

TRACT #1

LEGAL DESCRIPTION:

29.66 surveyed acres, Parcel D, being in the Northeast 1/4 of Section 5, Center Township, Clinton County, Iowa. The exact legal description to come from the survey.

**Wenzel, Tract 1 - 29.66 Surveyed Acres
Clinton County, IA**

COMMENTS & BUILDING INFORMATION:

Tract 1: 29.66 surveyed with 29.21 FSA cropland acres and a CSR2 value of 74.5 including top-producing soil types of Colo silt loam and Richwood silt loam. Located along the south side of 160th Street and south of Goose Lake, Iowa. This tract offers many possibilities as an add-on unit to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio.

LEASE/FSA INFORMATION:

Open for the 2022 crop year.

SALE METHOD: VIRTUAL ON-LINE

AUCTION Go to PeoplesCompany.com and click the "Auctions" tab, open up the "Wenzel" auction. Click on any of the "BID NOW" icons within that auction. This will take you to our Online Bidding platform. Find the portion of the auction you wish to participate in and open it up. To participate in that auction click "REGISTER TO BID". From there you will need to create a bidder account. Once that is created you are able to bid on any of the parcels in our Online Auction.

Phone bidding available upon request.

Any questions feel free to call Alan McNeil at 563.321.1125.

TO CONTACT LISTING AGENT:

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TOTAL ACRES:	29.66 surveyed acres
TERMS:	10% earnest money day of the auction.
Price Per Acre:	
Owner:	Wenzel
Operator:	Open for the 2022 crop year
County & State:	Clinton Co., IA
Location:	2 miles south of Goose Lake, IA
Possession Date:	Upon receipt of earnest money
Drainage Info:	Natural
Average Productivity:	74.5 CSR2
Taxable Acres:	30 est.
Net RE Taxes:	\$1,236 est.
Taxes Payable In:	2020-2021
Topography:	Level to Gently Rolling

F.S.A. INFORMATION:

**Farm program information is subject to change since it's currently combined with additional tracts. Base acres will be adjusted with the farm is reconstituted by the Clinton County, Iowa, FSA office.*

Farmland:	29.21
Crop Acres:	29.21
Corn Base:	20.81 est.
Corn Yield:	170
Soybean Base:	6.1 est.
Soybean Yield:	51

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	29.66
Tillable Acres:	29.21
CRP Acres:	
Farmstead:	
Roads:	.79
Timber:	
Pasture:	