LAND FOR SALE

83 ACRES M/L
CLINTON COUNTY, IOWA

LISTING #14144

JOHN ARTER
C: 563-349-0766
O: 563-659-8185
Jarter@PeoplesCompany.com

PeoplesCompany.com
563.659.8185
700 6th Ave
DeWitt, Iowa 52742

© 2017 Peoples Company. We obtained this information from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. This is submitted subject to the possibility of error, omission, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.
LEGAL DESCRIPTION:
Part of the South 1/2 of the Southeast 1/4, Section 18, Township 82 North, Range 1 East of the 5th P.M. Exact legal description attached.

COMMENTS & BUILDING INFORMATION:
Peoples Company proudly offers an opportunity to own 83 acres of beautiful hardwood timberland. This beautiful tract of timber lies in Northwest Clinton county, in the Wapsippinicon river valley. In the heart of Iowa "big buck" country, this farm offers tremendous whitetail and turkey hunting, as well as a pretty little pond that has offered up record size crappie over the years. Good takes of spring morel mushrooms have also been harvested regularly on this honey hole of a hunting property. Currently in the Timber Reserve Program to reduce real estate taxes and improve the investment, this land shows the results of many years of quality management. Also included on the property are a mobile home (rented) with well and septic, a small livestock building, and a larger machine shed.

TO CONTACT LISTING AGENT:
Call: John Arter
Cell: 563.349-0766
Office: 563.659.8185
JArter@PeoplesCompany.com
PeoplesCompany.com

TOTAL ACRES: 83
PRICE: $355,000
Price Per Acre: $4,277
Owner: McAtee
Operator: McAtee
County & State: Clinton Co., IA
Location: West of Toronto, IA
Possession Date: As agreed
Drainage Info: Natural
Average Productivity:
Taxable Acres: 7
Net RE Taxes: $298 *The farm is in the Timber Reserve Program
Taxes Payable In: 2017-18
Topography: Level

F.S.A. INFORMATION:

| Farmland: |  |
| Crop Acres: |  |
| CRP Acres: |  |
| Wheat Base: |  |
| Wheat Yield: |  |
| Corn Base: |  |
| Corn Yield: |  |
| Soybean Base: |  |
| Soybean Yield: |  |

APPROXIMATE BREAKDOWN OF ACRES:

| Total Acres: | 83 |
| Tillable Acres: |  |
| CRP Acres: |  |
| Farmstead: | 7 |
| Roads: | 1.5 |
| Waterways: |  |
| Timber: | 74.5 |
| Pasture: |  |

McAtee, 83 Acres M/L, Clinton County, IA
McAtee Legal Description

The southeast quarter (SE¼) of the southeast quarter (SE¼) of section eighteen (18), township eighty-two (82) north, range one (1) East of the 5th P.M., except a tract of land described as follows: Commencing at the point on the east line of the southeast quarter (SE¼) of the southeast quarter (SE¼) of said section eighteen (18), township eighty-two (82) north, range one (1), East of the 5th P.M., where said southeast quarter (SE¼) of the southeast quarter (SE¼) of said section eighteen (18) intersects or joins with and to the north line of the Chicago, Milwaukee and St. Paul Railroad, running east and west, thence running west along the north line of said Railroad, twelve (12) rods, thence north nine (9) rods, thence east twelve (12) rods, thence south to the place of beginning, all being in section eighteen (18), township eighty-two (82) north, range one (1), East of the 5th P.M.

Lot seven (7) in section eighteen (18), township eighty-two (82) north, range one (1), East of the 5th P.M., except railroad right-of-way; and also except four (4) acres deeded to John Trucks and described as follows: Commencing at the quarter corner of the south line of section eighteen (18), township eighty-two (82) north, range one (1), East of the 5th P.M., thence east on the south line of said section eighteen (18), twenty (20) chains to the southeast corner of the southwest quarter (SW¼) of the southeast quarter (SE¼) of said section eighteen (18), thence north eighty (80) links to a post fifty (50) feet south of the center of the Davenport and St. Paul Railroad, thence along said Railroad at the same distance south of the center line of said railroad to the north and south quarter line of said section eighteen (18), thence south five (5) chains and thirty-five (35) links to the place of beginning, all in township eighty-two (82) north, range one (1), East of the 5th P.M.
Clinton County
Iowa
3/19/2018
map center: 41° 54' 17.63, -90° 53' 5.15

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

State: **Iowa**
County: **Clinton**
Location: **18-82N-1E**
Township: **Liberty**
Acres: **83**
Date: **3/19/2018**

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</th>
<th>*i Corn</th>
<th>*i Alfalfa</th>
<th>*i Soybeans</th>
<th>*i Tall Grasses</th>
<th>CSR2**</th>
<th>NCCPI Overall</th>
<th>NCCPI Corn and Soybeans</th>
<th>NCCPI Small Grains</th>
</tr>
</thead>
<tbody>
<tr>
<td>315</td>
<td>Fluvents-Ambrav complex, 0 to 2 percent slopes</td>
<td>74.02</td>
<td>89.2%</td>
<td>IIIw</td>
<td>80</td>
<td>0</td>
<td>23.2</td>
<td>1.4</td>
<td>2.4</td>
<td>59</td>
<td>5</td>
<td>67</td>
<td>63</td>
</tr>
<tr>
<td>351</td>
<td>Atterberry silt loam, sandy substratum, 0 to 2 percent slopes</td>
<td>3.75</td>
<td>4.5%</td>
<td>lw</td>
<td>224</td>
<td>5.8</td>
<td>65</td>
<td>4</td>
<td>6.7</td>
<td>78</td>
<td>73</td>
<td>98</td>
<td>92</td>
</tr>
<tr>
<td>428B</td>
<td>Ely silt loam, 2 to 5 percent slopes</td>
<td>3.44</td>
<td>4.1%</td>
<td>lle</td>
<td>220.8</td>
<td>5.7</td>
<td>64</td>
<td>4</td>
<td>6.6</td>
<td>87</td>
<td>88</td>
<td>97</td>
<td>97</td>
</tr>
<tr>
<td>W</td>
<td>Water</td>
<td>0.79</td>
<td>1.0%</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>184</td>
<td>Klinger silt loam, 1 to 4 percent slopes</td>
<td>0.75</td>
<td>0.9%</td>
<td>lw</td>
<td>240</td>
<td>6.2</td>
<td>69.6</td>
<td>4.3</td>
<td>7.2</td>
<td>95</td>
<td>95</td>
<td>88</td>
<td>88</td>
</tr>
<tr>
<td>178</td>
<td>Waukee loam, 0 to 2 percent slopes</td>
<td>0.25</td>
<td>0.3%</td>
<td>llc</td>
<td>80</td>
<td>2.2</td>
<td>23.2</td>
<td>1.4</td>
<td>2.4</td>
<td>69</td>
<td>81</td>
<td>83</td>
<td>83</td>
</tr>
</tbody>
</table>

**Weighted Average**: 93 | 0.6 | 27 | 1.6 | 2.8 | 60.8 | 12.5 | 69.2 | 65.4 | 29.7

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

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

*c: Using Capabilities Class Dominant Condition Aggregation Method*