

# Clinton County, Iowa

# FARMLAND AUCTION

189.78 ACRES M/L OFFERED IN THREE SEPARATE TRACTS

Peoples Company is pleased to be representing the Sam S. Weatherly Trust in the sale of 189.78 surveyed acres located in Clinton County just East of DeWitt, Iowa. The property will be offered in three separate tracts via Public Auction. The Public Auction will be held at the Grand Mound Community Center, 510 Smith St., Grand Mound, Iowa, and will begin at 10:00 AM on Thursday July 1, 2021. There will be the option of Live and Online bidding available. Don't miss your opportunity to acquire one tract or a whole portfolio of quality farms in a strong area. The three farms are situated in Section 28 of DeWitt Township, Clinton County, Iowa.

Farm Lease: The farm is leased for the remainder of the 2021 cropping season and will be open for 2022.

Of 189.78 acres m/l there are 185.07 FSA Cropland Acres.

## PROPERTY ADDRESS

**262ND STREET // DEWITT, IA 52742**



**TRACT 1 // 156.53 ACRES M/L**

**Tract 1** consists of 156.53 surveyed acres with approximately 155 ESTIMATED Cropland acres carrying a CSR2 rating of 90.1. The primary soil types include Dinsdale & Atterberry Silt Loams. The farm is located just East of DeWitt along 262nd Street and 300th Avenue in Section 28 of DeWitt Township, Clinton County, Iowa. Not often does a farm of this caliber and magnitude come to the open market.



**TRACT 2 // 26.92 ACRES M/L**

**Tract 2** consists of 26.92 surveyed acres with approximately 25 ESTIMATED FSA Cropland acres carrying a CSR2 rating of 61.2. The primary soil types include Tell and Garwin Silt Loams. The farm is located just East of DeWitt along 300th Avenue in Section 28 of DeWitt Township, Clinton County, Iowa.

Whether you are looking for that perfect place to call home, a secluded weekend getaway, or a year-round income property, this may be the one that you've been searching for.



**TRACT 3 // 6.33 ACRES M/L**

**Tract 3** consists of 6.33 surveyed acres with approximately 5 ESTIMATED FSA Cropland acres carrying a CSR2 rating of 63.3. The primary soil types include Haig & Pershing Silt Loams. The farm is located just East of DeWitt along 300th Avenue in Section 28 of DeWitt Township, Clinton County, Iowa. The South driveway along 300th Avenue will be included with this tract.

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# 189.78

Acres M/L

**THURSDAY, JULY 1ST, 2021 // 10:00 AM**

Grand Mound Community Center // 510 Smith St. // Grand Mound, IA 52751

#### **FARM DETAILS**

**Total Cropland Acres:** 185.07

**Corn Base:** 172.10 Base Acres with a PLC Yield of 159

**Bean Base:** 70.02 Base Acres with a PLC Yield of 52

*\*Farm program information is estimated and subject to change since it is currently combined with additional tracts. Base acres will be adjusted when the farm is reconstituted by the Clinton County FSA office.*

#### **DIRECTIONS**

From DeWitt, head East on Highway 30 for approximately 1.5 miles. Turn South on 300th Avenue follow 300th Avenue for .5 mile. Farm is on the East side of 300th Avenue. Look for Signs.

**Seller:** Sam S. Weatherly Trust



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