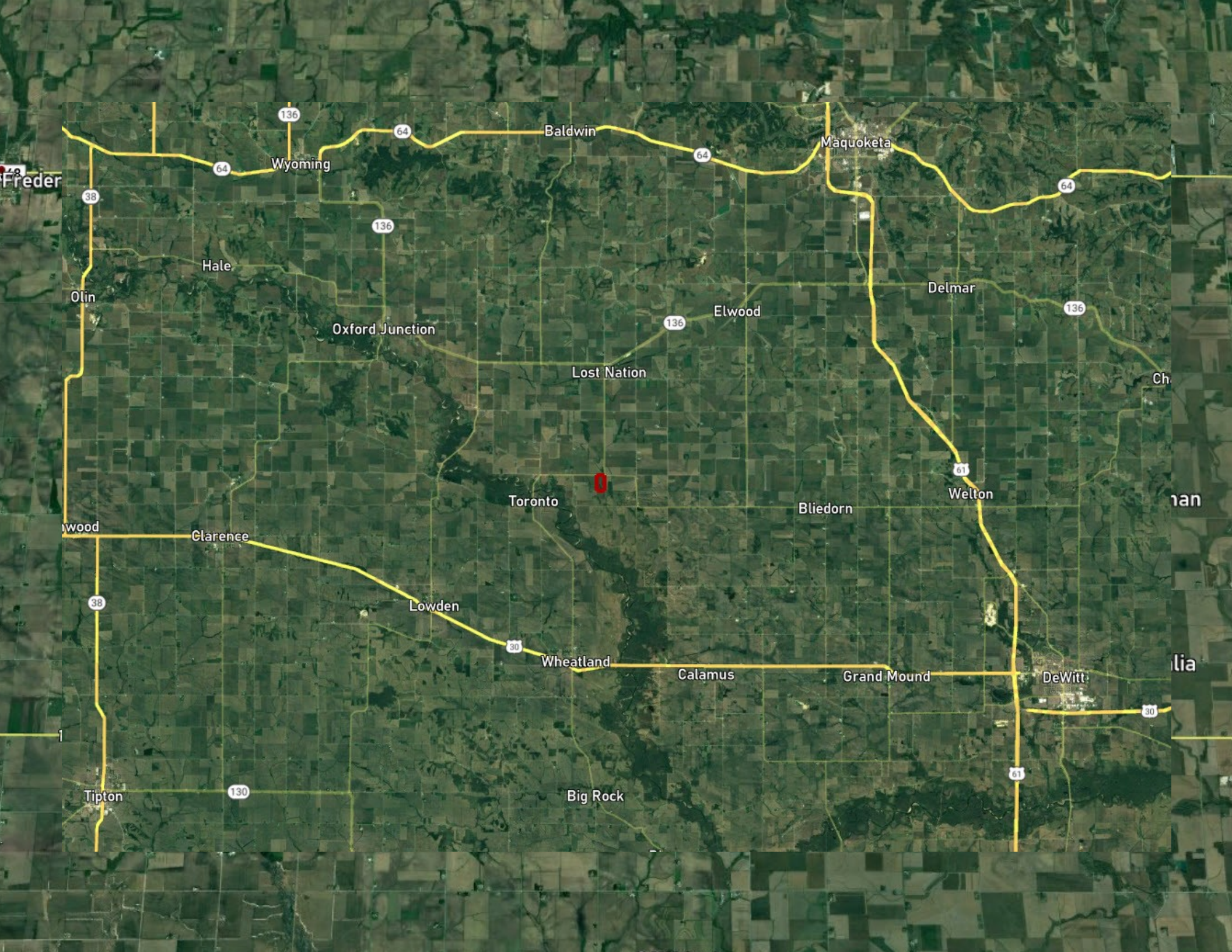
TOTAL	1.43	48.74	
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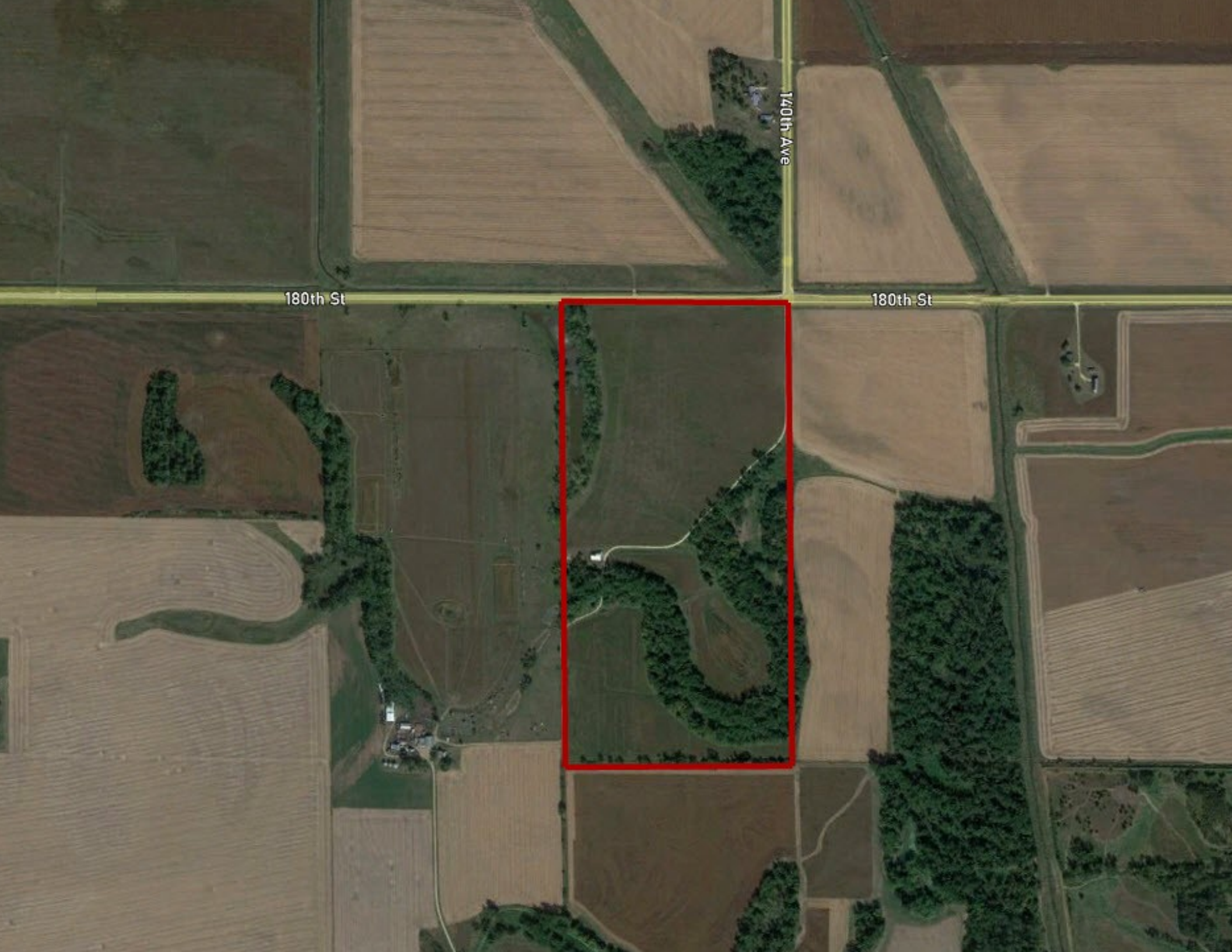
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