

LAND FOR SALE

LISTING #14139

28 ACRES M/L
CLINTON COUNTY, IOWA



DOUG 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:

Part of the Southwest 1/4 of the Northwest 1/4 in Section 15, Township 81 North, Range 6 East. Exact legal to come from abstract.

COMMENTS & BUILDING INFORMATION:

Offering 28 acres m/l located along the Mill Creek Parkway on the West side of Clinton Iowa. The farm includes 23.99 cropland acres carrying a CSR2 of 76.8 as well as approximately 4.73 acres of timber and a small creek. This farm has future development possibilities, located next to Clinton Auto Group.

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

LEASE/FSA INFORMATION:

Farm is currently owner/operated

Harksen, 28 Acres M/L, Clinton County, Iowa

LTOTAL ACRES:	28
PRICE:	\$270,000
Price Per Acre:	\$9,643
Owner:	Harksen
Operator:	Skiff
County & State:	Clinton Co., IA
Location:	Mill Creek Parkway, Clinton, IA
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	83.1 CSR 76.8 CSR2
Taxable Acres:	28.11
Net RE Taxes:	\$938
Taxes Payable In:	2017-2018
Topography:	Level

F.S.A. INFORMATION:

Farmland:	28.72
Crop Acres:	23.99
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	11.97
Corn Yield:	163
Soybean Base:	12.02
Soybean Yield:	48

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	28
Tillable Acres:	23.99
CRP Acres:	
Farmstead:	
Roads:	
Waterways:	
Timber:	4.1
Pasture:	

Aerial Map



©2018 AgriData, Inc.

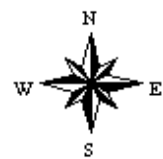
PC PEOPLESTM
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

map center: 41° 49' 28.28, -90° 15' 18.2



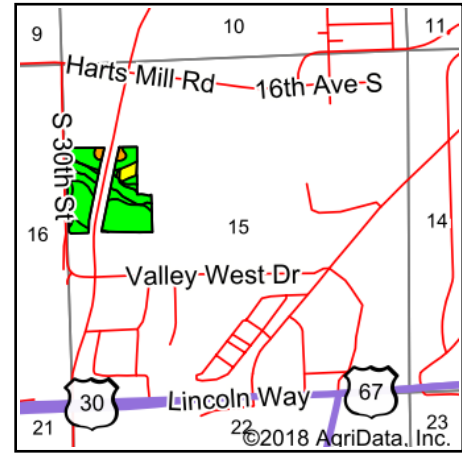
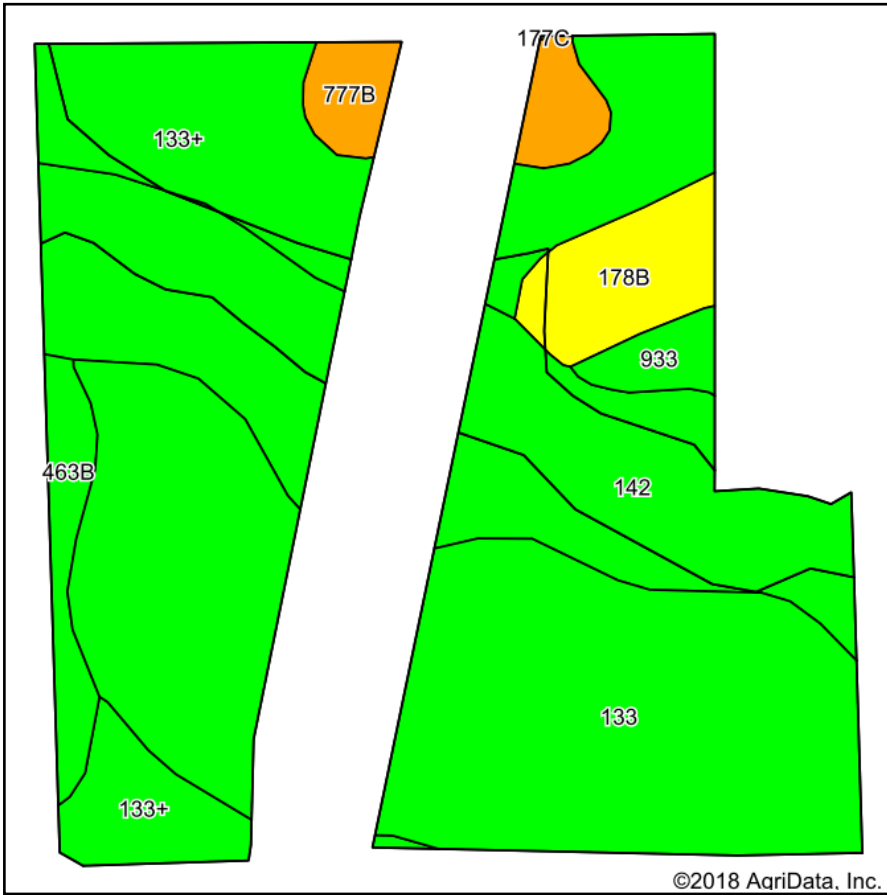
Maps Provided By:
surety[®]
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2018 www.AgriDataInc.com

15-81N-6E
Clinton County
Iowa



3/12/2018

Soils Map



State: **Iowa**
 County: **Clinton**
 Location: **15-81N-6E**
 Township: **Clinton**
 Acres: **28.72**
 Date: **3/12/2018**

PEOPLES COMPANY
 INNOVATIVE. REAL ESTATE. SOLUTIONS.

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2018 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA045, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	NCCPI Overall	NCCPI Corn and Soybeans	NCCPI Small Grains
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	11.78	41.0%		llw	204.8	4.3	59.4	3.7	6.1	78	85	93	93	13
142	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	7.34	25.6%		llw	180.8	5.1	52.4	3.3	5.4	79	88	85	83	54
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	5.85	20.4%		llw	204.8	4.3	59.4	3.7	6.1	78	80	93	93	14
178B	Waukee loam, 2 to 5 percent slopes	1.38	4.8%		lls	80	2.2	23.2	1.4	2.4	64	76	82	82	65
777B	Wapsie loam, 2 to 5 percent slopes	1.03	3.6%		lle	80	2.2	23.2	1.4	2.4	50	52	71	71	57
463B	Fayette silt loam, benches, 2 to 5 percent slopes	0.87	3.0%		lle	214.4	6	62.2	3.9	6.4	84	85	89	89	70
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	0.47	1.6%		llw	204.8	4.3	59.4	3.7	6.1	78	80	93	93	13
Weighted Average						188.5	4.4	54.7	3.4	5.6	76.8	83.1	89.5	89	29.5

**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.

1. Union Classification Class Dominant Classification Approximation Method

IOWA
CLINTON
Form: FSA-156EZ



FARM : 7995
Prepared : Jan 27, 2017
Crop Year : 2017

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : KAY HARKSEN
Farms Associated with Operator : 19-045-6303, 19-045-7995
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
208.61	190.17	190.17	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	190.17	0.00		0.00	No	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	CTAP Yield	PLC Yield	HIP
Corn	94.88	0.00	0	163	
Soybeans	95.29	0.00	0	48	
TOTAL	190.17	0.00			

NOTES

2017 div of 7424

Tract Number : 2357

Description : Q-9 NW1/4 OF 15
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 : KAY HARKSEN
Other Producers : RICHARD A SKIFF, KEITH L SKIFF

Tract Land Data

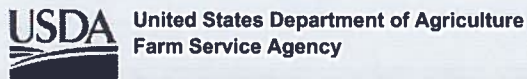
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
28.72	23.99	23.99	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	23.99	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	11.97	0.00	0	163
Soybeans	12.02	0.00	0	48
TOTAL	23.99	0.00		

NOTES

IOWA
CLINTON
Form: FSA-156EZ



FARM : 7995
Prepared : Jan 27, 2017
Crop Year : 2017

Abbreviated 156 Farm Record

Tract Number : 13072
Description : SW,SE 1/4 of 26 T81N, R5E
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 : KAY HARKSEN
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
179.89	166.18	166.18	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	166.18	0.00	0.00	0.00	0.00	

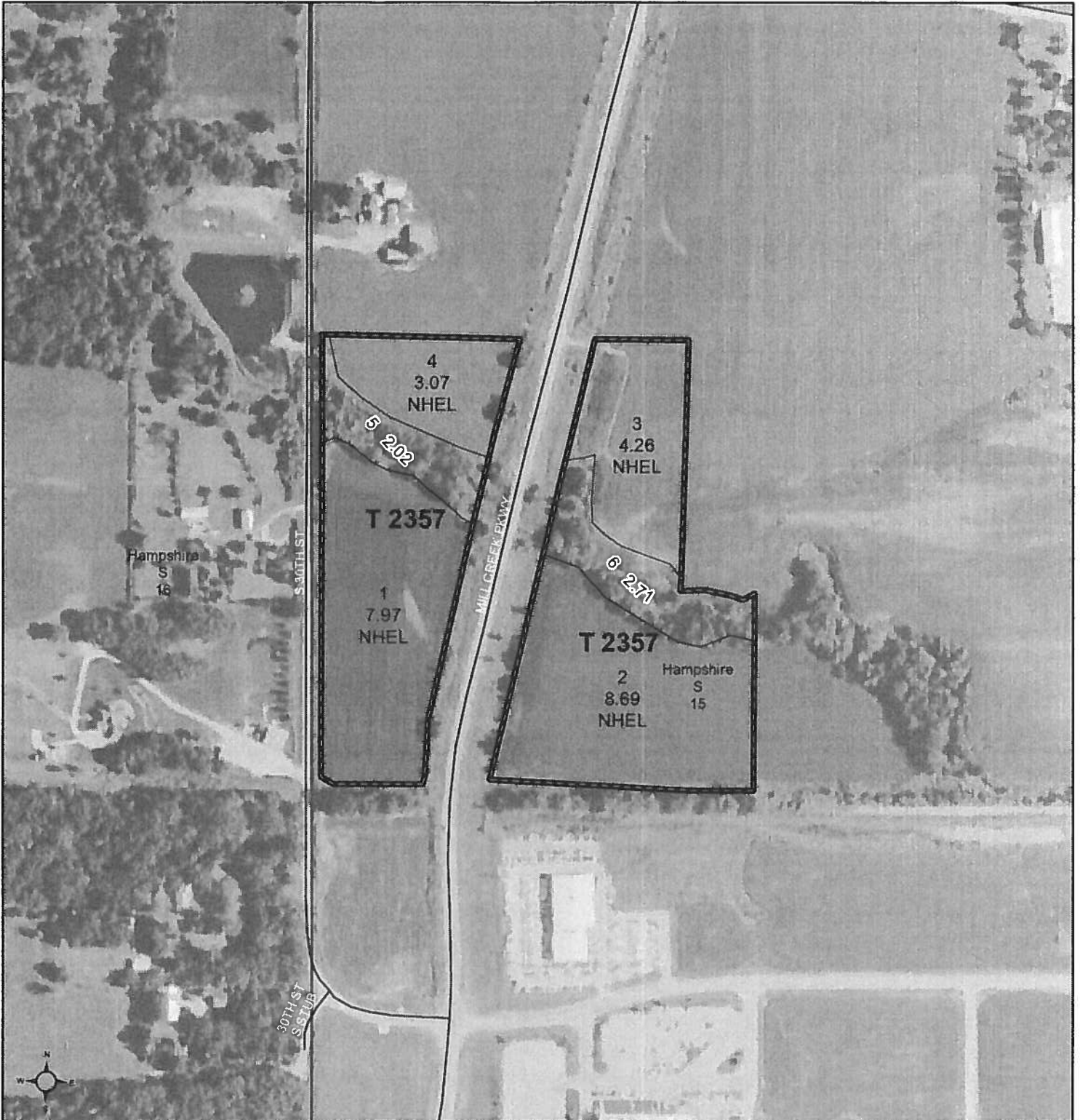
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	82.91	0.00	0	163
Soybeans	83.27	0.00	0	48
TOTAL	166.18	0.00		

NOTES

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.



Common Land Unit
 [White Box] Non-Cropland
 [Light Gray Box] Cropland
 [Thick Black Line] Tract Boundary
 [Thin Black Line] PLSS



2016 Program Year
 Map Created May 04, 2016

Wetland Determination Identifiers
 ● Restricted Use
 ▽ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions

2015 Ortho Imagery

Tract Cropland Total: 23.99 acres

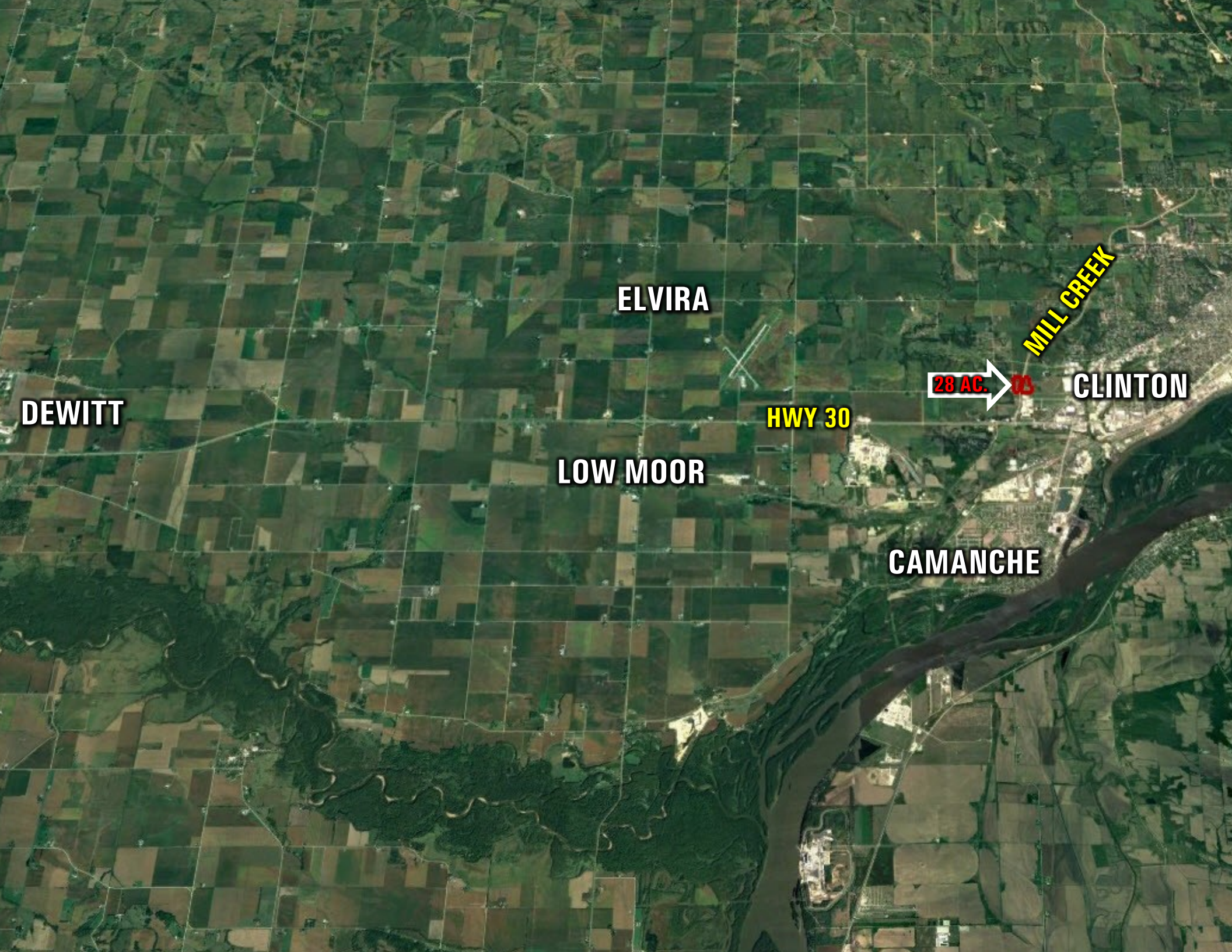
**Farm 7995
 Tract 2357**

NI

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).



MILL CREEK PARKWAY



DEWITT

ELVIRA

HWY 30

LOW MOOR

28 AC.

MILL CREEK

CLINTON

CAMANCHE