LAND FOR SALE

94.54 SURVEYED ACRES

CLINTON COUNTY, IOWA

LISTING #13979

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LEGAL DESCRIPTION:
Part of Section 9, Township 82 North, Range 5 East of the 5th P.M.
See attached survey

COMMENTS & BUILDING INFORMATION:
Opportunity to own 94.54 surveyed acres of Clinton County farmland in a prime location south of Goose Lake. The farm includes approximately 87.48 tillable acres with a CSR2 of 82.6. Productive soil types include Elvira and Colo Silty Clay Loams. This tract is split off from the 37.16 acres being sold to the East. Additional farmland is available. Farm is open for the 2018 crop season.

LEASE/FSA INFORMATION:
Open for the 2018 crop year.

TOTAL ACRES: 94.54
PRICE: $756,320
Price Per Acre: $8,000
Owner: Amy J. Dierks Trust
Operator:
County & State: Clinton Co., Iowa
Location: 4 miles Southeast of Charlotte, IA
Possession Date: To be agreed
Drainage Info: Natural
Average Productivity: 82.6 CSR2
Taxable Acres:
Net RE Taxes: $2,935
Taxes Payable In: 2016-2017
Topography: Level to Gently Roll

F.S.A. INFORMATION: (ESTIMATED)
Farmland: 94.54
Crop Acres: 87.48
CRP Acres:
Wheat Base:
Wheat Yield:
Corn Base: 87.48
Corn Yield: 157
Soybean Base:
Soybean Yield:

APPROXIMATE BREAKDOWN OF ACRES:
Total Acres: 94.54
Tillable Acres: 87.48
CRP Acres:
Wheat Base:
Wheat Yield:
Corn Base: 87.48
Corn Yield: 157
Soybean Base:
Soybean Yield:
Clinton County
Iowa
9/6/2017
map center: 41° 55' 45.72, -90° 22' 44.33
Field borders provided by Farm Service Agency as of 5/21/2008.
Soils Map

State: Iowa
County: Clinton
Location: 9-82N-5E
Township: Center
Acres: 90.66
Date: 9/6/2017

Soils data provided by USDA and NRCS.

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>CSR2 Legend</th>
<th>Non-Irr Class °c</th>
<th>Corn</th>
<th>Alfalfa</th>
<th>Soybeans</th>
<th>Bluegrass</th>
<th>Tall Grasses</th>
<th>CSR2**</th>
<th>CR</th>
<th>Corn</th>
<th>Oats</th>
<th>Soybeans</th>
<th>NCCPI Overall</th>
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<tbody>
<tr>
<td>962</td>
<td>Elvira silt loam, 0 to 2 percent slopes</td>
<td>46.33</td>
<td>51.1%</td>
<td>Ilw</td>
<td></td>
<td>198.4</td>
<td>4.2</td>
<td>57.5</td>
<td>3.6</td>
<td>6</td>
<td>83</td>
<td>60</td>
<td></td>
<td></td>
<td>84</td>
<td></td>
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<tr>
<td>133</td>
<td>Colo silt loam, 0 to 2 percent slopes, occasionally flooded</td>
<td>20.77</td>
<td>22.9%</td>
<td>Ilw</td>
<td></td>
<td>204.8</td>
<td>4.3</td>
<td>59.4</td>
<td>3.7</td>
<td>6.1</td>
<td>78</td>
<td>85</td>
<td></td>
<td></td>
<td>95</td>
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<tr>
<td>1291</td>
<td>Atterberry silt loam, benches, 0 to 1 percent slopes</td>
<td>10.73</td>
<td>11.8%</td>
<td>Ile</td>
<td></td>
<td>224</td>
<td>5.8</td>
<td>65</td>
<td>4</td>
<td>6.7</td>
<td>85</td>
<td>80</td>
<td></td>
<td></td>
<td>98</td>
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<tr>
<td>1160</td>
<td>Walford silt loam, benches, 0 to 1 percent slopes</td>
<td>5.55</td>
<td>6.1%</td>
<td>Ilw</td>
<td></td>
<td>216</td>
<td>4.5</td>
<td>62.6</td>
<td>3.9</td>
<td>6.5</td>
<td>85</td>
<td>85</td>
<td></td>
<td></td>
<td>89</td>
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<tr>
<td>133+</td>
<td>Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash</td>
<td>3.23</td>
<td>3.6%</td>
<td>Ilw</td>
<td></td>
<td>204.8</td>
<td>4.3</td>
<td>59.4</td>
<td>3.7</td>
<td>6.1</td>
<td>78</td>
<td>80</td>
<td></td>
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<td>94</td>
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<td>420</td>
<td>Tama silt loam, terrace, driftless, 0 to 2 percent slopes</td>
<td>2.13</td>
<td>2.3%</td>
<td>I</td>
<td></td>
<td>240</td>
<td>6.7</td>
<td>69.6</td>
<td>4.3</td>
<td>7.2</td>
<td>100</td>
<td>100</td>
<td>8</td>
<td>4</td>
<td>2</td>
<td>95</td>
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<td>121B</td>
<td>Tama silt loam, driftless, 2 to 6 percent slopes</td>
<td>1.15</td>
<td>1.3%</td>
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<td>688</td>
<td>Koszta silt loam, 0 to 2 percent slopes</td>
<td>0.77</td>
<td>0.8%</td>
<td>Ilw</td>
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<td>217.6</td>
<td>5.7</td>
<td>63.1</td>
<td>3.9</td>
<td>6.5</td>
<td>90</td>
<td>85</td>
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<td></td>
<td>99</td>
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<td>Weighted Average</td>
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<td>58.8</td>
<td>3.7</td>
<td>6.1</td>
<td>82.6</td>
<td>*-</td>
<td>0.2</td>
<td>0.1</td>
<td>*-</td>
<td>89.4</td>
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**IA has updated the CSR values for each county to CSR2.**

* CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*i Yield data provided by the ISPAID Database version 8.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.