

LAND FOR SALE

LISTING #16744

20 ACRES M/L
SEAMER FARM - CLINTON COUNTY, IA



DOUGLAS R. YEGGE

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700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

20 Acres M/L, Clinton County, IA

LEGAL DESCRIPTION:

20 acres being part of the North 1/2 of the Southeast 1/4 of Section 17, Township 82 North, Range 5 East, Clinton County, IA.

COMMENTS & BUILDING INFORMATION:

Presenting 20 acres m/l of high-quality Clinton County, Iowa farmland! This property is nearly 100% tillable with 19.42 cropland acres carrying an average CSR2 rating of 26.5. The productive soil types include Fayette and Arenzville-Chaseburg Complex loams. The farm is located just northwest of Elvira along 360th Ave. in Section 17 of Center Township, Clinton County, Iowa. Don't miss this rare chance to purchase a smaller farm with the opportunity to build a farmstead, add on to an existing farm operation, or make an affordable option for the beginner farmland investor.

LEASE/FSA INFORMATION:

Open for the 2023 crop year.

TO CONTACT LISTING AGENT:

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

Call: **Alan McNeil**
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 Office: 563.659.8185
 Alan@PeoplesCompany.com

TOTAL ACRES:	20
PRICE:	\$220,000
Price Per Acre:	\$11,000
Owner:	Seamer
Operator:	
County & State:	Clinton Co., IA
Location:	5.5 miles Northwest of Elvira, IA
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	26.5 CSR2
Taxable Acres:	19.5
Net RE Taxes:	\$290
Taxes Payable In:	2022-23
Topography:	Gently Rolling

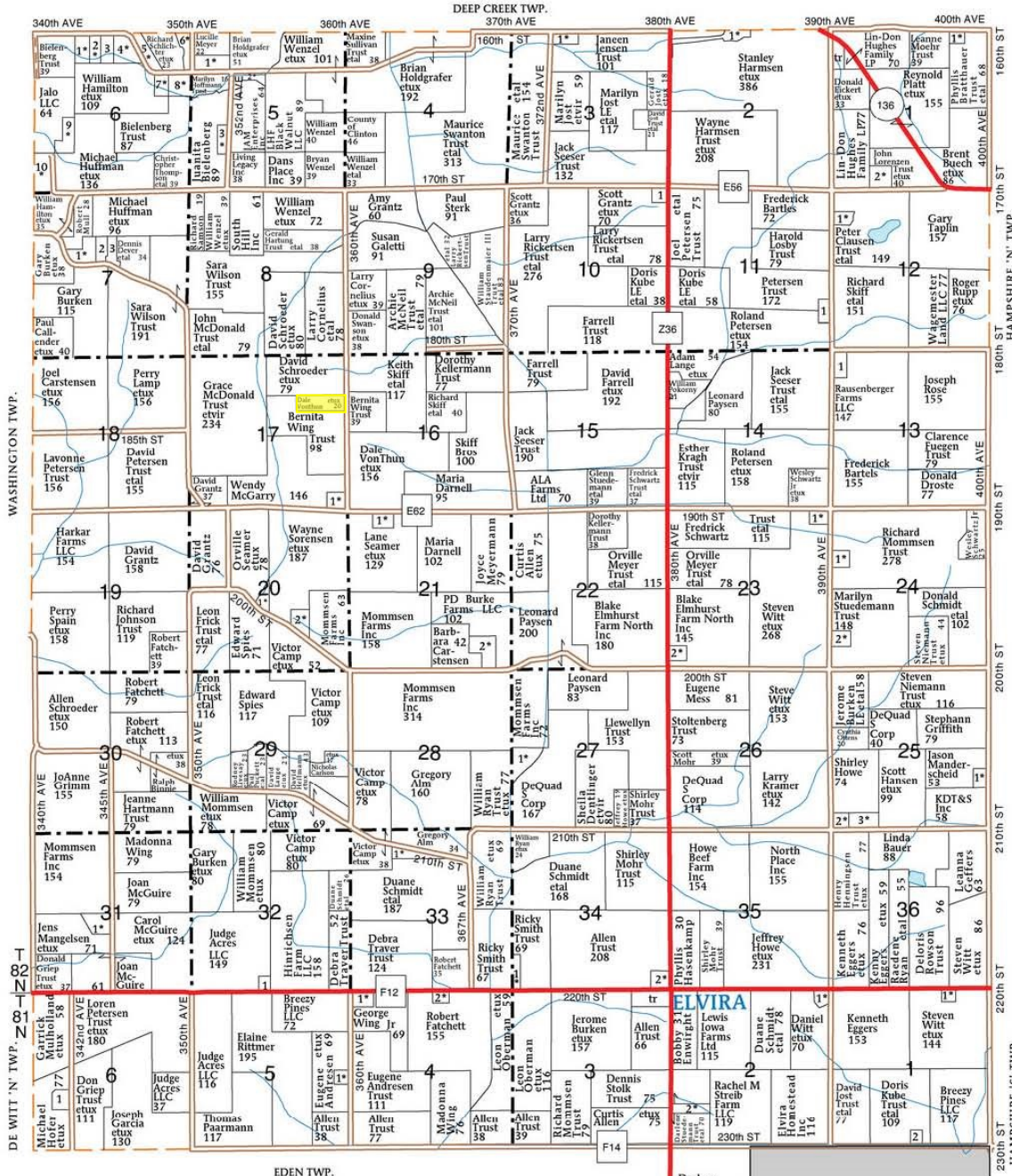
F.S.A. INFORMATION:

Farmland:	19.42
Crop Acres:	19.42
Effective DCP Cropland	
CRP Acres:	
Corn Base:	14.9
Corn Yield:	155
Soybean Base:	1.4
Soybean Yield:	48

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	20
Tillable Acres:	19.42
CRP Acres:	
Farmstead:	
Roads:	.58
Waterways:	
Timber:	
Pasture:	

(Landowners)



CENTER TOWNSHIP

SECTION 1N

- 1. Olson, Gary etux 5
- 2. Eberhart, Michael etux 10

SECTION 1S

- 1. Robertson, Clifford etux 9

- 2. Zarate, Raul 8

SECTION 2N

- 1. Voss, Mark etux 12

SECTION 2S

- 1. Boyd, Kevin etux 6
- 2. Munck, Curtis etux 6

SECTION 3N

- 1. Swanton, Joseph etux 9

SECTION 4S

- 1. Wullweber, Billy etux 8

- 2. Oberman Jr, Leon etux 5

SECTION 5N

- 1. Frame, Aaron etux 10
- 2. Mullin, James etux 12
- 3. Cook, William etux 7

SECTION 5S

- 1. Andersen, Arlen etux 9

SECTION 6N

- 1. Housenga Trust, Robert etux 10

SECTION 6S

- 2. Vawter, Michael etux 8
- 3. Stuit, James 11
- 4. Gluesing, John etal 13
- 5. Newsom, Joseph etux 13
- 6. Trujillo, Matthew etux 13
- 7. Franks, Robert etux 9

- 8. Ganzer, Todd etux 13
- 9. Nash, Kirby etux 12
- 10. Grantz Trust, Gerhardt etux 19

SECTION 6S

- 1. Jurczyk, Andrew 13

SECTION 7

- 1. Rutledge, Clark etux 15

SECTION 7

- 2. Edwards, Terry 9
- 3. Sledge, Michael 5

SECTION 10

- 1. Grantz, Scott 6

SECTION 11N

- 1. Gradert, Jay 6

SECTION 12

- 1. Lauritzen, James etux 7

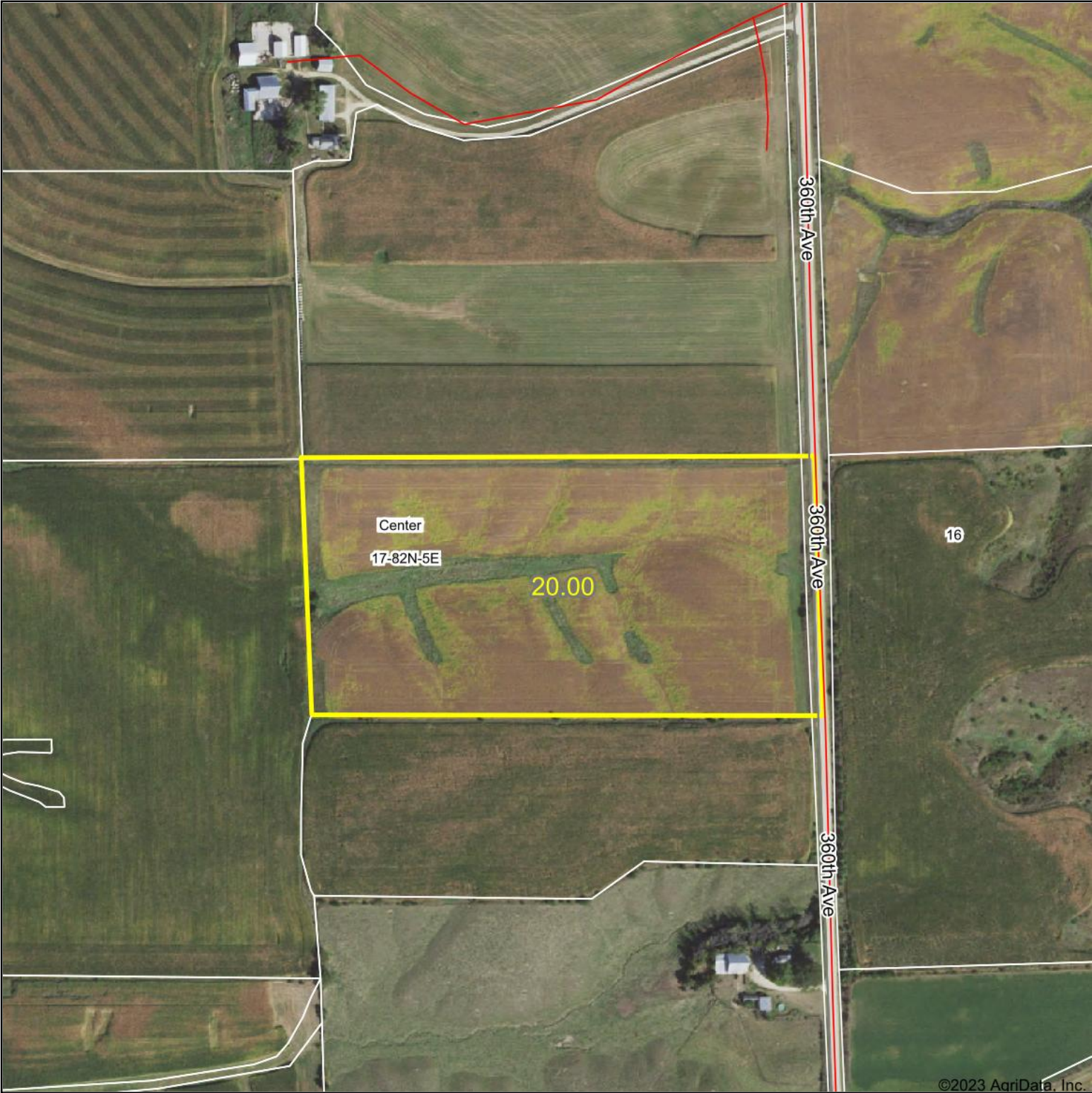
SECTION 13

- 1. Gradert, Joen 9

SEE PAGE 93 FOR ADDITIONAL NAMES NOT LISTED ON MAPS.



Aerial Map - Total Acres



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Map Center: 41° 54' 45.97, -90° 23' 46.63



17-82N-5E
Clinton County
Iowa

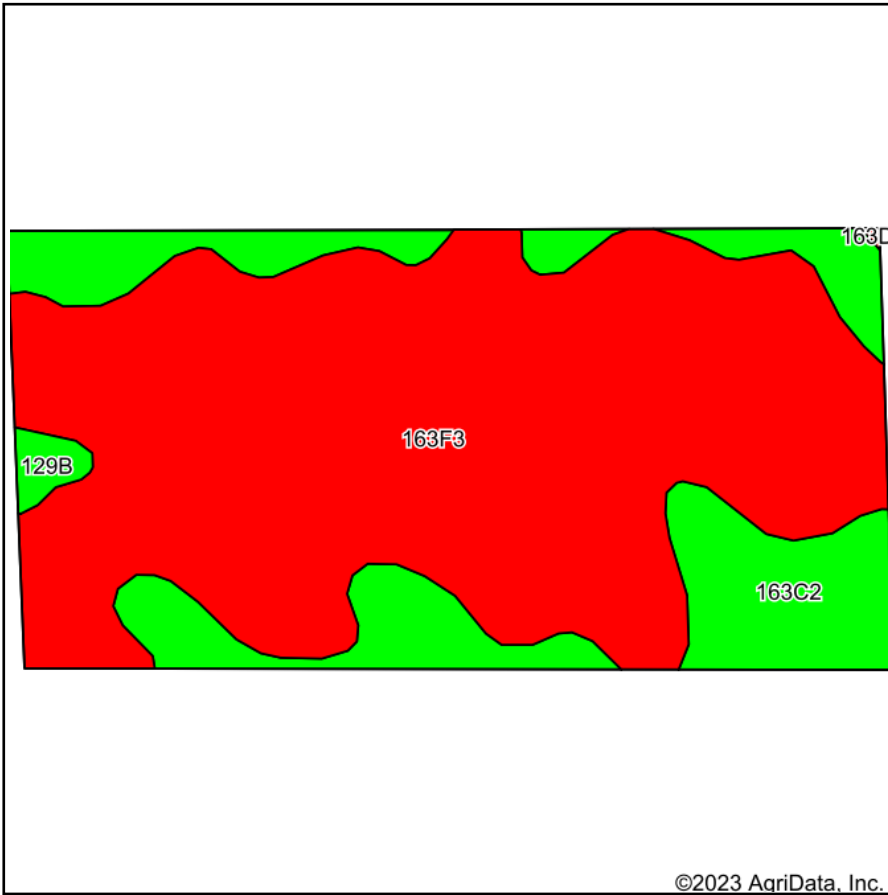


3/31/2023

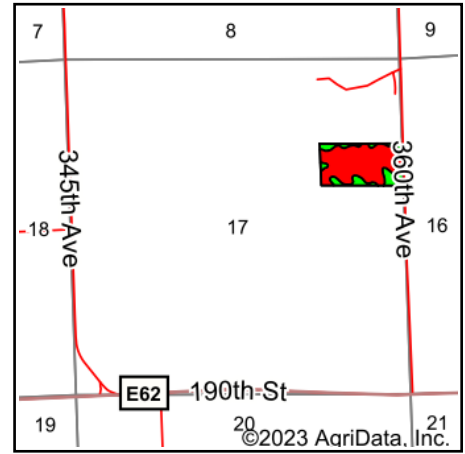


Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **17-82N-5E**
 Township: **Center**
 Acres: **20**
 Date: **3/31/2023**



Maps Provided By:



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Area Symbol: IA045, Soil Area Version: 28

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	15.18	75.9%		Vllc	105.6	3.0	30.6	12	56
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	4.60	23.0%		lllc	193.6	5.4	56.1	72	81
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	0.22	1.1%		llw	0.0	0.0	0.0	73	85
Weighted Average						6.02	124.7	3.5	26.5	*n 62.1

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

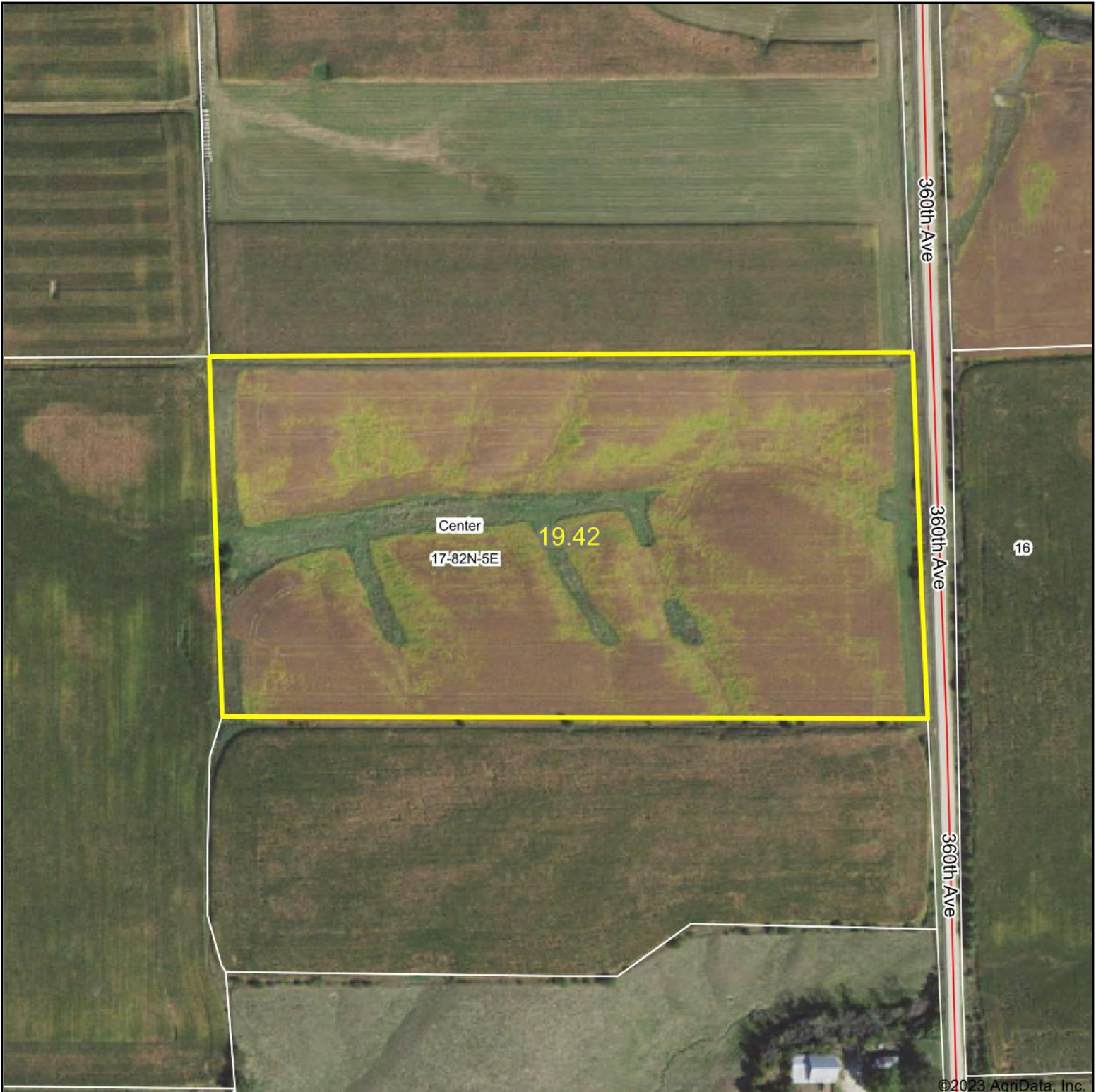
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*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° 54' 44.75, -90° 23' 46.85



17-82N-5E
Clinton County
Iowa



4/11/2023

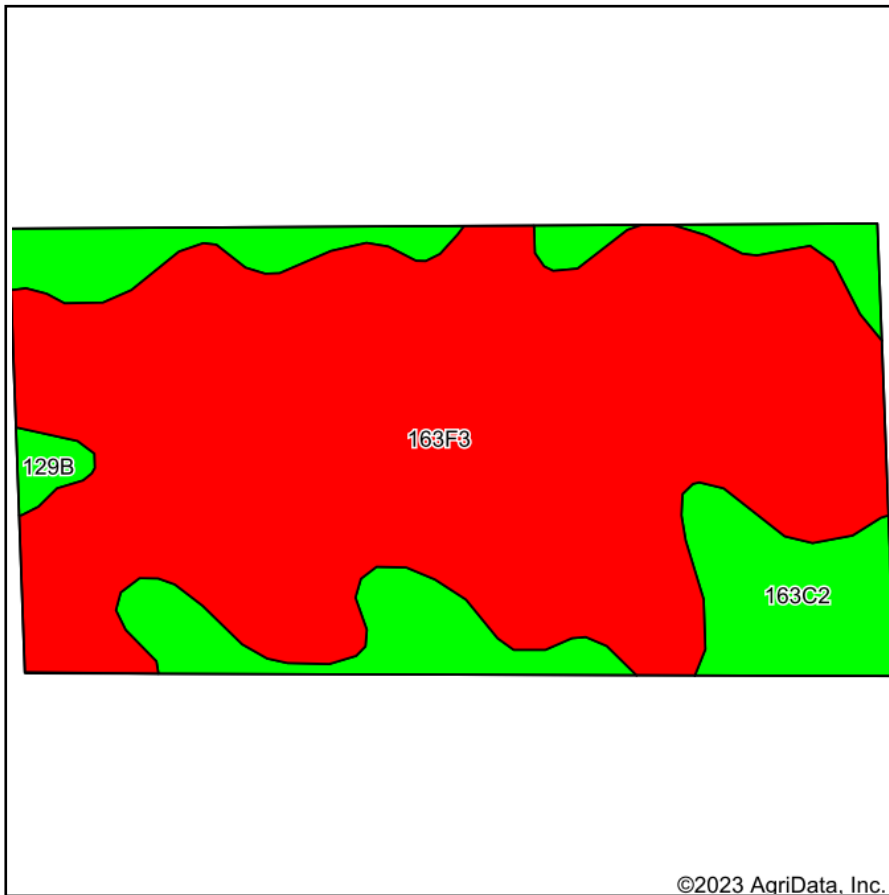
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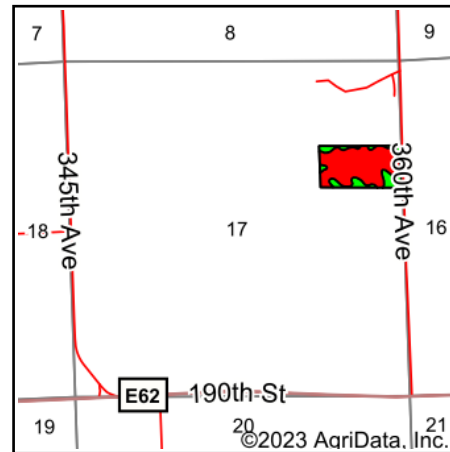
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **17-82N-5E**
 Township: **Center**
 Acres: **19.42**
 Date: **4/11/2023**



Maps Provided By:



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Area Symbol: IA045, Soil Area Version: 28

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	14.97	77.1%		Vllc	105.6	3.0	30.6	12	56
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	4.23	21.8%		lllc	193.6	5.4	56.1	72	81
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	0.22	1.1%		llw	0.0	0.0	0.0	73	85
Weighted Average						6.07	123.6	3.5	35.8	25.8
										*n 61.8

**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.



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

Tract Cropland Total: 19.42 acres

2022 Program Year
Map Created April 22, 2022

Farm 712
Tract 2151

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).

USDA is an equal opportunity provider, employer, and lender.



Abbreviated 156 Farm Record

Operator Name : LANE R SEAMER
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
175.61	103.31	103.31	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	103.31	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	78.90	0.00	155	
Soybeans	7.50	0.00	48	
TOTAL	86.40	0.00		

NOTES

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Tract Number : 2151

Description : M-6 NE1/4 OF 17
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 : Wetland determinations not complete
WL Violations : None
Owners : SEAMER FARM LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
19.42	19.42	19.42	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 2151 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	19.42	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	14.90	0.00	155
Soybeans	1.40	0.00	48
TOTAL	16.30	0.00	

NOTES

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Tract Number : 2152

Description : N-6 SW1/4, SE1/4 OF 16
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 : Wetland determinations not complete
WL Violations : None
Owners : SEAMER FARM LLC
Other Producers : None
Recon ID : None

Tract Land Data

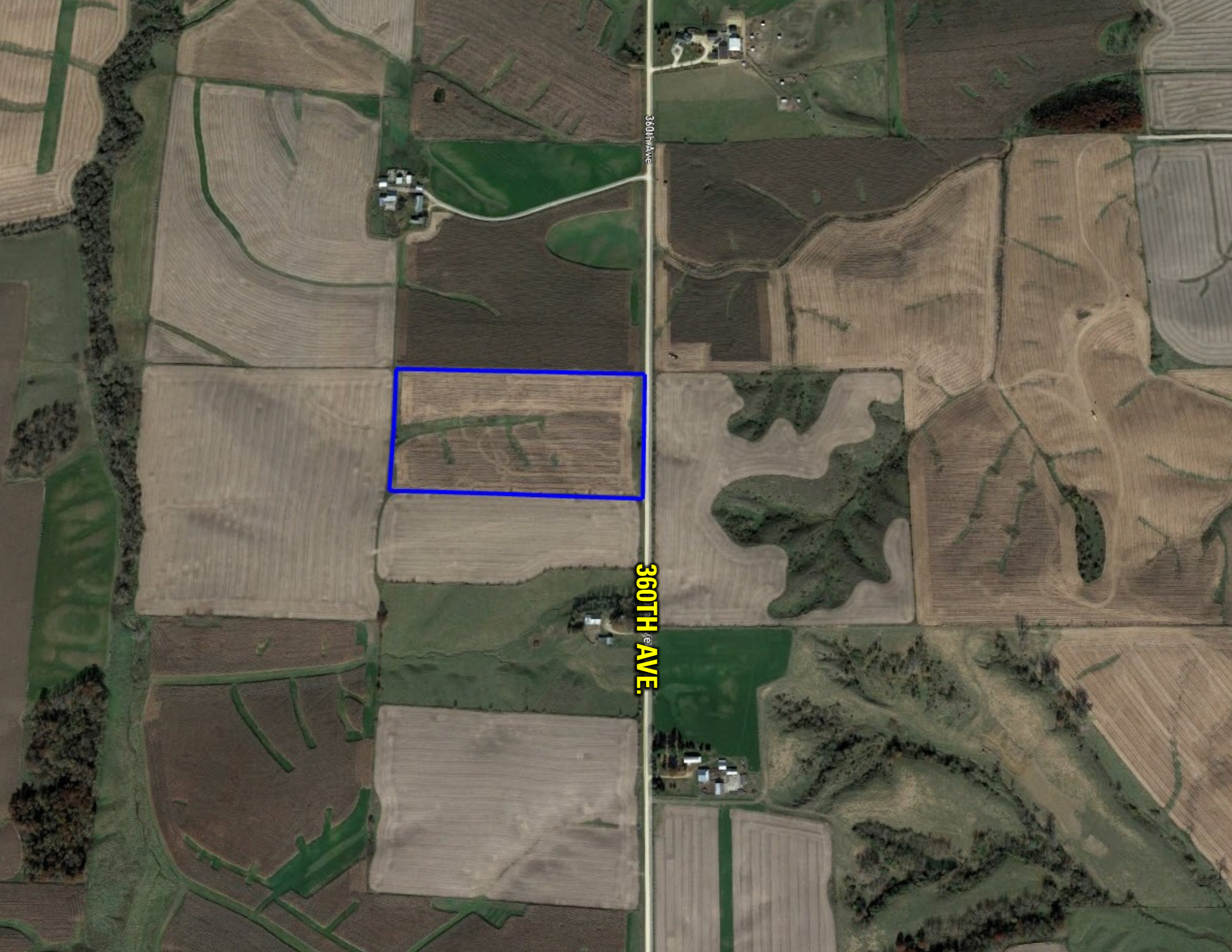
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
156.19	83.89	83.89	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	83.89	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	64.00	0.00	155
Soybeans	6.10	0.00	48
TOTAL	70.10	0.00	

NOTES

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360TH AVE

360TH AVE.

