

TRACT #2

LEGAL DESCRIPTION:

80.42 Surveyed acres located in the NW 1/4 of the SE 1/4 of Section 35 and also the NE 1/4 of the SW 1/4 of Section 35 Olive Township 81 North Range 2 East, Clinton Co. Iowa. Exact legal description to come from survey.

COMMENTS & BUILDING INFORMATION:

Tract 2: Consists of a 80.42 surveyed acres with an estimated 77.59 FSA Cropland acres carrying a CSR2 value of 73.9. Primary soil types include high-producing Clyde-Floyd complex, Sawmill silty clay loam and Colo silty clay loams. Located East of Calamus and South of Highway 30 on 270th Street, this wide open, tillable, tract is farmed efficiently. The nearly all-tillable farmland tract is located within Section 35 of Olive Township. Not often does a farm of this caliber and magnitude come to the open market.

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

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

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 2 - 80.42 Surveyed Acres, Clinton County, IA

TOTAL ACRES:	80.42 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:	73.9 CSR2
Taxable Acres:	79.5
Net RE Taxes:	\$3,120
Taxes Payable In:	2020-2021
Topography:	Level

F.S.A. INFORMATION:

Farmland:	80.42
Crop Acres:	77.59
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	38.8
Corn Yield:	162
Soybean Base:	38.79
Soybean Yield:	47

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	80.42
Tillable Acres:	77.59
CRP Acres:	
Farmstead:	
Roads:	
Waste:	2.83
Timber:	
Pasture:	

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