

# TRACT #2

## Tract 2 - Shirley E. Boehmer Estate – 32.335 Acres, Clinton County, IA

### LEGAL DESCRIPTION:

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

### COMMENTS & BUILDING INFORMATION:

**Tract 2:** consists of 32.335 surveyed acres with approximately 26 Cropland acres carrying a CSR2 rating of 39. The primary soil types include Fayette & Chaseburg 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:

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<b>TOTAL SURVEYED ACRES:</b>	<b>32.335</b>
<b>TERMS:</b>	<b>10% earnest money day of the auction. Closing on or about Monday, Aug. 13, 2021</b>
<b>Price Per Acre:</b>	
<b>Owner:</b>	Shirley E. Boehmer Estate
<b>Operator:</b>	Petersen
<b>County &amp; State:</b>	Clinton Co., IA
<b>Location:</b>	3.5 miles North of Charlotte, IA
<b>Possession Date:</b>	At closing
<b>Drainage Info:</b>	Natural
<b>Average Productivity:</b>	39 CSR2
<b>Taxable Acres:</b>	33 est.
<b>Net RE Taxes:</b>	\$1,005 est.
<b>Taxes Payable In:</b>	2020-2021
<b>Topography:</b>	Level

### F.S.A. INFORMATION:

<b>Farmland:</b>	32.335
<b>Crop Acres:</b>	26 est.
<b>CRP Acres:</b>	N/A
<b>Wheat Base:</b>	N/A
<b>Wheat Yield:</b>	N/A
<b>Corn Base:</b>	16.5 est.
<b>Corn Yield:</b>	153 est.
<b>Oat Base:</b>	2.6 est.
<b>Oat Yield:</b>	59 est.

### APPROXIMATE BREAKDOWN OF ACRES:

<b>Total Acres:</b>	32.335
<b>Tillable Acres:</b>	26
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	4
<b>Waterways:</b>	3
<b>Timber:</b>	
<b>Pasture:</b>	