

TRACT #1

LEGAL DESCRIPTION:

130.5 Surveyed Acres being part of the NW 1/4 of Section 35 excluding 30 acres (house and buildings) Olive Township 81 North, Range 2 East Clinton Co. Iowa. Exact legal description to come from survey.

COMMENTS & BUILDING INFORMATION:

Tract 1: consists of 130.5 surveyed acres with approximately 129 cropland acres carrying a CSR2 rating of 80.1. The primary soil types include Maxfield silty clay loam, Sawmill silty clay loam & Kenyon loam. The farm is located just Southeast of Calamus along 270th Street located in Section 35 of Olive Township, Clinton County, Iowa. Not often does a farm of this caliber and magnitude come to the open market.

* Access to Tract 2 is through a 40 foot wide Easement running down the East side of Tract 1 (Natalie T. Regan Estate Farm).

Buyer to assume prorated second half rent payment.

TO CONTACT LISTING AGENT:

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LEASE/FSA INFORMATION:

The farm lease runs through the 2022 cropping season. Winning bidder will receive prorated rent for the 2021 crop season. Winning bidder will assume the current lease with Petersen brothers for the 2022 cropping season and receive all rent for the 2022 cropping season.

SALE METHOD:

The farmland will be sold in two individual tracts via Bidder's Choice method.

Natalie T. Regan Estate, Tract 1 - 130.5 Survyed Acres, Clinton County, IA

TOTAL ACRES:	130.5 Surveyed Acres
TERMS:	10% earnest money day of the auction. Closing on or about Wednesday, Sept. 24, 2021
Price Per Acre:	
Owner:	Estate of Natalie T. Regan
Operator:	
County & State:	Clinton Co., IA
Location:	4.5 miles Southeast of Calamus, IA
Possession Date:	At closing, subject to existing lease
Drainage Info:	Natural
Average Productivity:	80.1 CSR2
Taxable Acres:	130 est.
Net RE Taxes:	\$4,894 est.
Taxes Payable In:	2020-2021
Topography:	Level

F.S.A. INFORMATION:

Farmland:	130
Crop Acres:	129 est.
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	64.5 est.
Corn Yield:	162
Soybean Base:	64.5 est.
Soybean Yield:	47

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	130.5
Tillable Acres:	129
CRP Acres:	
Farmstead:	
Roads:	1.5
Waterways:	
Timber:	
Pasture:	

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