

# 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 79.202 surveyed acres, with approximately 77.5 est. Cropland acres carrying a CSR2 rating of 64.9. The primary soil types include Atterberry, Dickinson and Waukegan Loams. The farm is located just East of DeWitt along 235th Street located in Section 10 of DeWitt North Township, Clinton County, Iowa. Not often does a farm of this caliber and magnitude come to the open market.

**TO CONTACT LISTING AGENT:**

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**LEASE/FSA INFORMATION:**

Farm Lease: The farm is open for 2023 crop year.

**SALE METHOD:**

The farmland will be sold in two individual tracts on a price per acre basis to the High Bidder. There will be the option of Live and Online bidding available.

**Kay Smith farm, Tract 1 - 79-202 Surveyed Acres,  
Clinton County, IA**

<b>TOTAL ACRES:</b>	<b>79.202 Surveyed Acres</b>
<b>TERMS:</b>	<b>10% earnest money day of the auction. Closing on or about January 5th, 2023</b>
<b>Price Per Acre:</b>	
<b>Owner:</b>	Kay Smith
<b>Operator:</b>	
<b>County &amp; State:</b>	Clinton Co., IA
<b>Location:</b>	2.25 miles East of DeWitt, IA
<b>Possession Date:</b>	At closing
<b>Drainage Info:</b>	Natural & Tile
<b>Average Productivity:</b>	64.9 CSR2
<b>Taxable Acres:</b>	78 est.
<b>Net RE Taxes:</b>	\$3,084
<b>Taxes Payable In:</b>	2021-2022
<b>Topography:</b>	Level

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

<b>Farmland:</b>	79.2
<b>Crop Acres:</b>	77.5 est.
<b>CRP Acres:</b>	N/A
<b>Wheat Base:</b>	N/A
<b>Wheat Yield:</b>	N/A
<b>Corn Base:</b>	52.28 est.
<b>Corn Yield:</b>	171
<b>Soybean Base:</b>	63.13 est.
<b>Soybean Yield:</b>	48

**APPROXIMATE BREAKDOWN OF ACRES:**

<b>Total Acres:</b>	79.20
<b>Tillable Acres:</b>	77.5
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	1.7
<b>Waterways:</b>	
<b>Timber:</b>	
<b>Pasture:</b>	