

TRACT #1

LEGAL DESCRIPTION:

96.56 Surveyed Acres being part of the North 1/2 of the Southeast 1/4 of Section 22, Center Township 82 North, Range 5 East Clinton Co. Iowa.
 Exact legal description to come from survey.

COMMENTS & BUILDING INFORMATION:

Tract 1: Tract 1 consists of a total of 96.56 surveyed acres with an estimated 94.84 est. FSA cropland acres carrying a CSR2 value of 78. The primary soil types include high producing Atterberry and Elvira Silt Loams Located just North of Elvira by the intersection of 380th Avenue and 200th Street. This tracts offers many possibilities as an high producing farm for a beginning farmer, add-on to an existing farming operation or a smart investment for the Buyer looking to diversity their portfolio. This highly tillable farmland tract has great access along a paved road with close proximity to Elvira Iowa and is located in Section 22 of Center Township.

LEASE/FSA INFORMATION: The farm lease has been terminated and farming rights will be made available to Winning Bidder/s for the 2022 crop season.

SALE METHOD:

The farmland will be sold in 3 individual tracts via Bidder's Choice method.

There will be the option of Live and Online bidding available.

TO CONTACT LISTING AGENT:

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Blake Elmhurst Farm North Inc. , Tract 1 - 96.56 Surveyed Acres, Clinton County, IA

TOTAL ACRES:	96.56 Surveyed Acres
TERMS:	10% earnest money day of the auction. Closing on or about Wednesday, Dec. 15, 2021
Price Per Acre:	
Owner:	Blake Elmhurst Farm North Inc.
Operator:	Gruhn
County & State:	Clinton Co., IA
Location:	7 miles west of Clinton, IA
Possession Date:	At closing, subject to existing lease
Drainage Info:	Natural
Average Productivity:	78 CSR2
Taxable Acres:	96 est.
Net RE Taxes:	\$4,460 est.
Taxes Payable In:	2020-2021
Topography:	Level

F.S.A. INFORMATION:

Farmland:	96.56
Crop Acres:	94.84 est.
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	47.42 est.
Corn Yield:	183
Soybean Base:	47.42 est.
Soybean Yield:	54

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	96.56
Tillable Acres:	94.84
CRP Acres:	
Farmstead:	
Roads:	1.72
Waterways:	
Timber:	
Pasture:	

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