

# TRACT #1

**LEGAL DESCRIPTION:**

Section 24, Township 82 North, Range 3  
East of the 5th P.M., Clinton Co., IA

Exact legal description to come from survey.

**COMMENTS & BUILDING INFORMATION:**

**Tract 1:** consists of 74.586 Surveyed acres with approximately 74 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.

**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 acre basis to the High Bidder. There will be the option of Live and Online bidding available.

**Dolan Family Farms LLC., Tract 1 - 74.586 surveyed Acres, Clinton County, IA**

<b>TOTAL ACRES:</b>	<b>74.586 Surveyed Acres</b>
<b>TERMS:</b>	<b>10% earnest money day of the auction. Closing on or about Wednesday, Sept. 1, 2021</b>
<b>Price Per Acre:</b>	
<b>Owner:</b>	Dolan Family Farms LLC.
<b>Operator:</b>	
<b>County &amp; State:</b>	Clinton Co., IA
<b>Location:</b>	3.5 miles North of DeWitt, IA
<b>Possession Date:</b>	At closing
<b>Drainage Info:</b>	Natural
<b>Average Productivity:</b>	92.3 CSR2
<b>Taxable Acres:</b>	75.28
<b>Net RE Taxes:</b>	\$3,614
<b>Taxes Payable In:</b>	2020-2021
<b>Topography:</b>	Level

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

<b>Farmland:</b>	74.586
<b>Crop Acres:</b>	74 est.
<b>CRP Acres:</b>	N/A
<b>Wheat Base:</b>	N/A
<b>Wheat Yield:</b>	N/A
<b>Corn Base:</b>	65.6 est.
<b>Corn Yield:</b>	191
<b>Soybean Base:</b>	4.2 est.
<b>Soybean Yield:</b>	58

**APPROXIMATE BREAKDOWN OF ACRES:**

<b>Total Acres:</b>	74.586
<b>Tillable Acres:</b>	74
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	.3
<b>Waterways:</b>	.286
<b>Timber:</b>	
<b>Pasture:</b>	