

TRACT #1

Tract 1 - Shirley E. Boehmer Estate – 46.108 Acres, Clinton County, IA

LEGAL DESCRIPTION:

43 acres in Section 10, Waterford Township, Clinton Co., Ia. Exact legal description to come from survey.

COMMENTS & BUILDING INFORMATION:

Tract 1: consists of 46.108 surveyed acres with approximately 38.67

Cropland acres carrying a CSR2 rating of 54.2. The primary soil types include Fayette & Lindley Silt Loams. The farm is located just North of Charlotte along 110th Street in Section 10 of Waterford Township, Clinton County, Iowa. Not often does a farm of this caliber and magnitude come to the open market.

LEASE/FSA INFORMATION:

Farm Lease: The farm is leased for the remainder of the 2021 cropping season and will be open for 2022. Buyer to receive rent pro-ration.

SALE METHOD:

Tracts 1, 2 and 3 will be sold via the choice method on a per-acre basis. After tracts 1 through 3 are sold, tract 4 will be sold as a lump sum. Tracts will not be offered in their entirety at the conclusion of the auction.

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

TOTAL SURVEYED ACRES:	46.108
TERMS:	10% earnest money day of the auction. Closing on or about Monday, Aug. 13, 2021
Price Per Acre:	
Owner:	Shirley E. Boehmer Estate
Operator:	Petersen
County & State:	Clinton Co., IA
Location:	3.5 miles North of Charlotte, IA
Possession Date:	At closing
Drainage Info:	Natural
Average Productivity:	54.2 CSR2
Taxable Acres:	43 est.
Net RE Taxes:	\$1,290 est.
Taxes Payable In:	2020-2021
Topography:	Level

F.S.A. INFORMATION:

Farmland:	43
Crop Acres:	38.67
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	32.38 est.
Corn Yield:	153
Oat Base:	5.1 est.
Oat Yield:	59

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	43
Tillable Acres:	38.67
CRP Acres:	
Farmstead:	
Roads:	2.33
Waterways:	2
Timber:	
Pasture:	