

TRACT #3

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 3: Tract 2 consists of 6.327 surveyed acres with 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.

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:

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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

Tract 3 - Sam S. Weatherly Trust - 6.327 Surveyed Acres, Clinton County, IA

TOTAL ACRES:	6.327
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:	63.3 CSR2
Taxable Acres:	6.327
Net RE Taxes:	\$200 est.
Taxes Payable In:	2020-2021
Topography:	Level

F.S.A. INFORMATION:

Farmland:	6.327
Crop Acres:	5 est.
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	3.84 est.
Corn Yield:	159 est.
Soybean Base:	.52 est.
Soybean Yield:	52 est.

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	6.327
Tillable Acres:	5
CRP Acres:	
Farmstead:	
Roads:	1.327
Waterways:	
Timber:	
Pasture:	