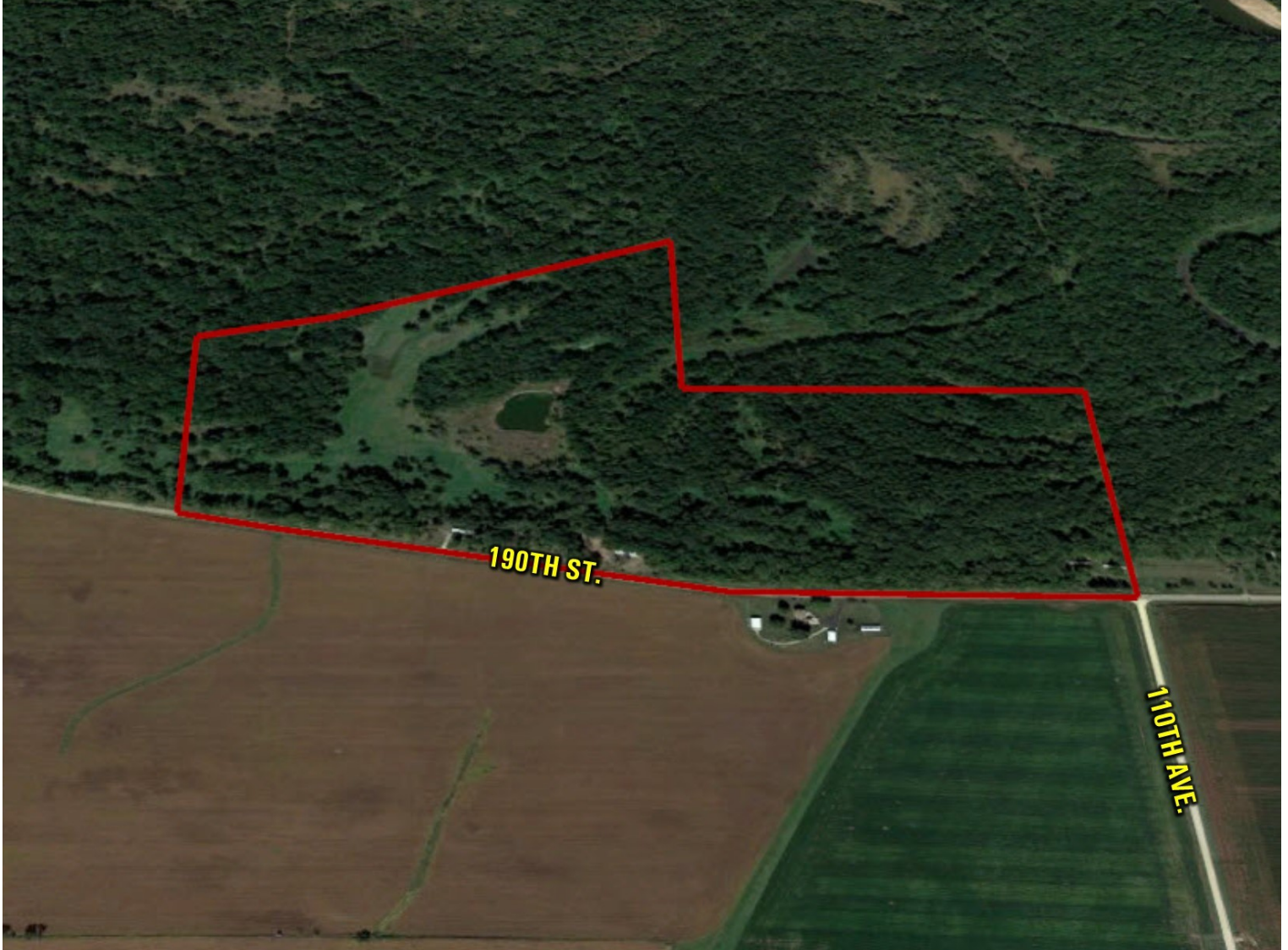


LAND FOR SALE

LISTING #14144

83 ACRES M/L
CLINTON COUNTY, IOWA



JOHN ARTER

C: 563-349-0766

O: 563-659-8185

Jarter@PeoplesCompany.com

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

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

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

| | |
|------------------------------|--|
| TOTAL ACRES: | 83 |
| PRICE: | \$355,000 |
| Price Per Acre: | \$4,277 |
| Owner: | McAtee |
| Operator: | |
| 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 Legal Description

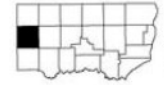
The southeast quarter (SE¹/₄) of the southeast quarter (SE¹/₄) of section eighteen (18), township eighty-two (82) north, range one (1) East of the 5th P.M., except a tract of land described as follows: Commencing at the point on the east line of the southeast quarter (SE¹/₄) of the southeast quarter (SE¹/₄) of said section eighteen (18), township eighty-two (82) north, range one (1), East of the 5th P.M., where said southeast quarter (SE¹/₄) of the southeast quarter (SE¹/₄) 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 (SW¹/₄) of the southeast quarter (SE¹/₄) 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.

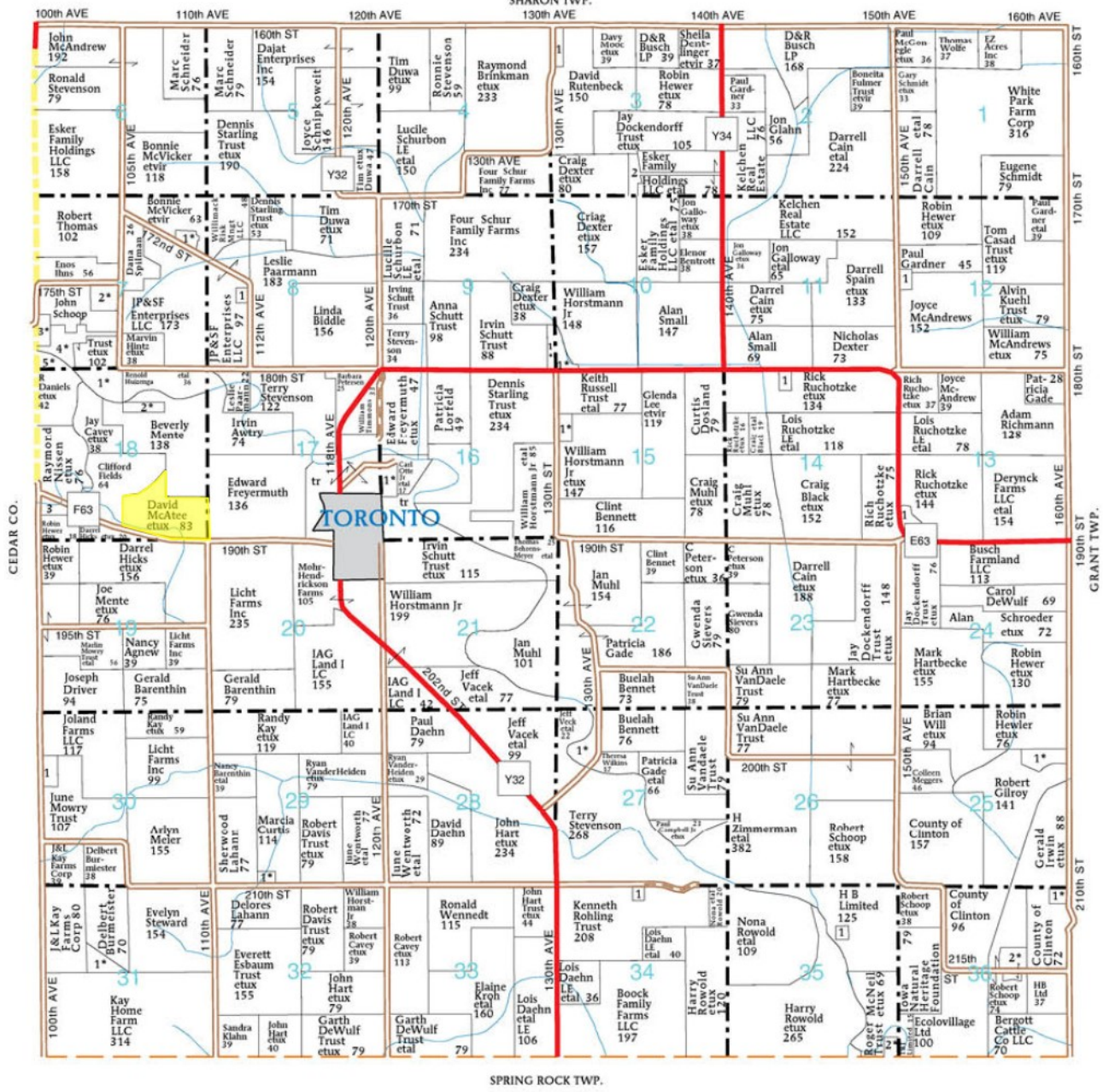
T-82-N

LIBERTY PLAT

(Landowners)
SHARON TWP.



R-1-E



SPRING ROCK TWP.

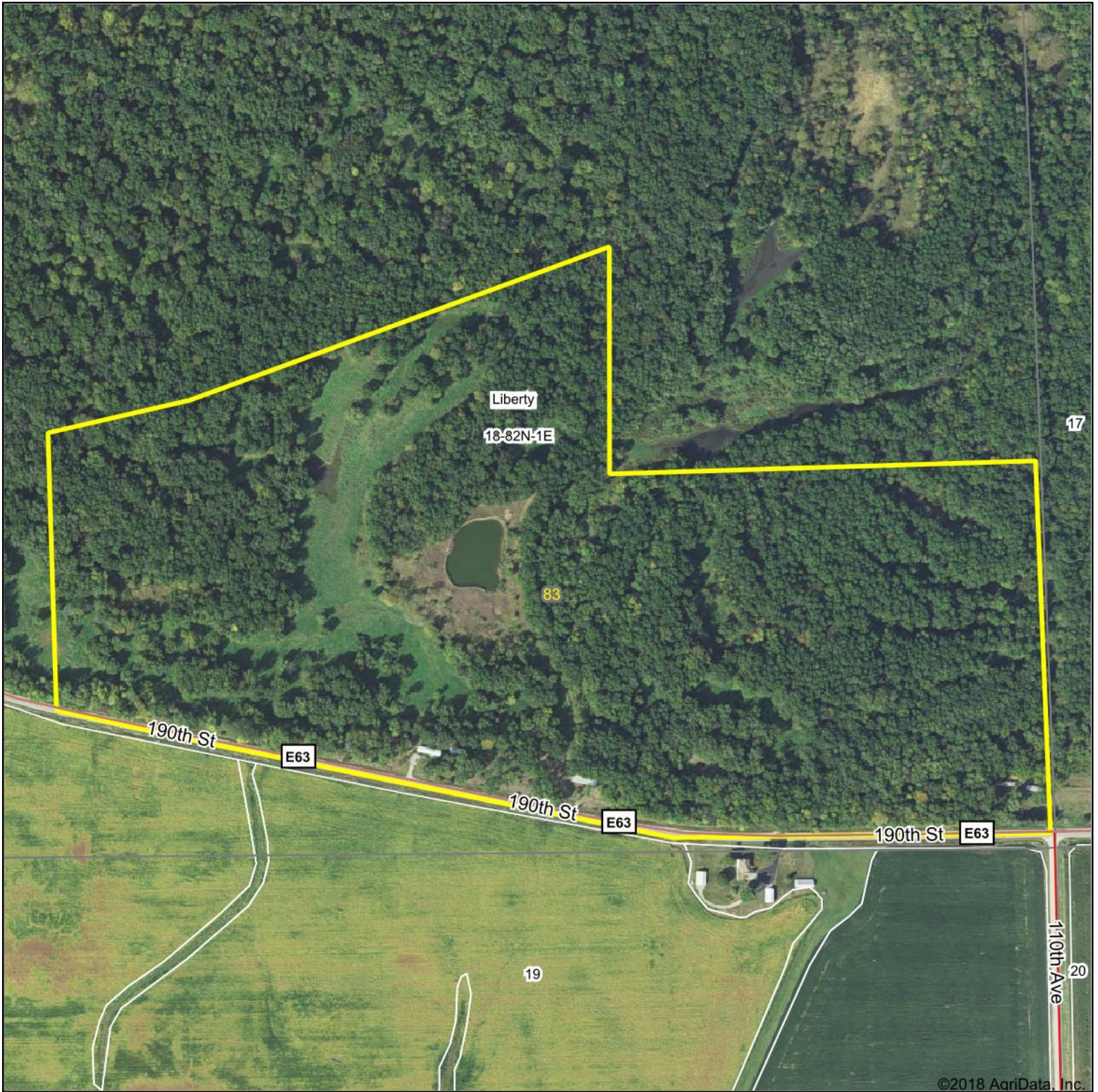
LIBERTY TOWNSHIP

- SECTION 3**
- 1. Sterk, David 6
- 2. Snell, Daniel 10
- SECTION 7**
- 1. Kraemer, Brett 8
- 2. Willimack, Jayson 18
- 3. Bair, Daniel 10
- 4. Otten, Stephen 11
- 5. Daniels, R 6
- SECTION 8**
- 1. Seifert, Don 6
- SECTION 9**
- 1. Russell Trust, Keith 10
- SECTION 10**
- 1. Russell Trust, Keith 10

- SECTION 12**
- 1. Sullivan, Jason 9
- SECTION 13**
- 1. Krieger Jr, Robert 6
- SECTION 14**
- 1. Hainstock, Marcia 9
- SECTION 15**
- 1. Horstmann, Joanne 11
- SECTION 16**
- 1. Pelley, Dana 13
- SECTION 18**
- 1. Lafrenz LE, Marilyn 33
- 2. Elowsky, Earl 6
- 3. Barnhart, James 12
- SECTION 25**
- 1. Wouters, David 15

- SECTION 27**
- 1. Casad, Max 12
- SECTION 29**
- 1. Rickels, Gregory 5
- SECTION 30**
- 1. Fitzgerald, Kyle 9
- SECTION 31**
- 1. McFarland, Patrick 12
- SECTION 34**
- 1. Rohling, Todd 6
- SECTION 35**
- 1. Odell, David 6
- 2. Petersen, Mitchel 9
- SECTION 36**
- 1. Vetter, William 5
- 2. Cline, Derrick 21

Aerial Map



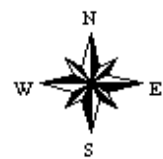
PC PEOPLES COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

map center: 41° 54' 17.63, -90° 53' 5.15



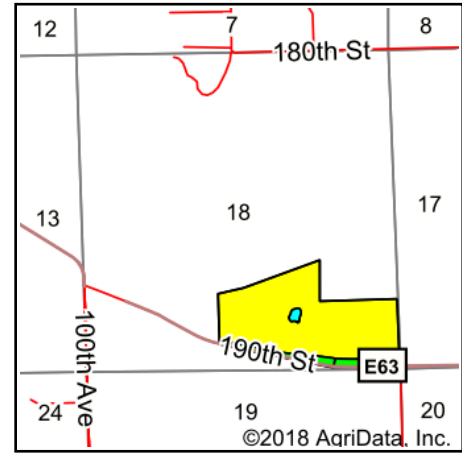
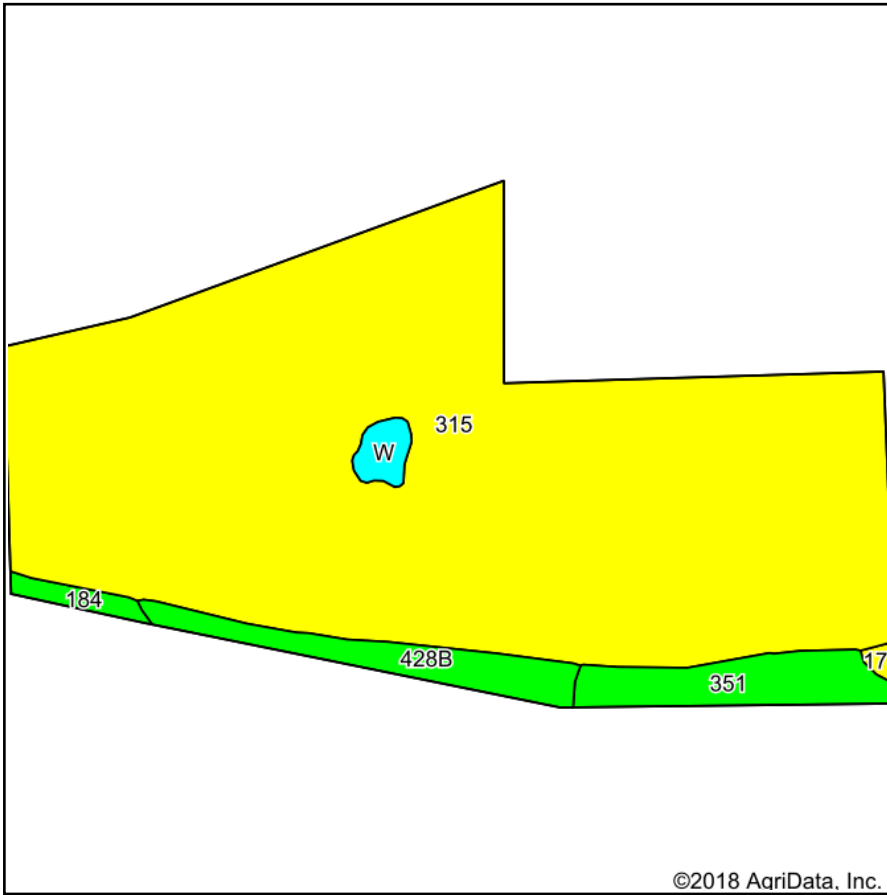
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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18-82N-1E
Clinton County
Iowa



3/19/2018

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.

Area Symbol: IA045, Soil Area Version: 23

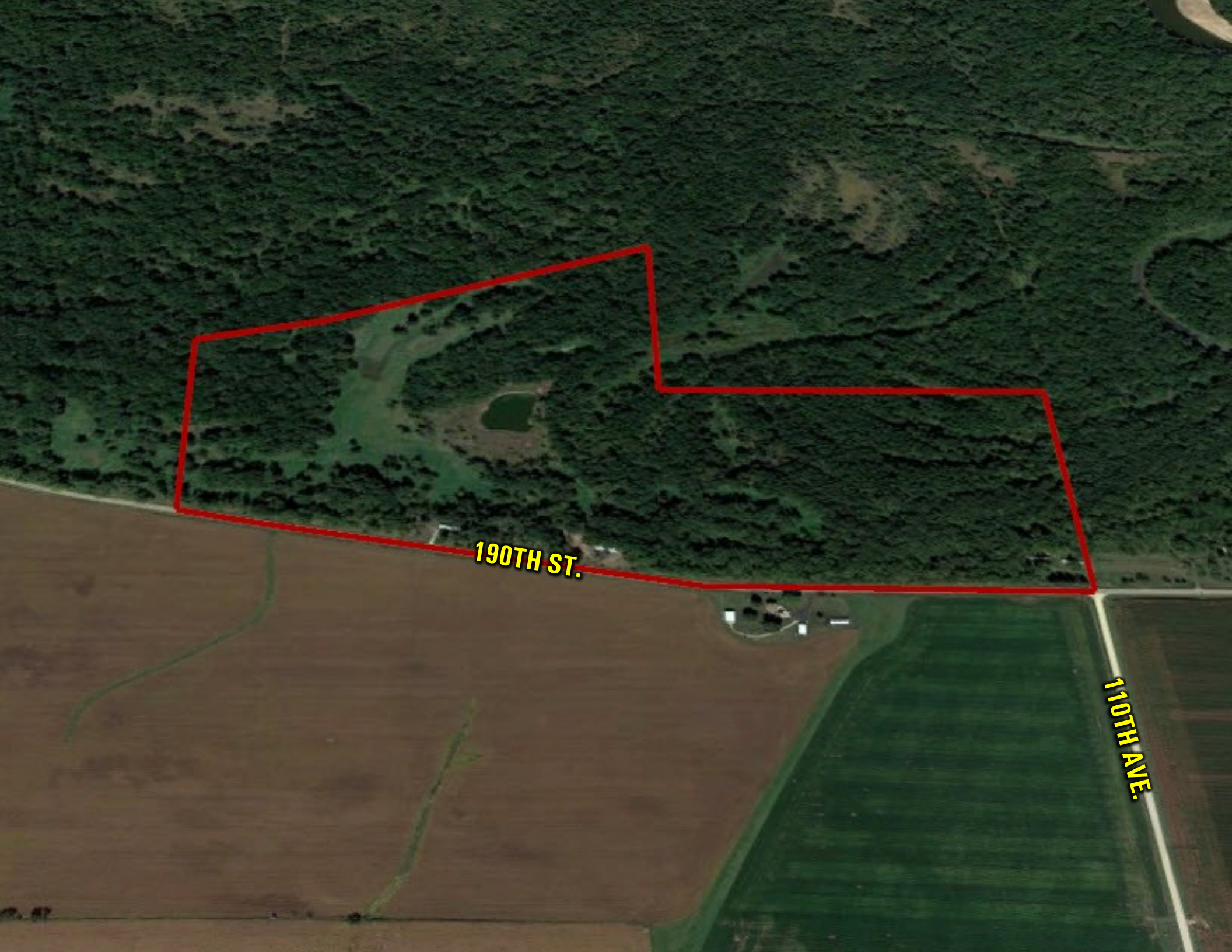
| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | *i Corn | *i Alfalfa | *i Soybeans | *i Bluegrass | *i Tall Grasses | CSR2** | CSR | NCCPI Overall | NCCPI Corn and Soybeans | NCCPI Small Grains |
|-------------------------|---|-------|------------------|-------------|------------------|-----------|------------|-------------|--------------|-----------------|-------------|-------------|---------------|-------------------------|--------------------|
| 315 | Fluvents-Ambraw complex, 0 to 2 percent slopes | 74.02 | 89.2% | | IIIw | 80 | 0 | 23.2 | 1.4 | 2.4 | 59 | 5 | 67 | 63 | 28 |
| 351 | Atterberry silt loam, sandy substratum, 0 to 2 percent slopes | 3.75 | 4.5% | | Iw | 224 | 5.8 | 65 | 4 | 6.7 | 78 | 73 | 98 | 92 | 33 |
| 428B | Ely silt loam, 2 to 5 percent slopes | 3.44 | 4.1% | | Ile | 220.8 | 5.7 | 64 | 4 | 6.6 | 87 | 88 | 97 | 97 | 66 |
| W | Water | 0.79 | 1.0% | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | 0 |
| 184 | Klinger silt loam, 1 to 4 percent slopes | 0.75 | 0.9% | | Iw | 240 | 6.2 | 69.6 | 4.3 | 7.2 | 95 | 95 | 88 | 88 | 30 |
| 178 | Waukee loam, 0 to 2 percent slopes | 0.25 | 0.3% | | Ils | 80 | 2.2 | 23.2 | 1.4 | 2.4 | 69 | 81 | 83 | 83 | 63 |
| 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.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



190TH ST.

110TH AVE.

OXFORD JUNCTION

HWY 136

LOST NATION

MASSILLON

TORONTO

LOWDEN

Y32

HWY 30

WHEATLAND

