

LAND FOR SALE

LISTING #16850

472 ACRES M/L
CLINTON COUNTY, IOWA



DOUGLAS R. YEGGE

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ALAN MCNEIL

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700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

Part of Sections 12 & 13, township 83 North, Range 4 East of the 5th P.M., Clinton Co., IA. Exact legal description to be taken from Abstract.

472 Acres M/L, Clinton County, IA

COMMENTS & BUILDING INFORMATION:

Clinton County, Iowa - Peoples Company is pleased to present 472 contiguous acres m/l of prime Clinton County, Iowa farmland and cattle feeding operation. This long-time family-owned property is situated between the beautiful rolling hills north of Charlotte, Iowa, and has been meticulously maintained with conservation top of mind. Conservation practices have been implemented throughout the entire farm, including, but not limited to, grassed waterways, four strategically placed ponds for proper grazing management of cattle throughout the farm, and controlled stream crossings over Bear Creek. This tract includes 436.04 FSA fillable acres with 120.26 of these acres enrolled into six various Conservation Reserve Programs (expires 2026 to 2032). Currently, there are 291.15 acres being farmed carrying a CSR2 rating of 49.8.

Tract also includes a single-family, two-story, 4-bedroom, 1.5-bathroom house, built in 1880 with 2,532 sq. ft. of living space with a full basement. There are a number of additional outbuildings on the northern part of the farm that includes:

CRP INFORMATION:

120.26 acres in CRP with an annual payment of \$19,907.

TOTAL ACRES:	472
PRICE:	\$5,192,000
Price Per Acre:	\$11,000
Owner:	Thola and Thola
Operator:	Wayne Thola
County & State:	Clinton Co., IA
Location:	Charlotte, Preston
Possession Date:	2024
Drainage Info:	Natural
Average Productivity:	49.8
Taxable Acres:	472 est.
Net RE Taxes:	\$12,634
Taxes Payable In:	2023
Topography:	Rolling

F.S.A. INFORMATION:

Farmland:	472
Crop Acres:	436.04
Effective DCP Cropland:	315.78
CRP Acres:	120.26
Corn Base:	317.63
Corn Yield:	187
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	472
Tillable Acres:	291.15
CRP Acres:	120.26
Farmstead:	8
Roads:	2
Waterways:	
Timber:	6.2
Pasture:	44.59

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Building Information

Clinton County, Iowa - Peoples Company is pleased to present 472 contiguous acres m/l of prime Clinton County, Iowa farmland and cattle feeding operation. This long-time family-owned property is situated between the beautiful rolling hills north of Charlotte, Iowa, and has been meticulously maintained with conservation top of mind. Conservation practices have been implemented throughout the entire farm, including, but not limited to, grassed waterways, four strategically placed ponds for proper grazing management of cattle throughout the farm, and controlled stream crossings over Bear Creek. This tract includes 436.04 FSA tillable acres with 120.26 of these acres enrolled into six various Conservation Reserve Programs (expires 2026 to 2032). Currently, there are 291.15 acres being farmed carrying a CSR2 rating of 49.8.

Tract also includes a single-family, two-story, 4-bedroom, 1.5-bathroom house, built in 1902 with 2,532 sq. ft. of living space with a full basement. There are a number of additional outbuildings on the northern part of the farm that includes:

- 44x80 Machine Shed 18' Tall, Heated Shop, Overhead Door, Cement Floor, Insulated with a Furnace, built in 1970
- 22x22 Shop, built in 1902
- 33x40 Truck Shed, built in 1902
- 40x80 Cattle Shed, built in 1960
- 24x40 Barn, built in 1902
- 24x45 Hog House, Built in 1955
- 24x26 Grain Bin, built 2010
- 30x26 Grain Bin, built 1982
- 36x26 Grain Bin, built 1982
- 18x15 York Bin, built in 1960
- 15x12 1,000 Bushel Bin, built in 1960
- 20x75 Silo
- 16x50 Silo
- 100x94 Barn, built in 1902
- 20x40 Open Front Cattle Shed, built in 1902
- 50x70 Red Storage Barn, built in 1902
- 16x24 Silo House, built in 1970
- 32x44 Grainary, built in 1902
- Old Corn Crib, built in 1902
- 5 ponds
- Grain Dryer, built in 2010

50,000 bushel bin storage

The feedlot includes a 14,275 sq. ft. concrete pad for feeding cattle along with concrete feeding bunks. Don't miss your opportunity to step into a turn-key eastern Iowa cattle feeding operation!!

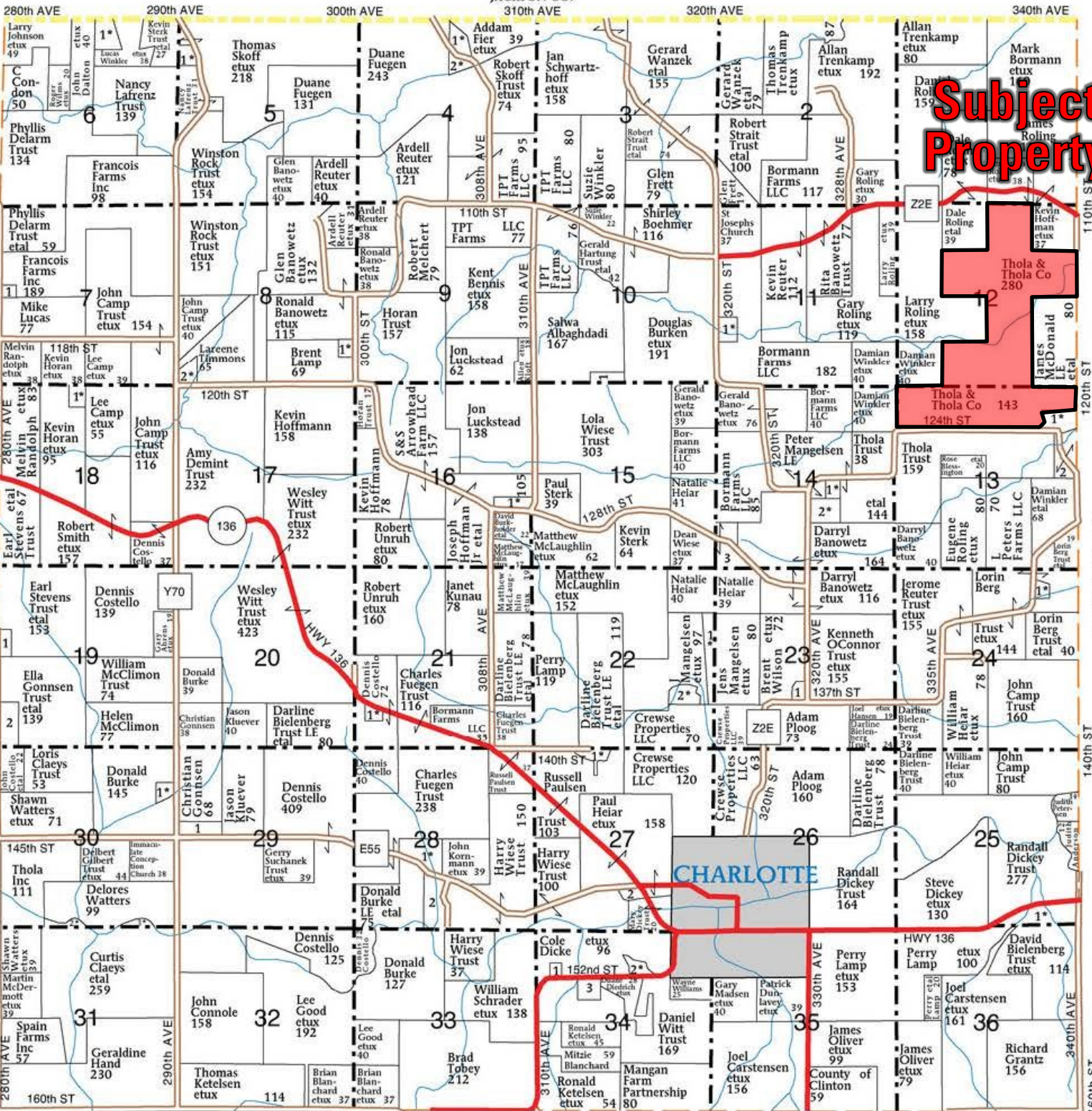
T-83-N

WATERFORD PLAT

R-4-E

(Landowners)

JACKSON CO.



Subject Property

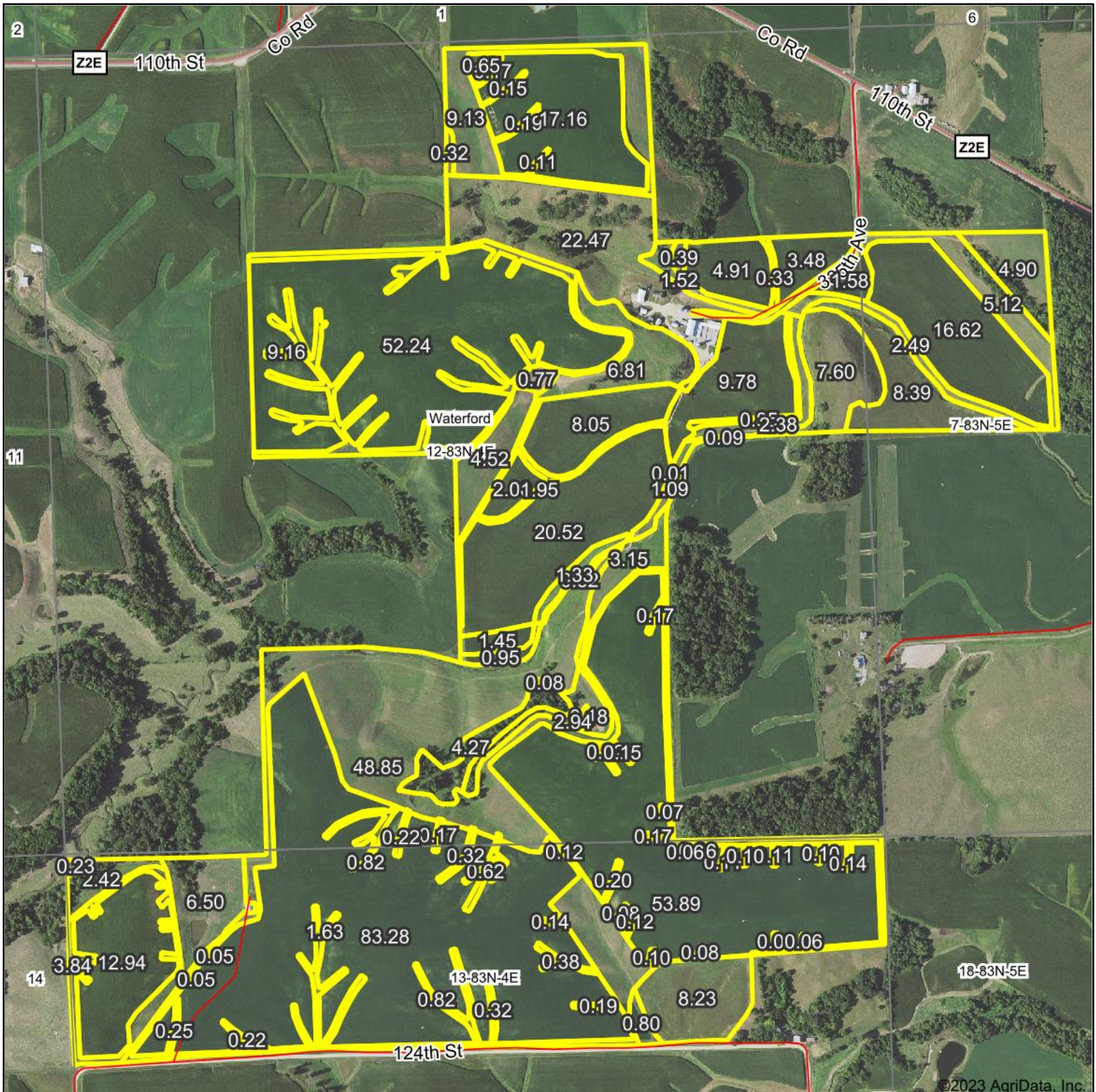
CHARLOTTE

WASHINGTON TWP.

BLOOMFIELD TWP.

DEEP CREEK TWP.

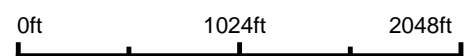
Aerial Map



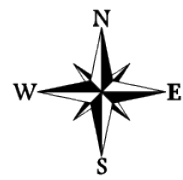
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Map Center: 42° 0' 34.7, -90° 26' 24.35



12-83N-4E
Clinton County
Iowa

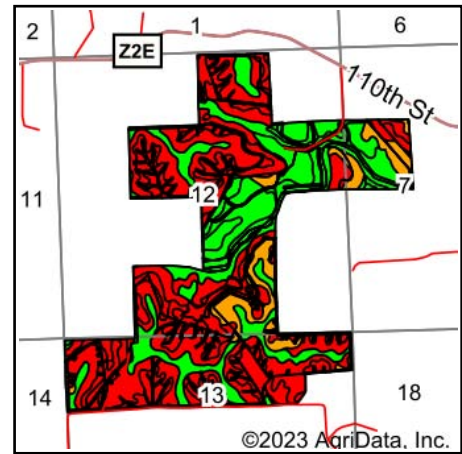
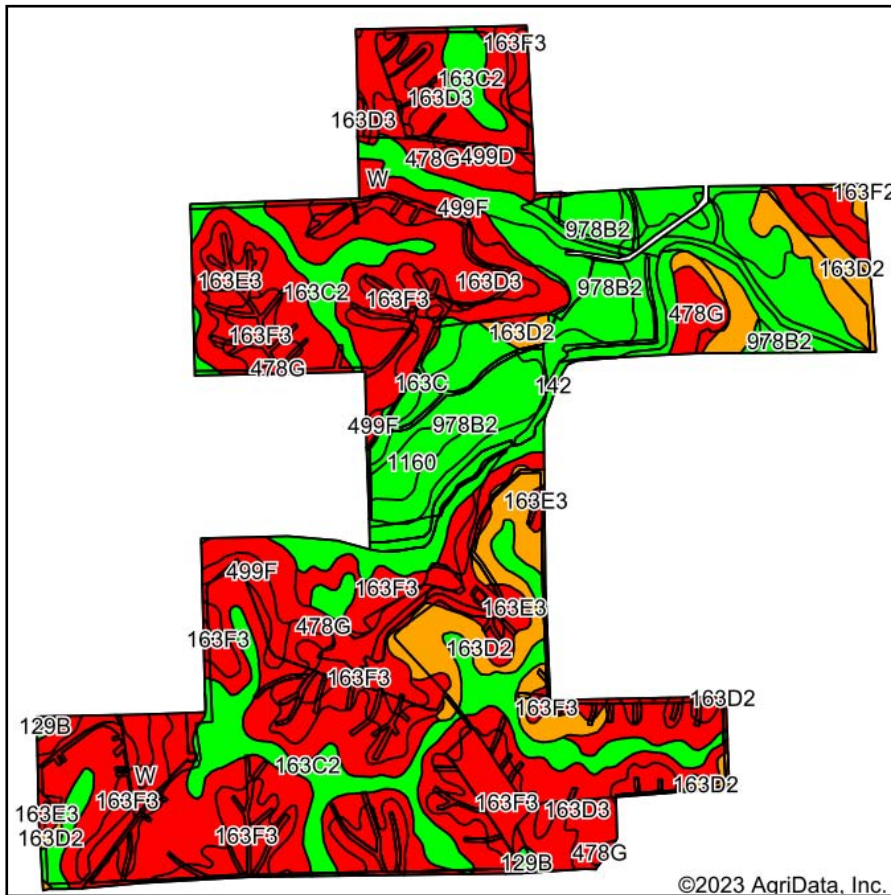


5/23/2023



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Total Soils Map



State: **Iowa**
 County: **Clinton**
 Location: **12-83N-4E**
 Township: **Waterford**
 Acres: **472.05**
 Date: **5/23/2023**



Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: IA045, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	123.05	26.1%		IVe	40	55	73	73	60	53
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	83.09	17.6%		VIIe	12	25	56	56	36	36
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	50.11	10.6%		IIIe	72	68	81	81	69	66
978B2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	42.13	8.9%		Ile	84		81	81	71	72
142	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	38.89	8.2%		IIw	79	88	84	82	71	84
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	37.46	7.9%		IIIe	46	58	78	78	66	62
478G	Rock outcrop-Nordness complex, 18 to 60 percent slopes	34.24	7.3%		VIIIIs	5	5	11	11	5	4
499F	Nordness silt loam, 14 to 25 percent slopes	23.76	5.0%		VIIIs	5	5	43	43	32	27
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	14.36	3.0%		VIe	29	45	70	70	56	50
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	10.99	2.3%		IIw	73		85	85	71	83
1160	Walford silt loam, benches, 0 to 1 percent slopes	4.53	1.0%		IIIw	85	65	85	85	75	77
163C	Fayette silt loam, 5 to 9 percent slopes	4.27	0.9%		IIIe	75	70	86	86	74	74
499D	Nordness silt loam, 5 to 14 percent slopes	1.82	0.4%		VIIs	5	5	51	51	42	35
163B	Fayette silt loam, 2 to 6 percent slopes	1.80	0.4%		Ile	83	85	88	88	76	77
W	Water	1.16	0.2%			0	0				



1291	Atterberry silt loam, benches, 1 to 3 percent slopes	0.39	0.1%		lle	85	80	91	89	77	90
Weighted Average					*-	42.9	*-	*n 67.1	*n 66.9	*n 54	*n 52.4

**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.

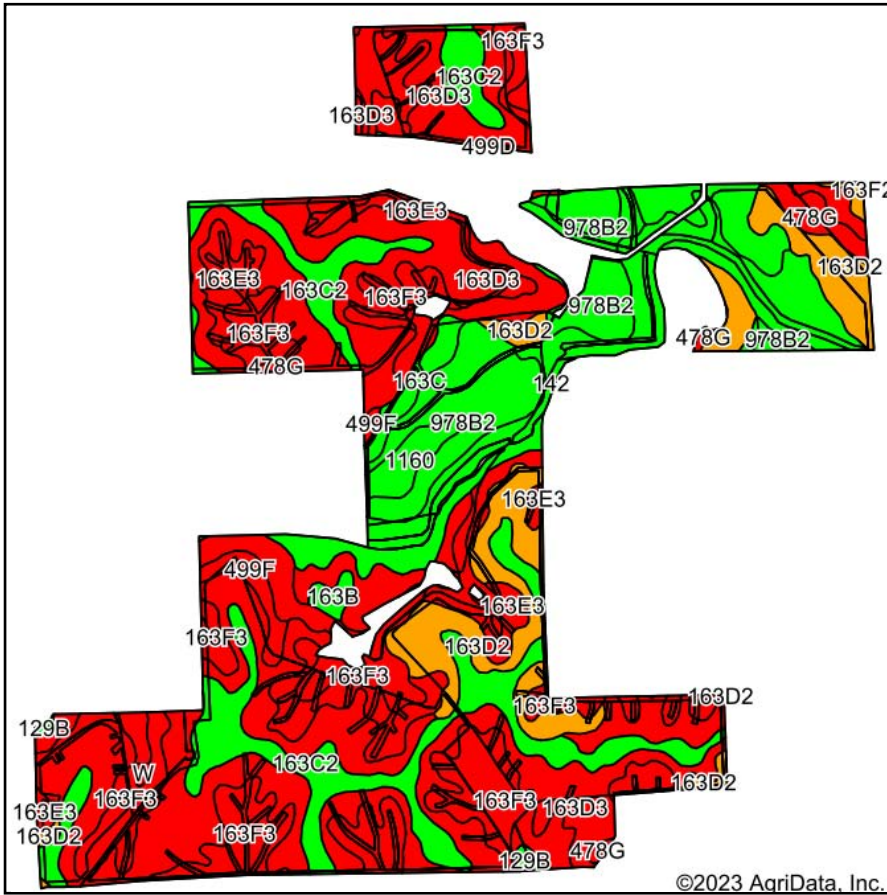
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

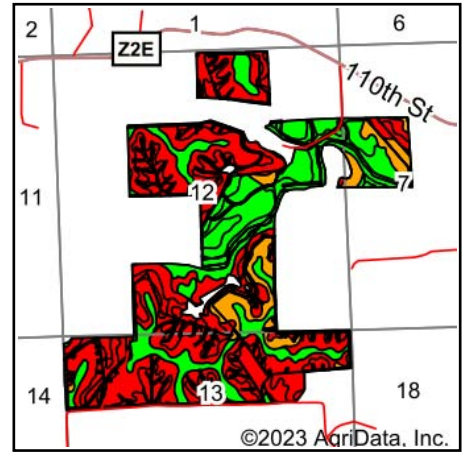
Soils data provided by USDA and NRCS.

FSA Tillable Soils Map



Soils data provided by USDA and NRCS.

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State: **Iowa**
 County: **Clinton**
 Location: **12-83N-4E**
 Township: **Waterford**
 Acres: **436.04**
 Date: **5/24/2023**



Maps Provided By:



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Area Symbol: IA045, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	122.64	28.1%		IVe	40	55	73	73	60	53
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	81.69	18.7%		VIIe	12	25	56	56	36	36
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	50.11	11.5%		IIIe	72	68	81	81	69	66
978B2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	37.70	8.6%		Ile	84		81	81	71	72
142	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	36.35	8.3%		IIw	79	88	84	82	71	84
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	36.28	8.3%		IIIe	46	58	78	78	66	62
478G	Rock outcrop-Nordness complex, 18 to 60 percent slopes	22.25	5.1%		VIIIIs	5	5	11	11	5	4
499F	Nordness silt loam, 14 to 25 percent slopes	18.94	4.3%		VIIIs	5	5	43	43	32	27
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	14.30	3.3%		VIe	29	45	70	70	56	50
1160	Walford silt loam, benches, 0 to 1 percent slopes	4.53	1.0%		IIIw	85	65	85	85	75	77
163C	Fayette silt loam, 5 to 9 percent slopes	4.27	1.0%		IIIe	75	70	86	86	74	74
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	4.08	0.9%		IIw	73		85	85	71	83
163B	Fayette silt loam, 2 to 6 percent slopes	1.80	0.4%		Ile	83	85	88	88	76	77
W	Water	0.53	0.1%			0	0				
1291	Atterberry silt loam, benches, 1 to 3 percent slopes	0.39	0.1%		Ile	85	80	91	89	77	90



499D	Nordness silt loam, 5 to 14 percent slopes	0.18	0.0%		Vls	5	5	51	51	42	35
Weighted Average					*-	43.6	*-	*n 68.5	*n 68.4	*n 55.1	*n 53.4

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

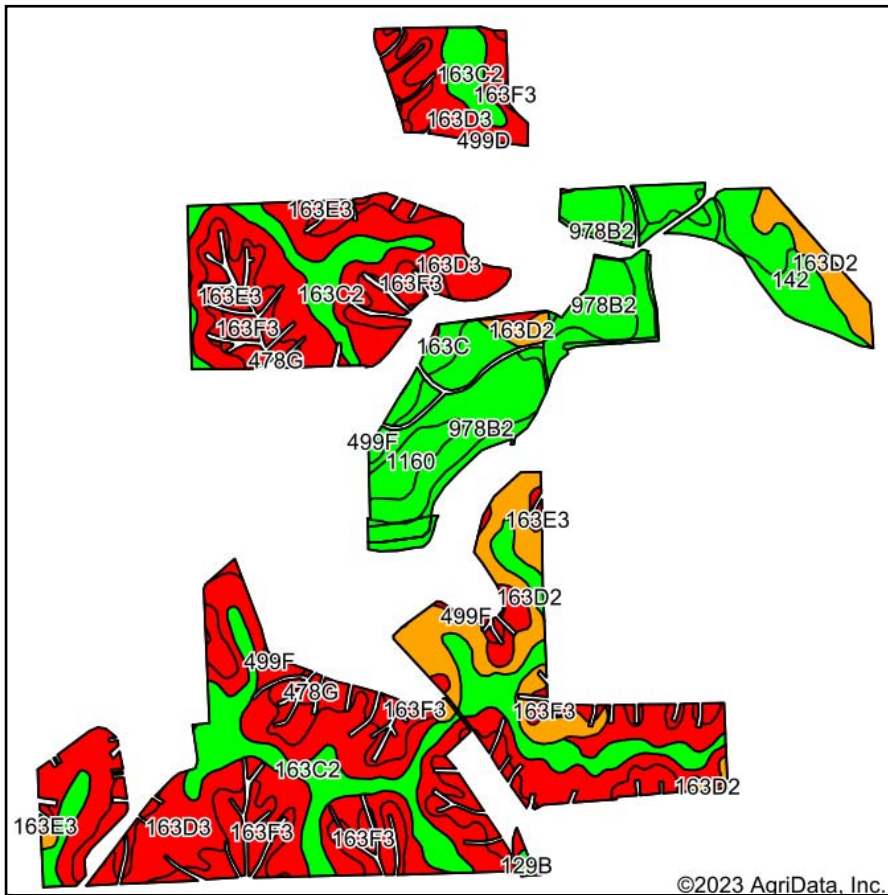
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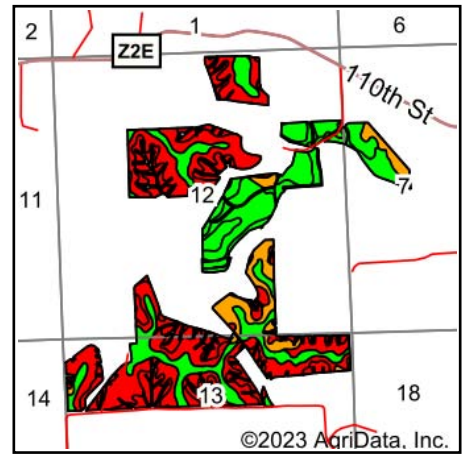
*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

Current Tillable Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **12-83N-4E**
 Township: **Waterford**
 Acres: **291.15**
 Date: **5/24/2023**



Area Symbol: IA045, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	98.99	34.0%		IVe	40	55	73	73	60	53	
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	47.27	16.2%		IIIe	72	68	81	81	69	66	
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	42.38	14.6%		VIIe	12	25	56	56	36	36	
978B2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	34.59	11.9%		IIe	84		81	81	71	72	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	25.94	8.9%		IIIe	46	58	78	78	66	62	
142	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	17.74	6.1%		IIw	79	88	84	82	71	84	
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	10.38	3.6%		VIe	29	45	70	70	56	50	
1160	Walford silt loam, benches, 0 to 1 percent slopes	4.44	1.5%		IIIw	85	65	85	85	75	77	
163C	Fayette silt loam, 5 to 9 percent slopes	3.50	1.2%		IIIe	75	70	86	86	74	74	
499F	Nordness silt loam, 14 to 25 percent slopes	2.28	0.8%		VIIIs	5	5	43	43	32	27	
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	2.18	0.7%		IIw	73		85	85	71	83	
478G	Rock outcrop-Nordness complex, 18 to 60 percent slopes	1.46	0.5%		VIIIIs	5	5	11	11	5	4	
Weighted Average						3.90	49.8	*-	*n 73.7	*n 73.5	*n 60.3	*n 57.9

**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.



*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

110TH STREET

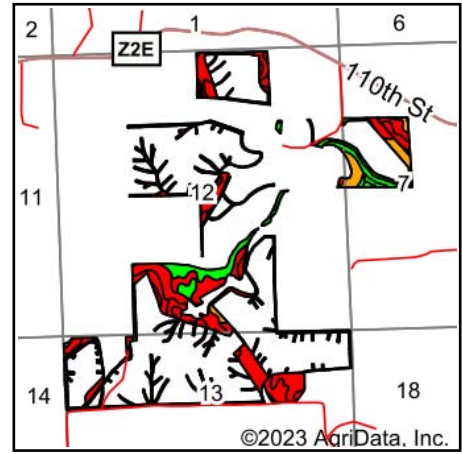
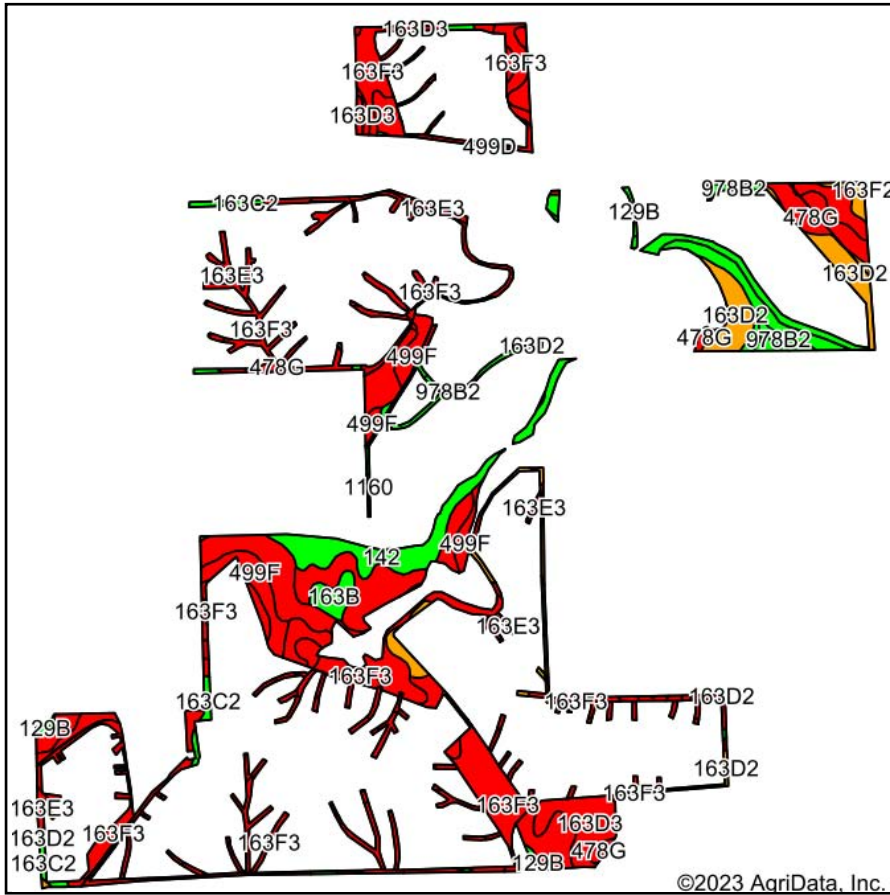


-  CP1 Contract thru 2026 - 8.23 Acres, \$1,513 Annually (\$183.84/Acre)
-  CP21 Contract thru 2030 - 2.49 Acres, \$540 Annually (\$217.00/Acre)
-  CP1/38E2 Contract thru 2030 - 83.65 Acres, \$12,184 Annually (\$357.60/Acre)
-  CP1 Contract thru 2031 - 21.51 Acres, \$4,450 Annually (\$206.88/Acre)
-  CP1 Contract thru 2031 - 1.09 Acres, \$327 Annually (\$300.00/Acre)
-  CP1 Contract thru 2032 - 3.29 Acres, \$893 Annually (\$271.38/Acre)

***All lines are only approximate.**

124TH STREET

CRP Soils Map



State: **Iowa**
 County: **Clinton**
 Location: **12-83N-4E**
 Township: **Waterford**
 Acres: **120.26**
 Date: **5/24/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: IA045, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	36.67	30.5%		VIIe	12	25	56	56	36	36
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	20.36	16.9%		IVe	40	55	73	73	60	53
478G	Rock outcrop-Nordness complex, 18 to 60 percent slopes	18.36	15.3%		VIII s	5	5	11	11	5	4
142	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	13.65	11.4%		IIw	79	88	84	82	71	84
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	9.79	8.1%		IIIe	46	58	78	78	66	62
499F	Nordness silt loam, 14 to 25 percent slopes	8.29	6.9%		VII s	5	5	43	43	32	27
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	3.86	3.2%		VIe	29	45	70	70	56	50
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	2.83	2.4%		IIIe	72	68	81	81	69	66
978B2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	2.62	2.2%		IIe	84		81	81	71	72
163B	Fayette silt loam, 2 to 6 percent slopes	1.80	1.5%		IIe	83	85	88	88	76	77
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	0.82	0.7%		IIw	73		85	85	71	83
163C	Fayette silt loam, 5 to 9 percent slopes	0.57	0.5%		IIIe	75	70	86	86	74	74
1291	Atterberry silt loam, benches, 1 to 3 percent slopes	0.39	0.3%		IIe	85	80	91	89	77	90
499D	Nordness silt loam, 5 to 14 percent slopes	0.16	0.1%		VI s	5	5	51	51	42	35
1160	Walford silt loam, benches, 0 to 1 percent slopes	0.09	0.1%		IIIw	85	65	85	85	75	77

Weighted Average	5.37	31.1	*-	*n 58.6	*n 58.4	*n 44.8	*n 44.2
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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.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Abbreviated 156 Farm Record

Operator Name : WAYNE A THOLA
CRP Contract Number(s) : 11212, 11435A, 11510, 11584, 11585, 11642
Recon ID : 19-045-2009-45
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
472.05	436.04	436.04	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	315.78		0.00		120.26	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	OATS, CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	0.00	20.36	0	
Corn	312.55	52.85	187	
TOTAL	312.55	52.85		

NOTES

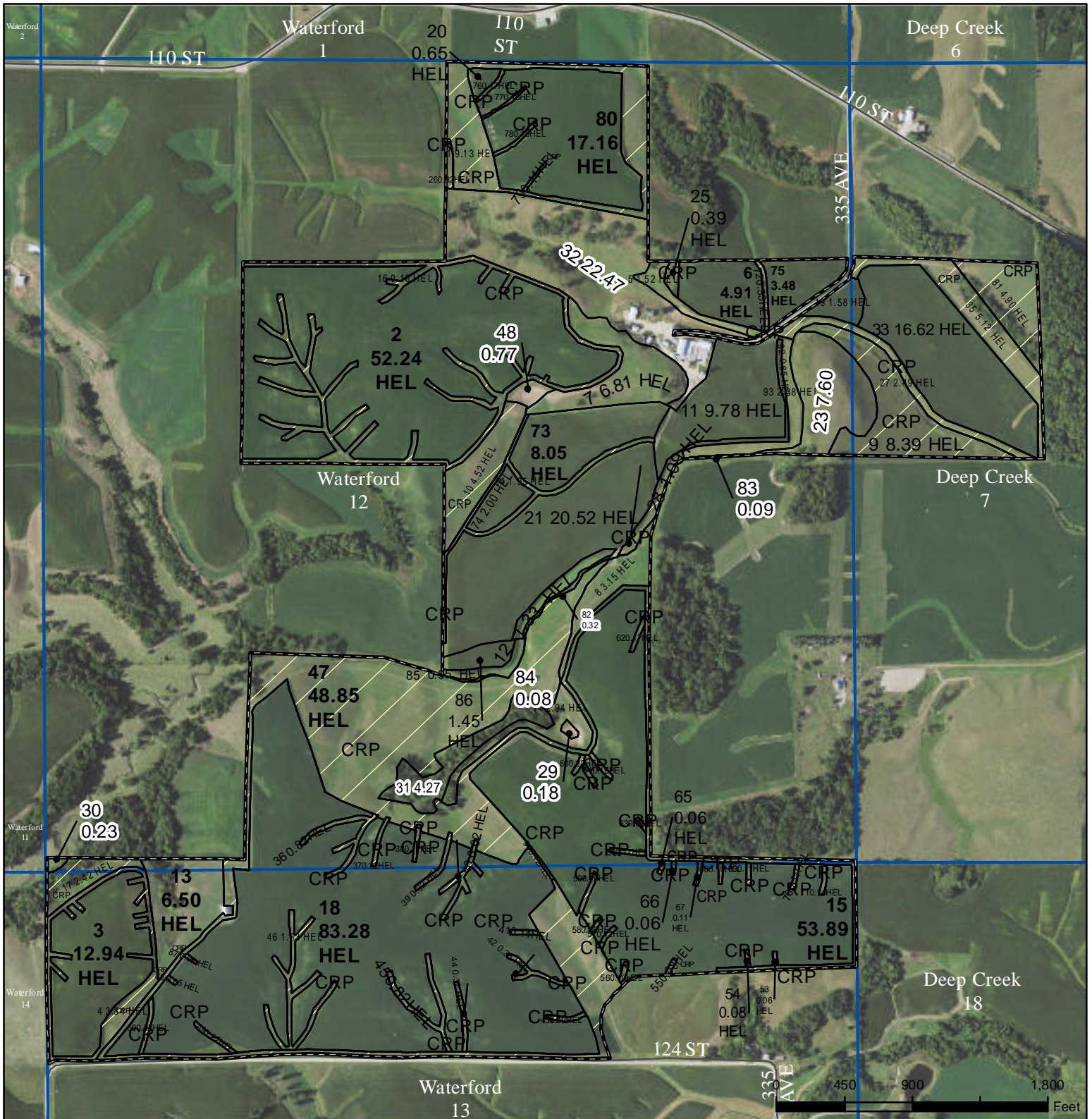
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Tract Number : 10447

Description : L2,M2; SEC 12; NW1/4 OF 7; NW1/4,NE1/4 OF 13
FSA Physical Location : IOWA/CLINTON
ANSI Physical Location : IOWA/CLINTON
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : THOLA & THOLA CO
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
463.02	427.01	427.01	0.00	0.00	0.00	0.00	0.0



Legend Determination Identifiers

- Non-Cropland
- Restricted Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

- Limited Restrictions
- Exempt from Conservation Compliance Provisions

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USDA is an equal opportunity provider, employer, and lender.

2023 Program Year
Map Created February 28, 2023

Farm 6758
Tract 10447

Tract Cropland Total: 427.01 acres



























