

# TRACT #2

**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 2:** Consists of 26.916 surveyed acres with 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. 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](http://Yeggemcneiland.com)  
[PeoplesCompany.com](http://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 2 - Sam S. Weatherly Trust - 26.916 Surveyed Acres, Clinton County, IA**

<b>TOTAL ACRES:</b>	<b>26.916</b>
<b>TERMS:</b>	<b>10% earnest money day of the auction. Closing on or about Monday, Aug. 16, 2021</b>
<b>Price Per Acre:</b>	
<b>Owner:</b>	Sam S. Weatherly Trust
<b>Operator:</b>	Block
<b>County &amp; State:</b>	Clinton Co., IA
<b>Location:</b>	1.5 miles Southeast of DeWitt, IA
<b>Possession Date:</b>	At closing
<b>Drainage Info:</b>	Natural
<b>Average Productivity:</b>	61.1 CSR2
<b>Taxable Acres:</b>	26.916
<b>Net RE Taxes:</b>	\$1,040 est.
<b>Taxes Payable In:</b>	2020-2021
<b>Topography:</b>	Level

**F.S.A. INFORMATION:**

<b>Farmland:</b>	26.916
<b>Crop Acres:</b>	25 est.
<b>CRP Acres:</b>	N/A
<b>Wheat Base:</b>	N/A
<b>Wheat Yield:</b>	N/A
<b>Corn Base:</b>	23.23 est.
<b>Corn Yield:</b>	159 est.
<b>Soybean Base:</b>	1.52 est.
<b>Soybean Yield:</b>	52 est.

**APPROXIMATE BREAKDOWN OF ACRES:**

<b>Total Acres:</b>	26.916
<b>Tillable Acres:</b>	25
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	1.916
<b>Waterways:</b>	
<b>Timber:</b>	
<b>Pasture:</b>	