

LAND FOR SALE

LISTING #14053

115 ACRES M/L
MATZEN, CLINTON COUNTY, IOWA



DOUGLAS 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:

115 acres MOL being Part of the Northwest 1/4 of the Northeast 1/4 in Section 4 and the Southeast 1/4 of the Southwest 1/4 of Section 33 and the Southwest 1/4 of the Southeast 1/4 in Section 33 all located in Township 80 and 81 North Range 2 East of the 5th P.M.

COMMENTS & BUILDING INFORMATION:

Offering 115 acres M/L of productive Clinton County farmland located in a strong area Southeast of Calamus, Iowa. Farm consists of 117.3 crop acres (116.41 tillable acres and .89 tillable acres in the driveway) with a CSR2 of 86.8 (83.2 CSR). Primary soil types include Maxfield, Schley and Kenyon loams. The farm is located approximately 4 miles southeast of Calamus, Iowa, on the north side of 278th Street in Sections 33 and 4 of Olive Township.

TO CONTACT LISTING AGENT:

Call: Douglas R. Yegge
Cell: 563.320.9900
Doug@PeoplesCompany.com
or
Call: Alan McNeil
Cell: 563-321-1125
Alan@PeoplesCompany.com

Office: 563.659.8185

LEASE/FSA INFORMATION:

Open for the 2018 crop year

Matzen, 115 Acres M/L, Clinton County, IA

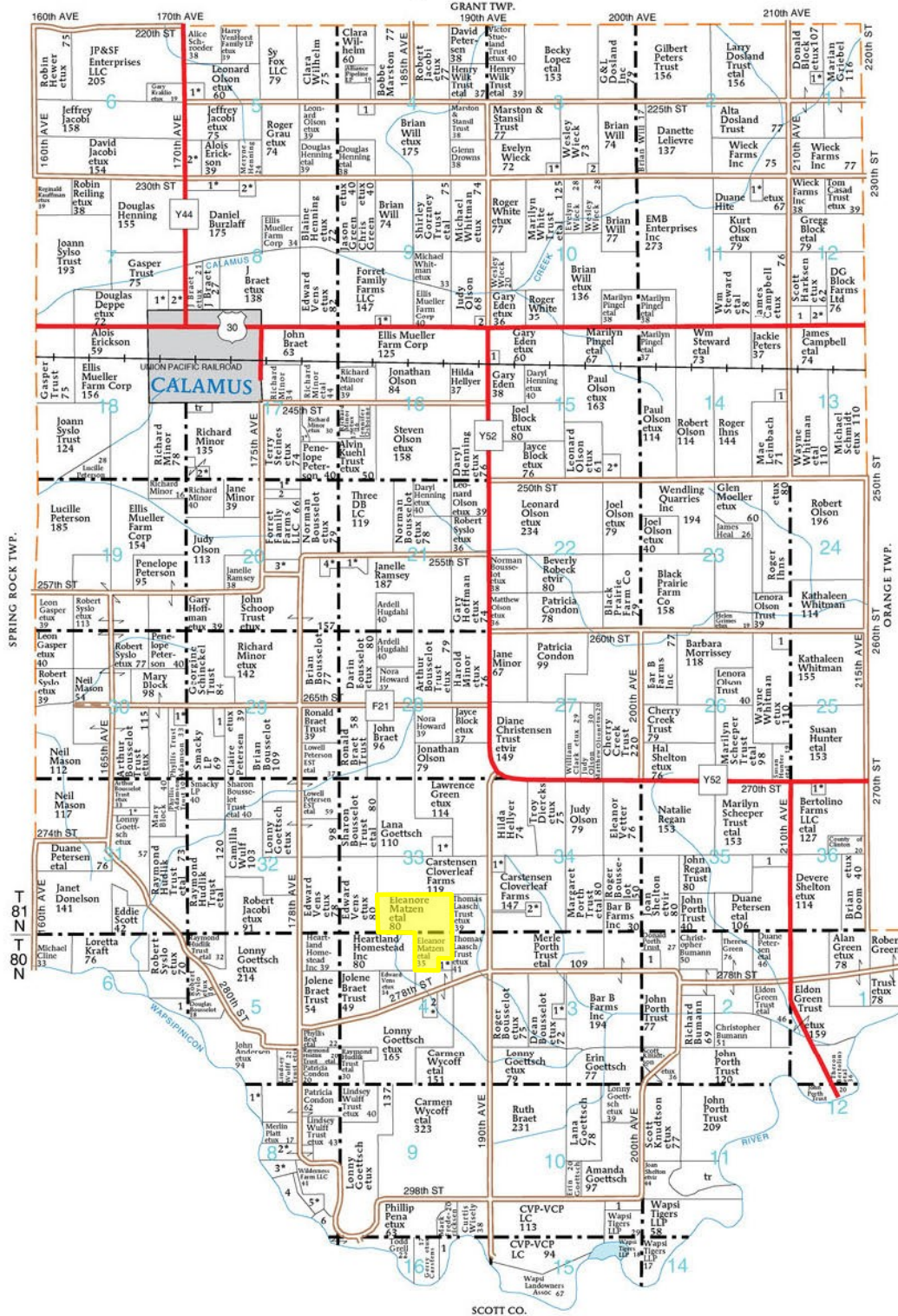
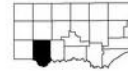
TOTAL ACRES:	115
PRICE:	\$1,293,750
Price Per Acre:	\$11,250
Owner:	Matzen
Operator:	Whitman
County & State:	Clinton Co., IA
Location:	4 miles SE of Calamus, IA
Possession Date:	To be agreed
Drainage Info:	Natural & Tile
Average Productivity:	83.2 CSR, 86.8 CSR2
Taxable Acres:	
Net RE Taxes:	\$3,861
Taxes Payable In:	2017-18
Topography:	Level

F.S.A. INFORMATION:

Farmland:	117.3
Crop Acres:	117.3
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	70.70
Corn Yield:	158
Soybean Base:	46.5
Soybean Yield:	46

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	117.3
Tillable Acres:	116.41
Tillable Access Acres:	.89
Farmstead:	
Roads:	
Waterways:	
Timber:	
Pasture:	



OLIVE TOWNSHIP

- SECTION 1N**
- 1. Detlefs, Deborah 8
- SECTION 2S**
- 1. Smith, Scott 10
- SECTION 3N**
- 1. Forret, William 5
- 2. Wieck, Rachel 5
- SECTION 3S**
- 1. Goetsch, Landon 6
- SECTION 4N**
- 1. Dome Pipeline Corp 10
- SECTION 4S**
- 1. Anderson, Jeffrey 5

- 2. Cole, Raymond 9
- SECTION 5N**
- 1. Schnede, Jay 10
- 2. Richards, Allen 14
- SECTION 6S**
- 1. Boussetot, Douglas 13
- SECTION 7**
- 1. Wiese, Michael 13
- 2. Starling Trust, Dennis 7
- SECTION 8N**
- 1. Parpart, Mark 11
- SECTION 8S**
- 2. Schroeder, Joel 9
- SECTION 8S**
- 1. Melchert, David 12

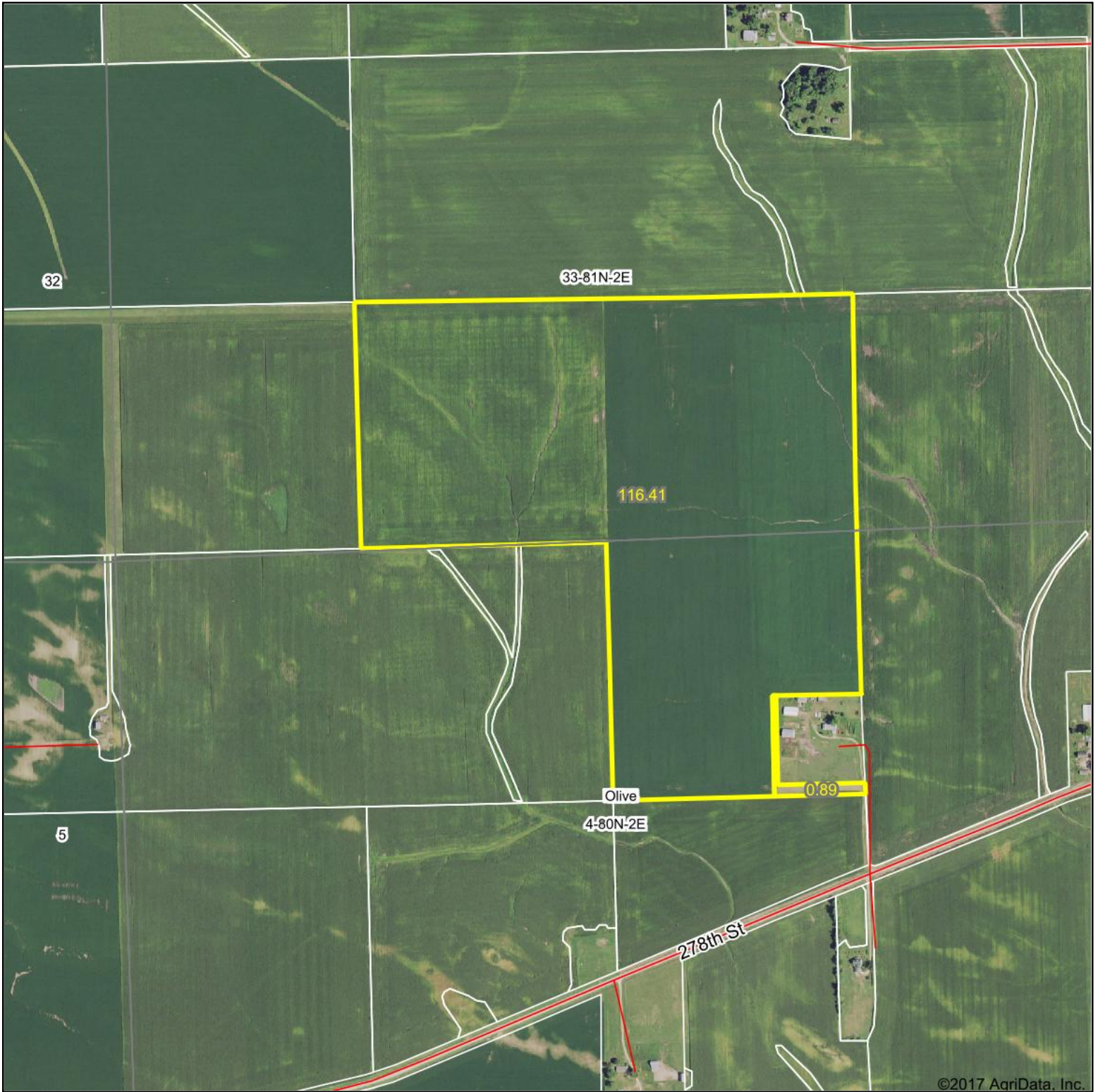
- 2. Voss, Ronnie 22
- 3. Schott, Philip 10
- 4. Gass, Joyce 10
- 5. Carter, Ronald 8
- 6. Timmerman, Dennis 9
- SECTION 9N**
- 1. Forret, Christopher 5
- 2. Kline, Michael 6
- SECTION 10S**
- 1. Thomsen, Dale 10
- SECTION 11N**
- 1. VanderMerwe, Carel 10
- SECTION 12**
- 1. Galloway Trust, Carol 9

- 2. Siebke, Loren 6
- SECTION 14N**
- 1. ITC Midwest LLC 6
- SECTION 15N**
- 1. River Valley Coop 5
- 2. Olson, Ole 12
- SECTION 16S**
- 1. Fredericksen, Mark 9
- SECTION 17**
- 1. Janssen, John 6
- 2. Knocke, Jenny 9
- SECTION 20**
- 1. Rickertsen, Jason 10
- 2. Schwien, Regina 10

- 3. Behrend, Roland 9
- 4. Easterday, Michael 12
- SECTION 21**
- 1. Richards, Carl 11
- SECTION 26**
- 1. Olson Trust, Lenora 10
- SECTION 29**
- 1. Elias, Blake 10
- SECTION 30**
- 1. Davison, Tyler 7
- SECTION 31**
- 1. Norberg, Clifton 10
- SECTION 33**
- 1. Christensen, Neil 10

- SECTION 34**
- 1. Whitman, David 5
- 2. Whitman, Peter 6
- SECTION 35**
- 1. Petersen, Duane 10
- SECTION 36**
- 1. Bromell, Jerry 6

Aerial Map



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map center: 41° 46' 16.32, -90° 44' 4.64

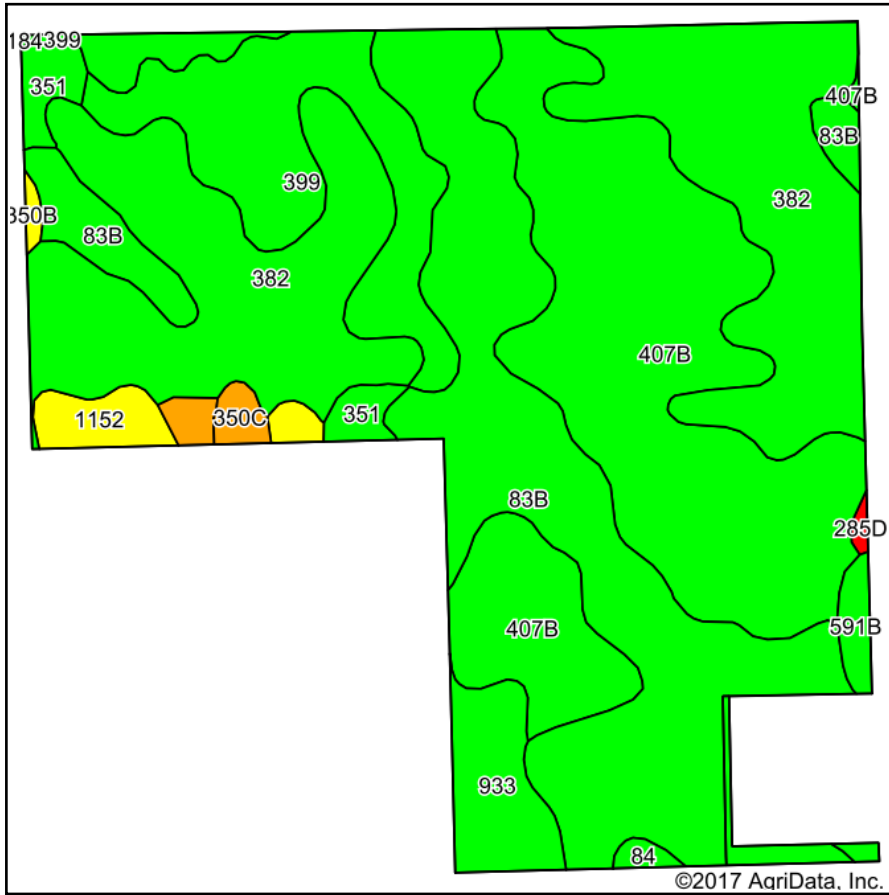


4-80N-2E
Clinton County
Iowa

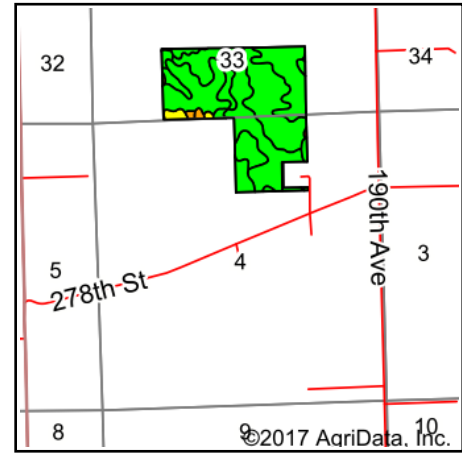


12/5/2017

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **4-80N-2E**
 Township: **Olive**
 Acres: **117.3**
 Date: **12/5/2017**



Area Symbol: IA045, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	Corn	Oats	Soybeans	*n NCCPI Overall	*n NCCPI Corn and Soybeans
382	Maxfield silty clay loam, 0 to 2 percent slopes	33.27	28.4%		Ilw		230.4	4.8	66.8	4.1	6.9	94	90				83	83
407B	Schley loam, 1 to 4 percent slopes	31.87	27.2%		Ilw		196.8	5.1	57.1	3.5	5.9	81	73				88	88
83B	Kenyon loam, 2 to 5 percent slopes	30.31	25.8%		Ile		225.6	6.3	65.4	4.1	6.8	90	87	210	91	61	84	84
399	Readlyn loam, 1 to 3 percent slopes	11.10	9.5%		lw		220.8	5.7	64	4	6.6	91	92				86	85
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	3.79	3.2%		Ilw		204.8	4.3	59.4	3.7	6.1	78	80				93	93
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	2.10	1.8%		Ilw		80	1.7	23.2	1.4	2.4	54	70				85	85
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	1.91	1.6%		lw		224	5.8	65	4	6.7	78	73				98	92



591B	Clyde-Floyd complex, 1 to 4 percent slopes	1.03	0.9%		llw		216	4.5	62.6	3.9	6.5	87	73				86	86
350C	Waukegan silt loam, 5 to 9 percent slopes	0.65	0.6%		lle		80	2.2	23.2	1.4	2.4	49	49				80	80
1727	Udolpho loam, 0 to 2 percent slopes	0.52	0.4%		llw		80	1.7	23.2	1.4	2.4	48	69				81	81
84	Clyde silty clay loam, 0 to 3 percent slopes	0.34	0.3%		llw		224	4.7	65	4	6.7	88	77	193.5	76.5	56	86	86
350B	Waukegan silt loam, 2 to 5 percent slopes	0.24	0.2%		lle		80	2.2	23.2	1.4	2.4	55	69				81	81
285D	Burkhardt sandy loam, 5 to 14 percent slopes	0.17	0.1%		Ive	lle	80	2.2	23.2	1.4	2.4	5	5				55	55
Weighted Average							213.3	5.3	61.9	3.8	6.4	86.9	83.2	54.8	23.7	15.9	*n 85.5	*n 85.3

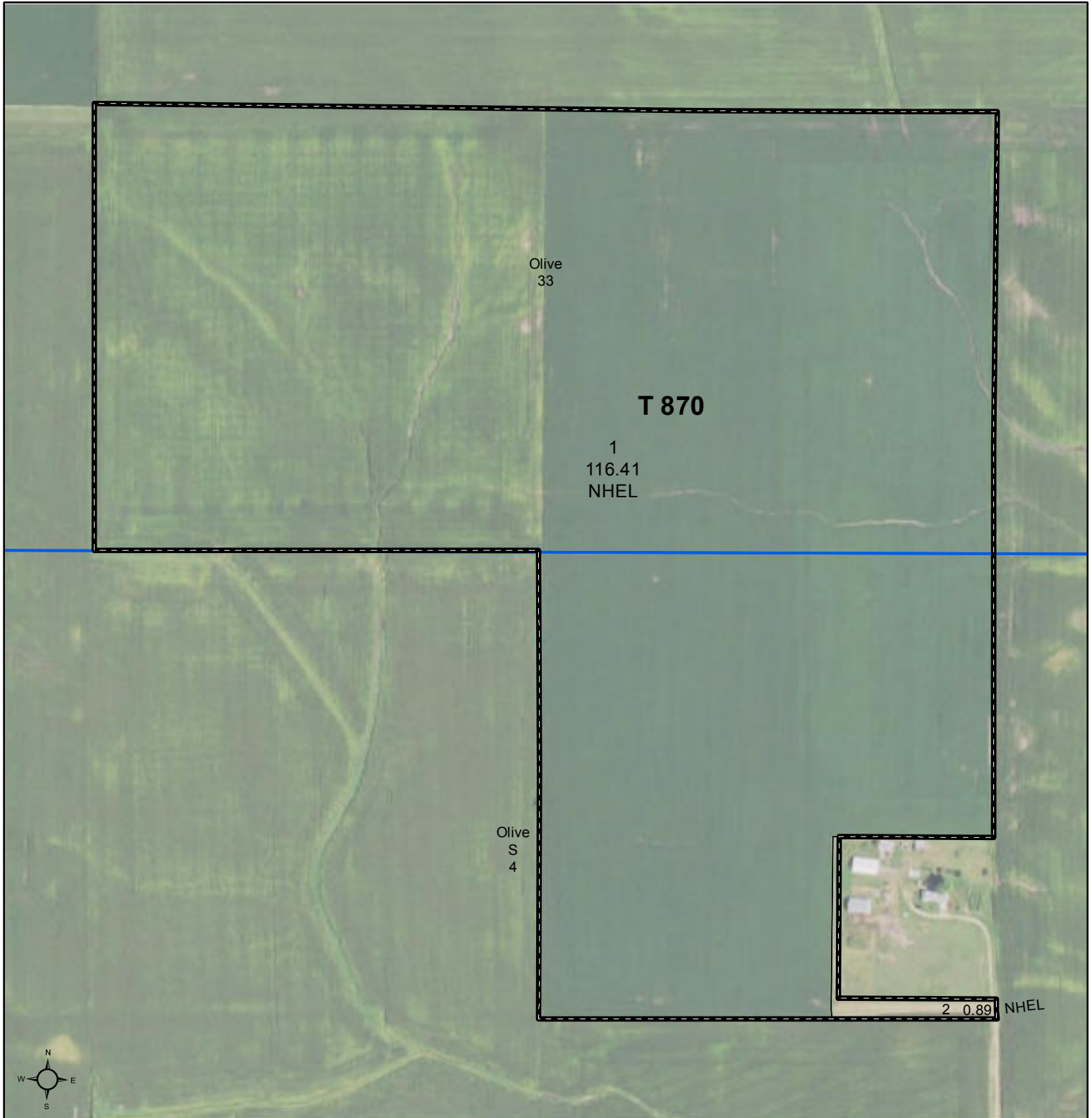
**IA has updated the CSR values for each county to CSR2.

*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 major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method




Soils data provided by USDA and NRCS.

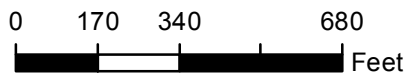


Common Land Unit  PLSS

-  Cropland
-  Tract Boundary

Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions



2015 Ortho Imagery

2017 Program Year

Map Created April 20, 2017

**Farm 1482
Tract 870**

Tract Cropland Total: 117.30 acres

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Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : MR DAVID RAY WHITMAN
Farms Associated with Operator : 19-045-1482, 19-045-1491, 19-045-1560, 19-045-1623, 19-045-1628, 19-045-5848, 19-045-5849, 19-045-6457
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
117.30	117.30	117.30	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	117.30	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	CTAP Yield	PLC Yield	HIP
Corn	70.70	0.00	0	158	
Soybeans	46.50	0.00	0	46	
TOTAL	117.20	0.00			

NOTES

Tract Number : 870

Description : E-10, E-11; SW1/4, SE1/4 OF 33; NE1/4 OF 4
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 : CLARENCE H MATZEN
Other Producers : PETER RAY WHITMAN

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
117.30	117.30	117.30	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	117.30	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	70.70	0.00	0	158
Soybeans	46.50	0.00	0	46
TOTAL	117.20	0.00		

NOTES



278TH ST.

WHEATLAND

CALAMUS

HWY 30

GRAND MOUND

Lincoln Hwy

Y4E

Y52

Y52

BIG ROCK

115 AC.



278TH ST.

DIXON

