

LAND FOR SALE

LISTING #16923

204 ACRES M/L
CLINTON COUNTY, IOWA



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

LAND FOR SALE

LEGAL DESCRIPTION:

SW1/4 NW1/4; PART OF THE SE1/4 NW1/4;
SW1/4 NE1/4; PART OF THE SE1/4 NE1/4;
NW1/4 SW1/4 OF SECTION 13, TOWNSHIP
83 NORTH, 4 EAST, CLINTON COUNTY,
IOWA AND SE1/4 NE1/4; PART OF THE
NE1/4 SE1/4 OF SECTION 14, TOWNSHIP
83 NORTH, 4 EAST, CLINTON COUNTY,
IOWA

204 Acres M/L, Clinton County, IA

COMMENTS & INFORMATION:

Peoples Company is proud to present 204 acres m/l of quality farmland located in Clinton County, Iowa. This farm consists 200.54 cropland acres, with a CSR2 rating of 35. The farm primarily consists of Fayette Silty Clay loams. This property is located 4 miles north of Charlotte and 8 miles south of Preston, in Section 13 of the Waterford Township. The mix of open fields and wooded areas provides the perfect habitat for a wide range of game species; including deer, turkey, waterfowl, and others. The farm also consists of 62.7 acres enrolled in CRP split into 4 different contracts. The contracts together come to a total payment of \$9,742. Contact Agent for contract details.

As farmland ownership continues to be long-term, this is a rare opportunity to own land that hasn't been on the market for generations and is located in a tightly held area. Located in a strong farming community, this farmland tract would be a great add-on for an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio.

LEASE/FSA INFORMATION:

OWNED & OPERATED

DOUGLAS R. YEGGE

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TOTAL ACRES:	204
PRICE:	\$1,734,000
Price Per Acre:	\$8,500
Owner:	Wayne Thola
Operator:	Wayne Thola
County & State:	Clinton County, Iowa
Location:	Preston, Iowa
Possession Date:	2024
Drainage Info:	Natural
Average Productivity:	35 CSR2
Taxable Acres:	196.75
Net RE Taxes:	\$3,786
Taxes Payable In:	2022-23
Topography:	Rolling

F.S.A. INFORMATION:

Farmland:	204 est.
Crop Acres:	200.54
CRP Acres:	62.70
Wheat Base:	-
Wheat Yield:	-
Corn Base:	137.84
Corn Yield:	194
Soybean Base:	-
Soybean Yield:	-

APPROXIMATE BREAKDOWN OF ACRES:

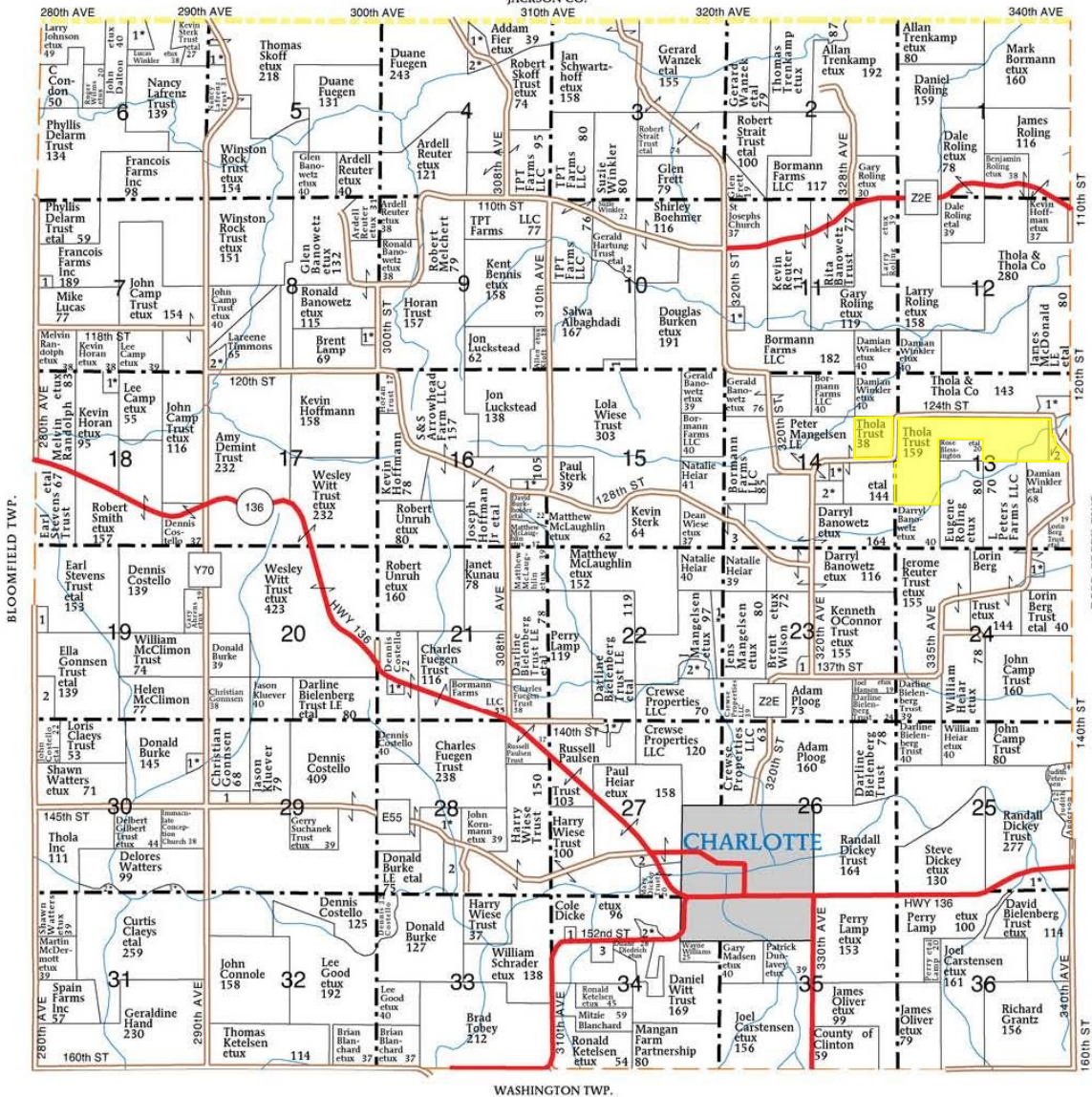
Total Acres:	204
Tillable Acres:	137.84
CRP Acres:	62.70
Farmstead:	0
Roads:	1.5 acres
Waterways:	0
Timber:	0
Pasture:	0

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

(Landowners)

JACKSON CO.



WATERFORD TOWNSHIP

SECTION 4

- 1. Roling, Lawrence etux 11
- 2. Skoff Trust, Robert etux 11

SECTION 5

- 1. Henningsen Trust, Donald etux 9

SECTION 6

- 1. Sterk Trust, Kevin etal 15

SECTION 7

- 1. Metz, Melissa 8

SECTION 8

- 1. Delk, John etal 8

- 2. Andersen, Frederick etux 10

SECTION 10

- 1. Wiese Trust, Lola 5

SECTION 11

- 1. Bormann, Ronald etux 14

SECTION 13

- 1. Immel, Joseph etux 13

SECTION 14

- 2. Blanchard Bros LLC 21

SECTION 14

- 1. Mangelsen, Jan etux 5

SECTION 15

- 2. LaBarr, David etal 9

SECTION 16

- 3. Heiar, Natalie 21

SECTION 16

- 1. Rickertsen, Steve etux 9

SECTION 18

- 1. Horan, Kevin etux 8

SECTION 19

- 1. Bates, Robin 5

SECTION 21

- 2. Gonnens Farms Inc 17

SECTION 21

- 1. Brusven, Todd etux 5

SECTION 22

- 1. Mangelsen, Jens etux 21

SECTION 23

- 2. Petersen, Clint etux 11

SECTION 23

- 1. Dickey, Steven 5

SECTION 24

- 1. Chambers Jr, Michael etux 6

SECTION 25

- 1. Bielenberg Trust, David etux 23

SECTION 27

- 1. Trenkamp, Travis etux 8

SECTION 28

- 2. Burken Trust, Bradley 9

SECTION 28

- 1. Kornmann, John etux 24

SECTION 29

- 2. Burke, Donald 14

SECTION 29

- 1. Tracy, Richard 9

SECTION 30

- 1. Broadfoot, Kevin etux 8

SECTION 30

- 2. Claeys, Curtis etux 7

SECTION 30

- 3. Claeys, Curtis etux 8

SECTION 34

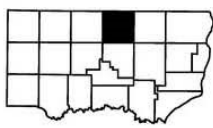
- 1. Johnson, Ryan 5

SECTION 34

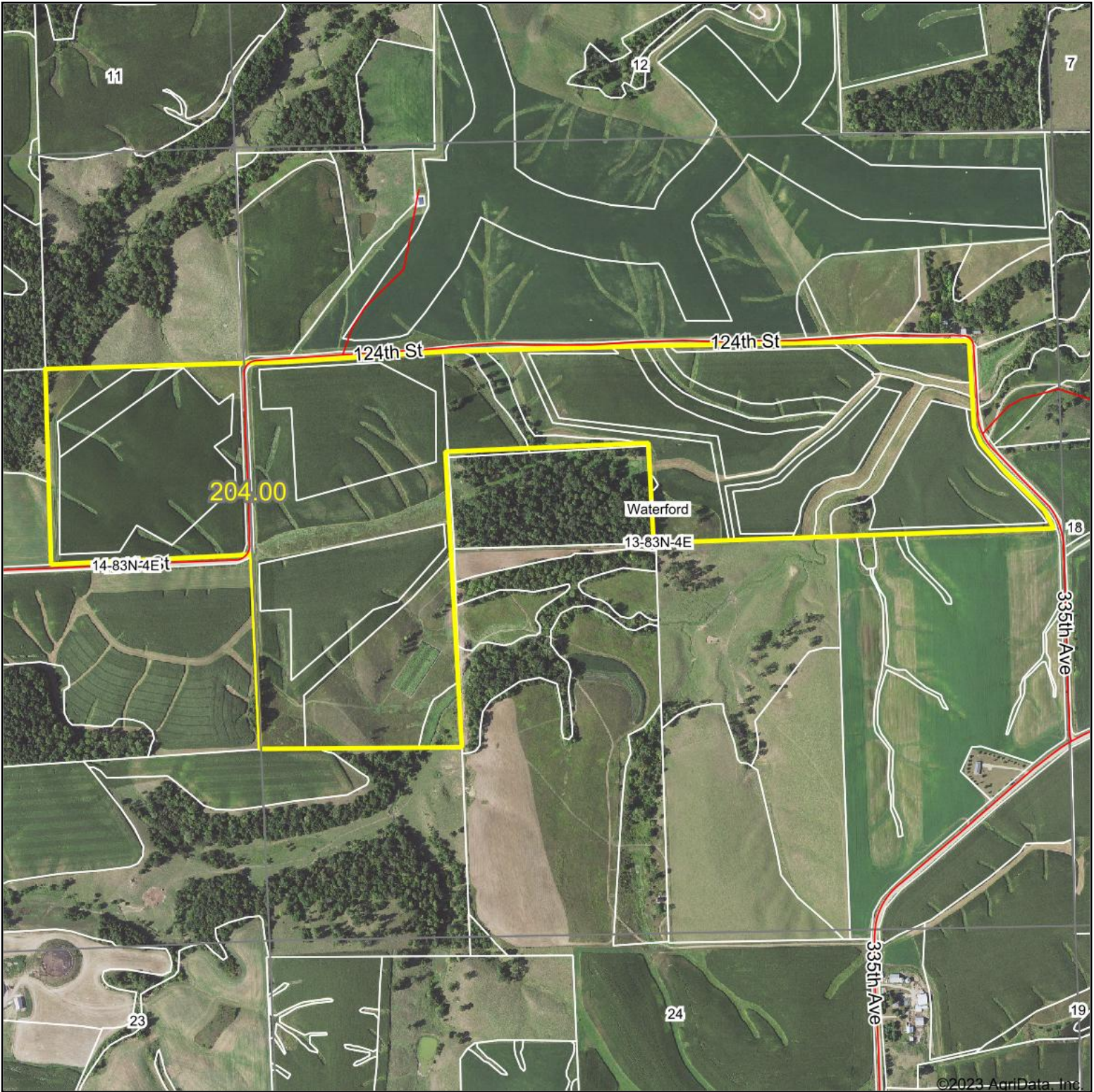
- 2. Blanchard, Brent etux 7

SECTION 34

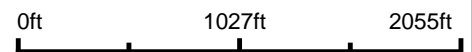
- 3. McAleer, Joanne 12



Thola 204 - Aerial Map



Boundary Center: 41° 59' 49.11, -90° 26' 40.46



13-83N-4E
Clinton County
Iowa



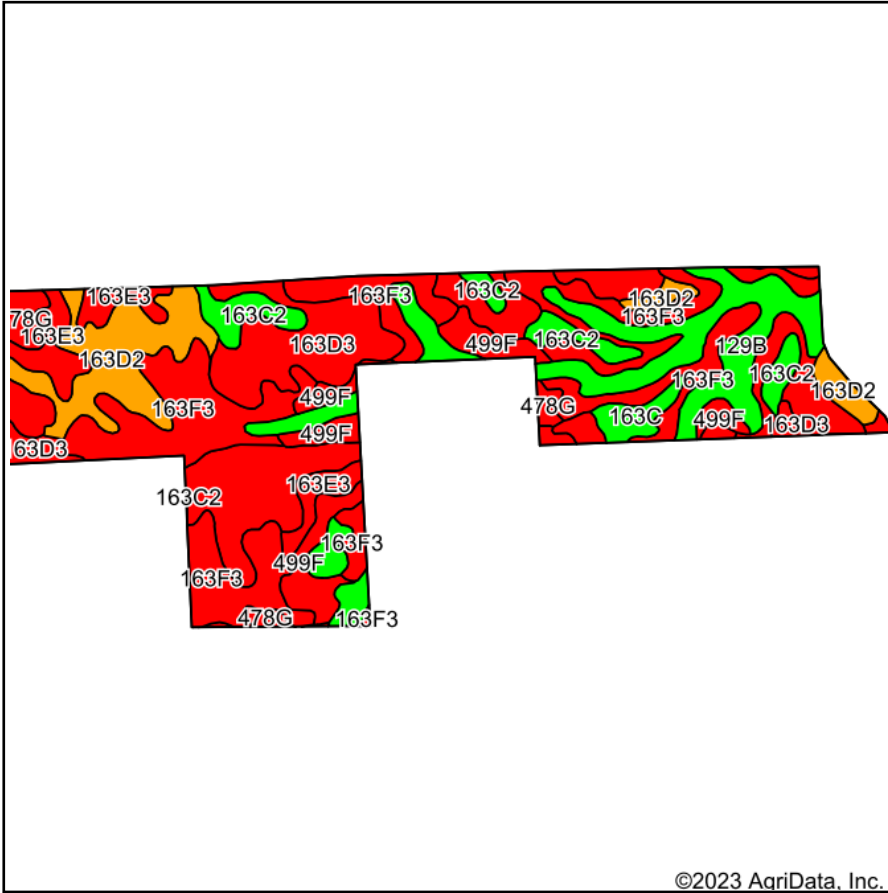
6/20/2023

Maps Provided By:

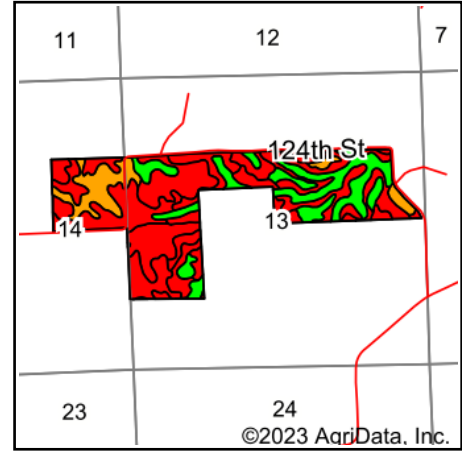
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Thola 204 - Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **13-83N-4E**
 Township: **Waterford**
 Acres: **204**
 Date: **6/20/2023**



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	61.02	29.9%		Vllc	105.6	3.0	30.6	12	56	
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	45.17	22.1%		IVe	153.6	4.3	44.5	40	73	
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	27.25	13.4%		llw	0.0	0.0	0.0	73	85	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	21.71	10.6%		lllc	164.8	4.6	47.8	46	78	
499F	Nordness silt loam, 14 to 25 percent slopes	14.82	7.3%		Vlls	88.0	2.5	25.5	5	43	
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	13.05	6.4%		Vlc	129.6	3.6	37.6	29	70	
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	10.08	4.9%		lllc	193.6	5.4	56.1	72	81	
163C	Fayette silt loam, 5 to 9 percent slopes	5.42	2.7%		lllc	198.4	5.6	57.5	75	86	
478G	Rock outcrop-Nordness complex, 18 to 60 percent slopes	4.91	2.4%		Vllls	88.0	0.0	25.5	5	11	
499D	Nordness silt loam, 5 to 14 percent slopes	0.57	0.3%		Vls	88.0	2.5	25.5	5	51	
Weighted Average						4.90	115	3.2	33.3	35	*n 66.9

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

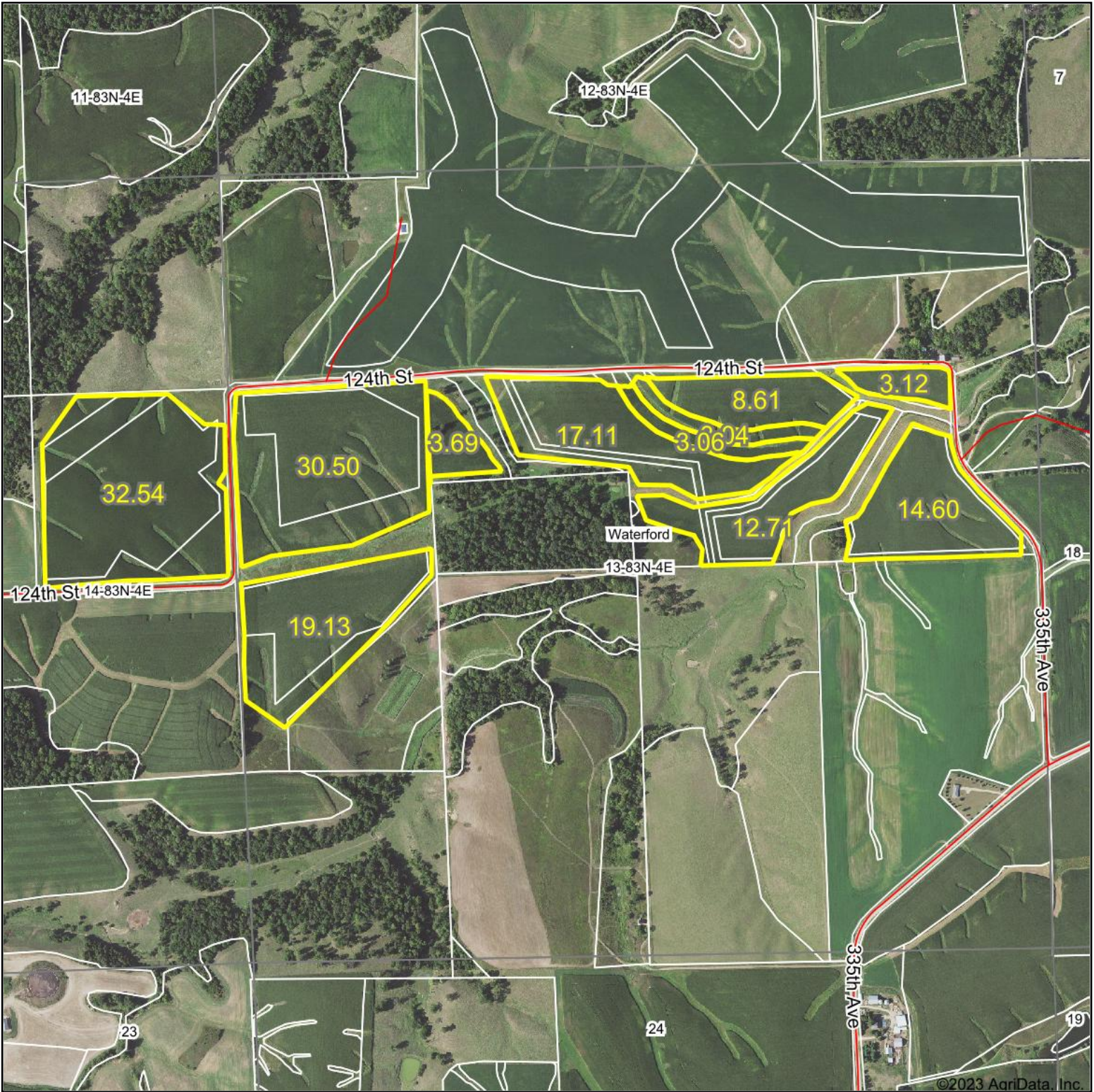
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

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

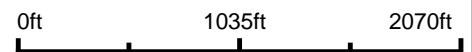
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Thola 204 Current Tillable Aerial Map



Boundary Center: 41° 59' 50.68, -90° 26' 40.53



13-83N-4E
Clinton County
Iowa

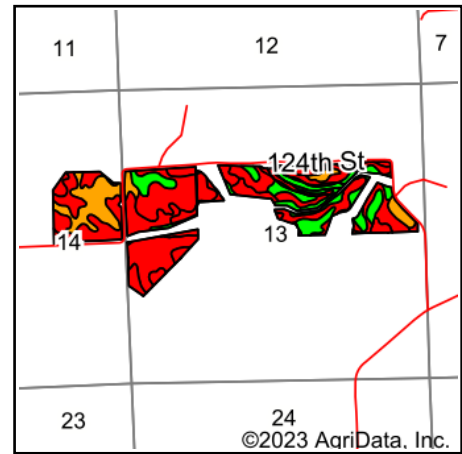
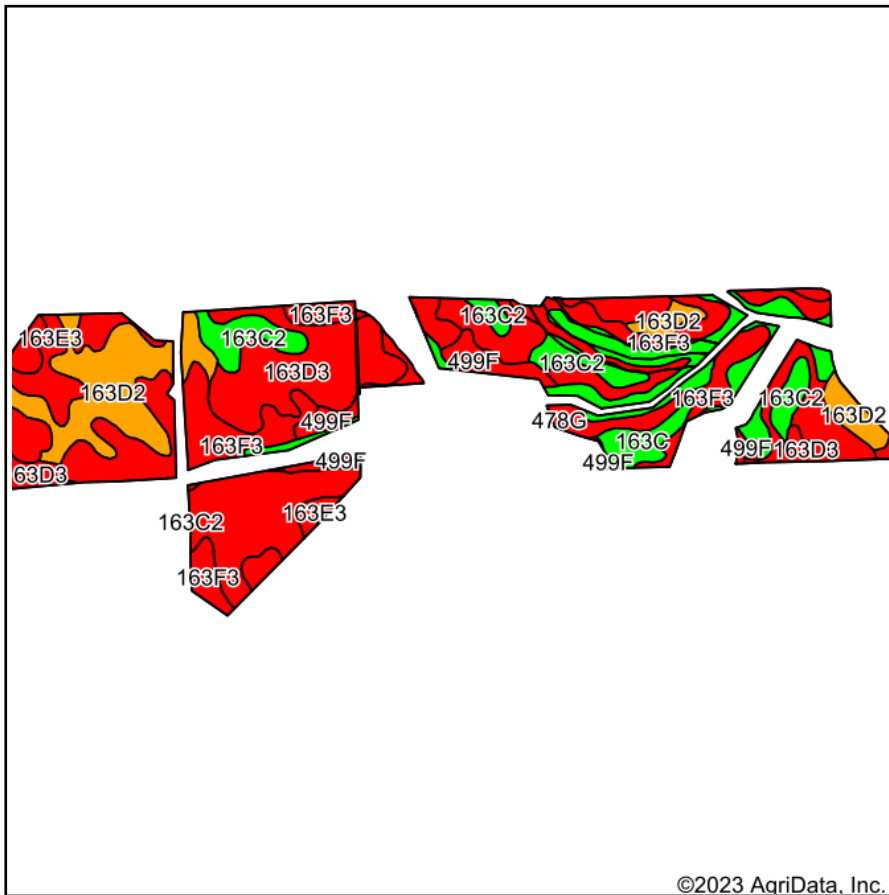


6/20/2023

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Thola 204 Current Tillable - Soils Map



State: **Iowa**
 County: **Clinton**
 Location: **13-83N-4E**
 Township: **Waterford**
 Acres: **148.11**
 Date: **6/20/2023**



Soils data provided by USDA and NRCS.

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	44.06	29.7%		Vlle	105.6	3.0	30.6	12	56	
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	41.05	27.7%		IVe	153.6	4.3	44.5	40	73	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	20.12	13.6%		IIIe	164.8	4.6	47.8	46	78	
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	13.00	8.8%		IIw	0.0	0.0	0.0	73	85	
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	9.82	6.6%		IIIe	193.6	5.4	56.1	72	81	
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	9.29	6.3%		Vle	129.6	3.6	37.6	29	70	
499F	Nordness silt loam, 14 to 25 percent slopes	5.70	3.8%		Vlls	88.0	2.5	25.5	5	43	
163C	Fayette silt loam, 5 to 9 percent slopes	3.30	2.2%		IIIe	198.4	5.6	57.5	75	86	
478G	Rock outcrop-Nordness complex, 18 to 60 percent slopes	1.69	1.1%		Vllls	88.0	0.0	25.5	5	11	
499D	Nordness silt loam, 5 to 14 percent slopes	0.08	0.1%		VIe	88.0	2.5	25.5	5	51	
Weighted Average						4.78	126.2	3.5	36.6	35.8	*n 68.4

**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.
 *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
- Restricted Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2021 Program Year
Map Created March 22, 2021

Farm **5721**
Tract **11224**
Tract Cropland Total: 200.54 acres

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Abbreviated 156 Farm Record

Operator Name : WAYNE A THOLA
 Farms Associated with Operator : 19-045-5721, 19-045-6758
 CRP Contract Number(s) : 10125B, 11329A, 11389A, 11436
 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
223.71	200.54	200.54	0.00	0.00	62.70	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	137.84	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	137.84	1.16	194	
TOTAL	137.84	1.16		

NOTES

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Tract Number : 11224

Description : L-3 NE1/4, NW1/4, SW1/4 OF 13
 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 : Tract does not contain a wetland
 WL Violations : None
 Owners : ELDRED-THOLA LIVING TRUST A THOLA
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
223.71	200.54	200.54	0.00	0.00	62.70	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	137.84	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	137.84	1.16	194

Abbreviated 156 Farm Record

Tract 11224 Continued ...

TOTAL	137.84	1.16
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NOTES

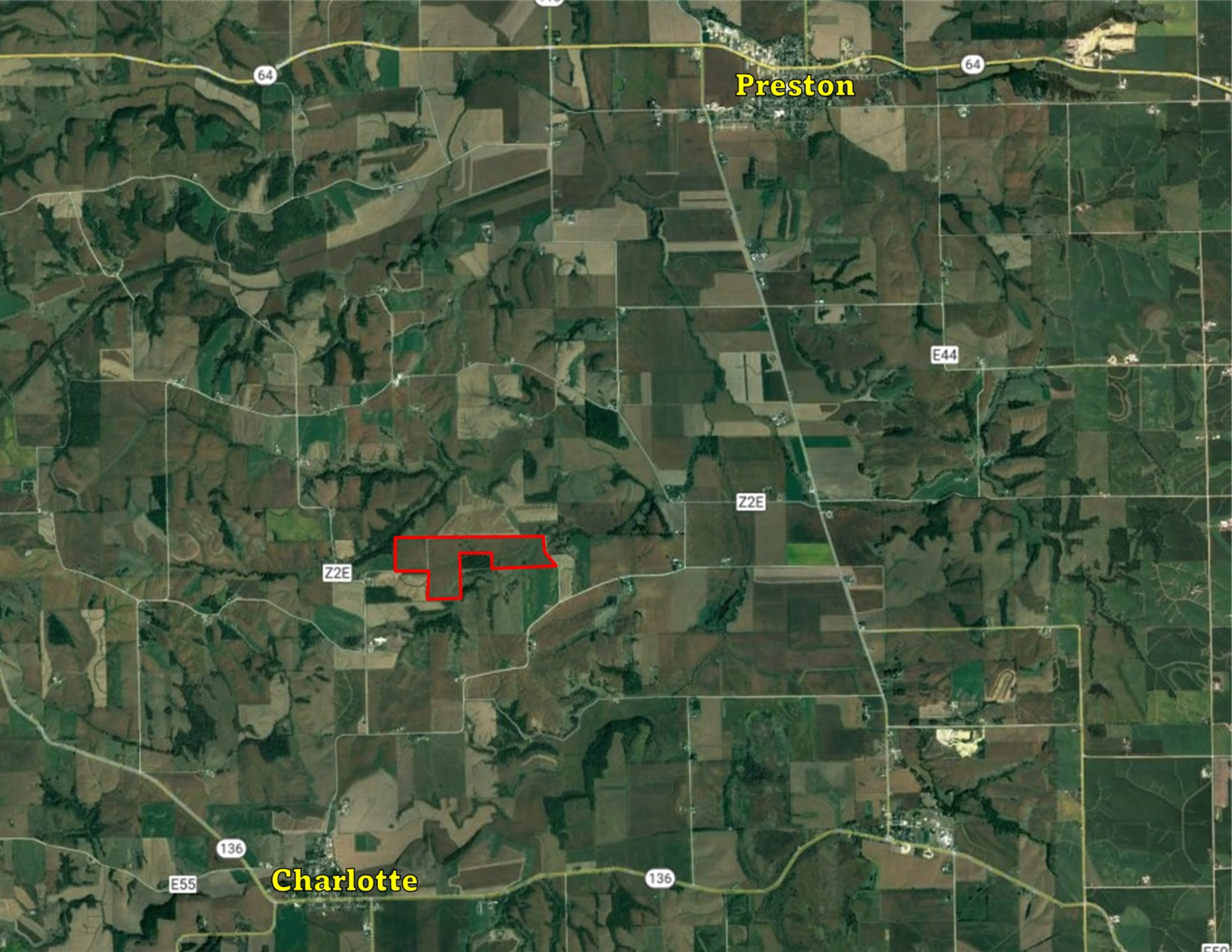
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64

64

Preston

E44

Z2E

Z2E

136

Charlotte

E55

136

E55

Z2E

Z2E

Listing #16850

Listing #16923

Z2E

