

# CLINTON COUNTY FARMLAND AUCTION

TUESDAY, JULY 20TH AT 10:00 AM | GRAND MOUND COMMUNITY CENTER IN GRAND MOUND, IOWA

**311**  
**ACRES M/L**

OFFERED IN THREE SEPARATE TRACTS

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**PC PEOPLES**<sup>TM</sup>  
**COMPANY**  
INNOVATIVE. REAL ESTATE. SOLUTIONS.

# CLINTON COUNTY

SELLING 311 ACRES OF HIGHLY PRODUCTIVE FARMLAND VIA PUBLIC AUCTION

PROPERTY ADDRESS: 280TH STREET | DEWITT, IA 52742

Peoples Company is pleased to be representing Dolan Family Farms LLC in the sale of 311 total acres m/l located in Clinton County just North of DeWitt, Iowa. The property will be offered in three separate tracts via Public Auction. The Public Auction will be held at the Grand Mound Community Center located at 510 Smith St., Grand Mound, Iowa, and will begin at 10:00 AM on Tuesday, July 20th. There will be the option of Live and Online bidding. Don't miss your opportunity to acquire one tract or a whole portfolio of quality farms in a strong area. The three parcels are situated in Sections 19 and 24 of DeWitt Township, Clinton County, Iowa.

**Farm Lease:** The farm is leased for the remainder of the 2021 cropping season and will be open for the 2022 crop season. Of the 308.75 m/l acres m/l there are 294.82 FSA Cropland Acres.

Exact tract acres are subject to change from final survey. Purchase price will be adjusted to final acres.

Second half farm payment to be assigned to buyer at closing.

**TRACT 1**  
76  
ACRES M/L  
75  
EST. CROPLAND  
ACRES M/L



**Tract 1** consists of 76 acres m/l with approximately 75 EST Cropland acres carrying a CSR2 rating of 92.3. The primary soil types include Tama & Muscatine Silt Loams. The farm is located just North of DeWitt along 280th Street located in Section 24 of DeWitt Township, Clinton County, Iowa. Not often does a farm of this caliber and magnitude come to the open market.

Buyer to assume prorated second half rent payment.

**TRACT 2**  
80  
ACRES M/L  
79  
EST. CROPLAND  
ACRES M/L



**Tract 2** consists of 80 acres m/l with approximately 79 EST Cropland acres carrying a CSR2 rating of 91.7. The primary soil types include Tama & Colo Ely Silt Loams. The farm is located just North of DeWitt along 280th Avenue in Section 24 of DeWitt Township, Clinton County, Iowa. Not often does a farm of this caliber and magnitude come to the open market.

Buyer to assume 2nd half rent payment.

**TRACT 3**  
155  
ACRES M/L  
151.26  
EST. CROPLAND  
ACRES M/L



**Tract 3** consists of 155 acres m/l with approximately 151.26 Cropland acres carrying a CSR2 rating of 86.6. The primary soil types include Tama & Colo Silt Loams. The farm is located just North of DeWitt along 280th Street in Section 19 of DeWitt Township, Clinton County, Iowa. Not often does a farm of this caliber and magnitude come to the open market.

Buyer to assume 2nd half lease payment.

# TUESDAY, JULY 20TH

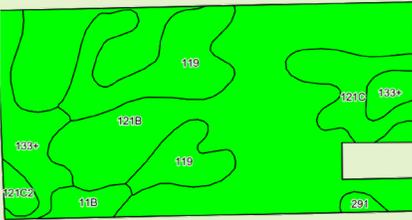
10:00 AM

## GRAND MOUND COMMUNITY CENTER

510 SMITH STREET  
GRAND MOUND, IA 52751

SELLER: DOLAN FAMILY FARMS, LLC.

### TRACT 1 SOILS MAP



Code	Soil Description	Acres	% of		CSR2
			Field		
121B	Tama silt loam	45.62	60.0%	95	●
119	Muscatine silt loam	13.30	17.5%	94	●
133+	Colo silt loam	7.58	10.0%	78	●
121C	Tama silt loam	5.67	7.5%	90	●
11B	Colo-Ely complex	2.02	2.7%	86	●
121C2	Tama silt loam	1.17	1.5%	87	●
291	Atterberry silt loam	0.64	0.8%	85	●

## 92.3 CSR2

### FARM DETAILS

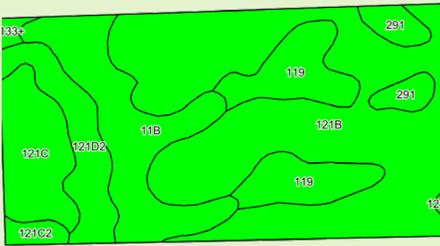
**Total Cropland Acres:** 294.82

**Corn Base:** 218.30 Base Acres with a PLC Yield of 191

**Bean Base:** 59 Base Acres with a PLC Yield of 58

*\*Farm program information is estimated and subject to change since it is currently combined with additional tracts. Base acres will be adjusted when the farm is reconstituted by the Clinton County FSA office.*

### TRACT 2 SOILS MAP



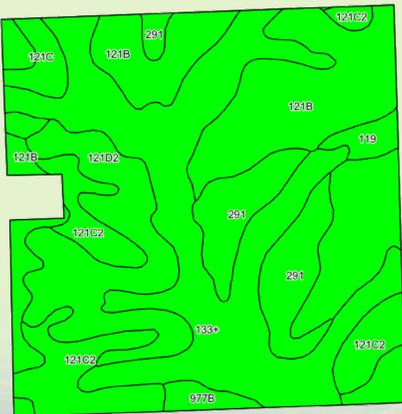
Code	Soil Description	Acres	% of		CSR2
			Field		
121B	Tama silt loam	39.21	49.0%	95	●
11B	Colo-Ely complex	12.76	16.0%	86	●
119	Muscatine silt loam	9.55	11.9%	94	●
121C	Tama silt loam	7.38	9.2%	90	●
121D2	Tama silt loam	6.28	7.8%	86	●
291	Atterberry silt loam	2.89	3.6%	85	●
121C2	Tama silt loam	1.36	1.7%	87	●
133+	Colo silt loam	0.57	0.7%	78	●

## 91.7 CSR2

### DIRECTIONS

From DeWitt head North on Highway 61 for 4 miles until reaching E63 turn East and follow E63 for 2 miles until reaching 280th Avenue. Follow 280th avenue for .25 miles. Farm is located on East and West side of the road. Look for Signs.

### TRACT 3 SOILS MAP



Code	Soil Description	Acres	% of		CSR2
			Field		
121B	Tama silt loam	47.51	30.7%	95	●
133+	Colo silt loam	46.45	30.0%	78	●
121D2	Tama silt loam	19.97	12.9%	86	●
121C2	Tama silt loam	17.84	11.5%	87	●
291	Atterberry silt loam	15.20	9.8%	85	●
121C	Tama silt loam	3.81	2.5%	90	●
119	Muscatine silt loam	2.19	1.4%	94	●
977B	Richwood silt loam	2.03	1.3%	90	●

## 86.6 CSR2

### CONTACTS

**Doug Yegge: 563.320.9900**  
Doug@PeoplesCompany.com

**Alan McNeil: 563.321.1125**  
Alan@PeoplesCompany.com



## AUCTION TERMS & CONDITIONS

**Online Bidding:** Register to bid at <http://peoplescompany.bidvrangler.com/>

**Auction 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.

**Farm Program Information:** Farm Program Information is provided by the Clinton County Farm Service Agencies. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Clinton County FSA and NRCS offices.

**Earnest Money Payment:** A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of cash or check. All funds will be held in Peoples Company's Trust Account.

**Closing:** Closing will occur on or before Friday, August 13th 2021. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

**Possession:** Possession of the farm will be given At Closing, Subject to Farm Tenant's Rights.

**Farm Lease:** There is a farm lease in place for the 2021 cropping season. Seller to assign buyer 2nd half rent payment at closing.

**Contract & Title:** Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Peoples Company the required earnest money payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon Buyer financing.

**Bidder Registration:** All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction.

**Other:** This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a per acre basis. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.

**Disclaimer:** All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her own investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from Abstract.

**Seller: Dolan Family Farms, LLC.**

**PEOPLES COMPANY.COM**  
**LISTING #15569**



700 6th Avenue  
DeWitt, Iowa 52751



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