

TRACT #1

LEGAL DESCRIPTION:

Section 28, Township 81 North, Range 4 East of the 5th P.M., Clinton Co., IA
 Exact legal description to come from survey.

COMMENTS & BUILDING INFORMATION:

Tract 1: consists of 156.532 surveyed acres with approximately 155 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. Don't miss your opportunity to acquire one tract or a whole portfolio of quality farms in a strong area.

TO CONTACT LISTING AGENT:

Call: Douglas R. Yegge
 Cell: 563.320.9900
 Office: 563.659.8185
 Doug@PeoplesCompany.com

Call: Alan McNeil
 Cell: 563.321.1125
 Office: 563.659.8185
 Alan@PeoplesCompany.com

Yeggemcneiland.com
PeoplesCompany.com

LEASE/FSA INFORMATION:

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

SALE METHOD:

The farmland will be sold in three individual tracts on a price per acre basis to the High Bidder. There will be the option of Live and Online bidding available.

Tract 1 - Sam S. Weatherly Trust - 156.532 Surveyed Acres, Clinton County, IA

TOTAL ACRES:	156.532
TERMS:	10% earnest money day of the auction. Closing on or about Monday, Aug. 16, 2021
Price Per Acre:	
Owner:	Sam S. Weatherly Trust
Operator:	Block
County & State:	Clinton Co., IA
Location:	1.5 miles Southeast of DeWitt, IA
Possession Date:	At closing
Drainage Info:	Natural
Average Productivity:	90.1 CSR2
Taxable Acres:	156 est.
Net RE Taxes:	\$7,180 est.
Taxes Payable In:	2020-2021
Topography:	Level

F.S.A. INFORMATION:

Farmland:	156.532
Crop Acres:	155 est.
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	145.03 est.
Corn Yield:	159 est.
Soybean Base:	9 est.
Soybean Yield:	52 est.

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	156.532
Tillable Acres:	155
CRP Acres:	
Farmstead:	
Roads:	1
Waterways:	
Timber:	
Pasture:	