

TRACT #2

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 85.311 surveyed acres with approximately 85.3. Cropland acres carrying a CSR2 rating of 79.1. The primary soil types include Atterberry, Kenyon and Dickinson 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:

Call: Douglas R. Yegge
Cell: 563.320.9900
Office: 563.659.8185
Doug@PeoplesCompany.com

Call: Alan McNeil
Cell: 563.321.1125
Office: 563.659.8185
Alan@PeoplesCompany.com

Yeggemcneilland.com
PeoplesCompany.com

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 2 - 85.311 Surveyed Acres, Clinton County, IA

TOTAL ACRES:	85.311 Surveyed Acres
TERMS:	10% earnest money day of the auction. Closing on or about Dec. 15, 2022
Price Per Acre:	
Owner:	Kay Smith
Operator:	
County & State:	Clinton Co., IA
Location:	2.25 miles East of DeWitt, IA
Possession Date:	At closing
Drainage Info:	Natural & Tile
Average Productivity:	79.1 CSR2
Taxable Acres:	86 est.
Net RE Taxes:	\$3,490
Taxes Payable In:	2021-2022
Topography:	Level

F.S.A. INFORMATION:

Farmland:	85.311
Crop Acres:	85.3 est.
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	63.13 est.
Corn Yield:	171
Soybean Base:	21.31 est.
Soybean Yield:	48

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	85.311
Tillable Acres:	85.63
CRP Acres:	
Farmstead:	
Roads:	.37
Waterways:	
Timber:	
Pasture:	

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742