

# LAND FOR SALE

## 94.54 SURVEYED ACRES

LISTING #19068

CLINTON COUNTY, IA



**DOUG YEGGE**

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[www.peoplescompany.co](http://www.peoplescompany.co)

**PeoplesCompany.com**  
**563.659.8185**

700 6th Ave  
DeWitt, Iowa 52742

# LAND FOR SALE

## LEGAL DESCRIPTION:

Being part of the North 1/2 of Section 9, Township 82 North, Range 5 East of the 5th P.M., Clinton County, Iowa. Exact legal description to come from the survey.

## COMMENTS & BUILDING INFORMATION:

Peoples Company is excited to present an exceptional opportunity to acquire 94.54 surveyed acres of prime farmland in Clinton County, Iowa. This nearly 93% income-generating property features 87.48 FSA tillable acres. Boasting an impressive average CSR2 rating of 77.1, above the county average, this land is characterized by fertile Elvira and Colo loam soils.

Ideally located west of Clinton near Highway 30, the farm is in close proximity to ADM in Clinton, providing advantageous grain marketing opportunities. Over the years, extensive tile drainage has been installed in key areas to further enhance productivity and efficiency. Additionally, a wind turbine lease is in place, offering potential prospects for renewable energy development.

This property is conveniently situated just west of the "Elvira Blacktop" Z36 on 170th street, in Section 9 of Center Township, Clinton County, Iowa. Don't miss this chance to invest in a high-quality agricultural asset!

## LEASE/FSA INFORMATION:

### 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

**94.54 Surveyed Acres, Clinton County, IA**

<b>TOTAL ACRES:</b>	<b>94.54</b>
<b>PRICE:</b>	<b>\$1,181,750</b>
<b>Price Per Acre:</b>	\$12,500
<b>Owner:</b>	Sterk
<b>Operator:</b>	
<b>County &amp; State:</b>	Clinton Co., IA
<b>Location:</b>	5 miles southeast of Goose Lake, IA
<b>Possession Date:</b>	As agreed
<b>Drainage Info:</b>	Natural & Tile
<b>Average Productivity:</b>	77.1 CSR2
<b>Taxable Acres:</b>	91.44
<b>Net RE Taxes:</b>	\$4,356
<b>Taxes Payable In:</b>	2025
<b>Topography:</b>	Level

## F.S.A. INFORMATION:

<b>Farmland:</b>	88.39
<b>Crop Acres:</b>	87.48
<b>CRP Acres:</b>	
<b>Wheat Base:</b>	
<b>Wheat Yield:</b>	
<b>Corn Base:</b>	87
<b>Corn Yield:</b>	157
<b>Soybean Base:</b>	
<b>Soybean Yield:</b>	

## APPROXIMATE BREAKDOWN OF ACRES:

<b>Total Acres:</b>	94.54
<b>Tillable Acres:</b>	87.48
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	4
<b>Non-tillable:</b>	2.06
<b>Timber:</b>	
<b>Pasture:</b>	



# Aerial Map



DeWitt, Iowa | 563.659.8185

Maps Provided By:



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www.AgriDataInc.com

Map Center: 41° 55' 47.08, -90° 22' 46.65

0ft 660ft 1321ft

**9-82N-5E**  
**Clinton County**  
**Iowa**



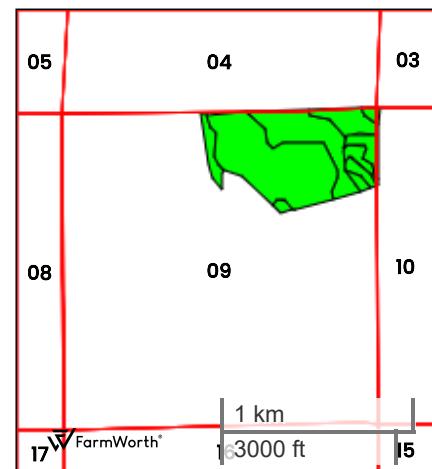
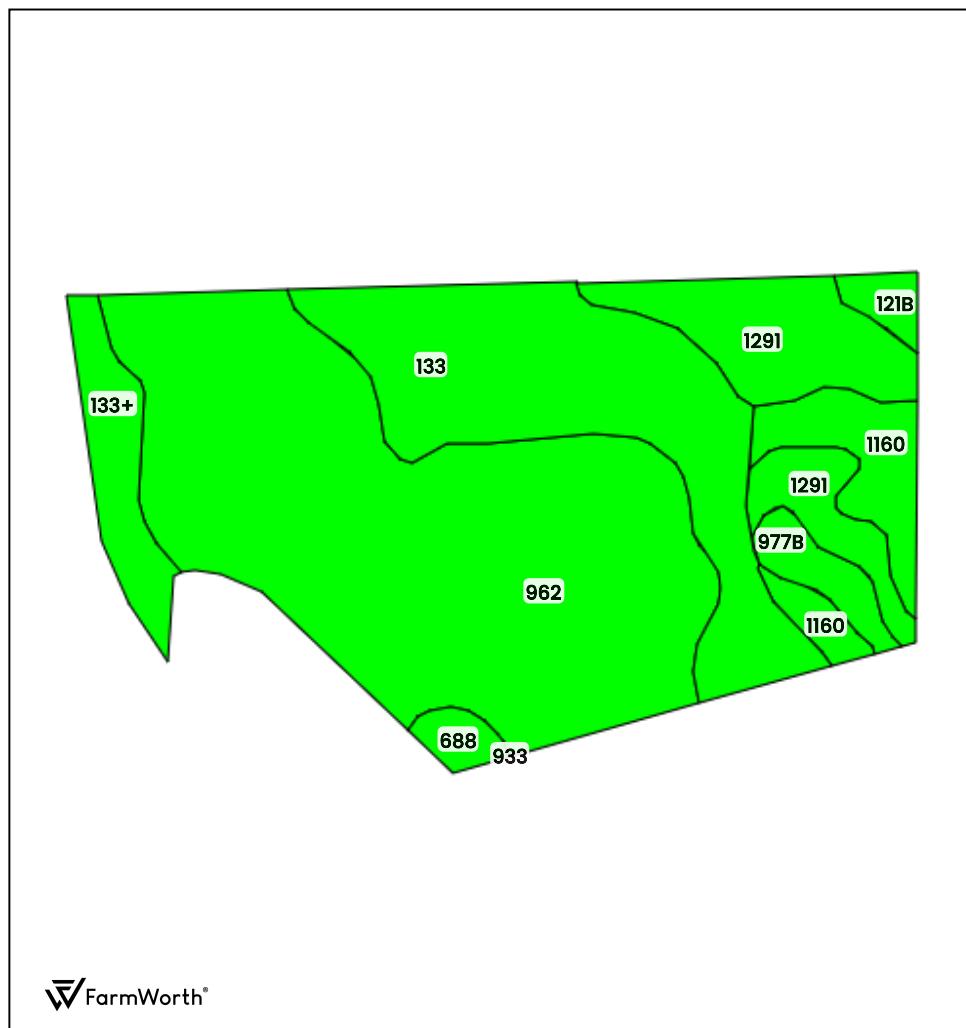
1/21/2026

Field borders provided by Farm Service Agency as of 5/21/2008.



STERK 94.54 A. (94.54 AC TOTAL, 87.48 AC TILLABLE)

## TOTAL SOILS



County: Clinton County, IA  
Location: 09-82N-5E  
Township: Center  
Acres: 94.54  
Date: 01/16/2026

 FarmWorth®

Field borders obtained from Farm Service Agency as of 2008

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Code	Description	Acres	% of field	IA CSR2
962	Elvira silty clay loam, 0 to 2 percent slopes, occasionally flooded	47.28	50.01 %	73
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	21.21	22.43 %	78
1291	Atterberry silt loam, benches, 1 to 3 percent slopes	10.86	11.49 %	85
1160	Walford silt loam, benches, 0 to 1 percent slopes	5.87	6.21 %	85
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	4.70	4.97 %	78
977B	Richwood silt loam, 1 to 6 percent slopes	2.19	2.32 %	90
121B	Tama silt loam, driftless, 2 to 6 percent slopes	1.21	1.28 %	95
688	Koszta silt loam, 0 to 2 percent slopes	1.21	1.28 %	90
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	0.01	0.01 %	78
<b>Average:</b>				<b>77.4</b>

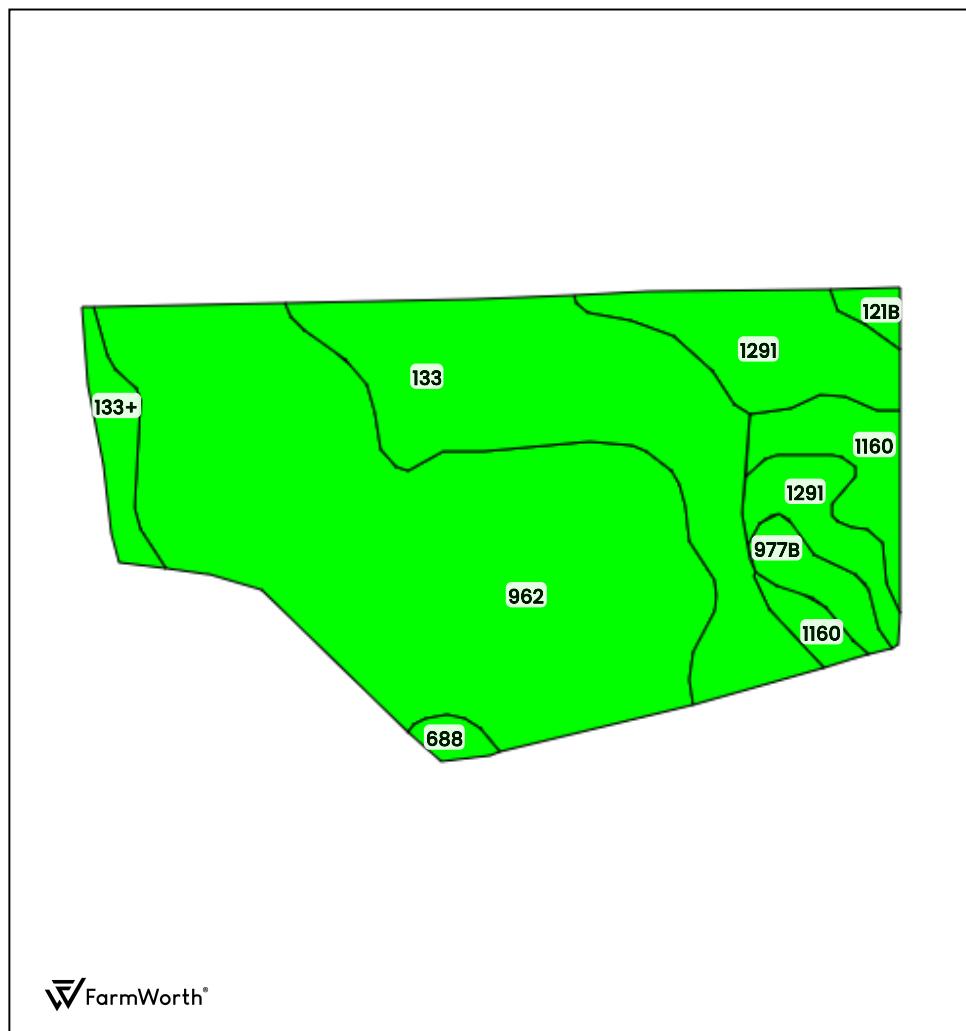
IA has updated the CSR values for each county to CSR2.

Soils data provided by USDA and NRCS.

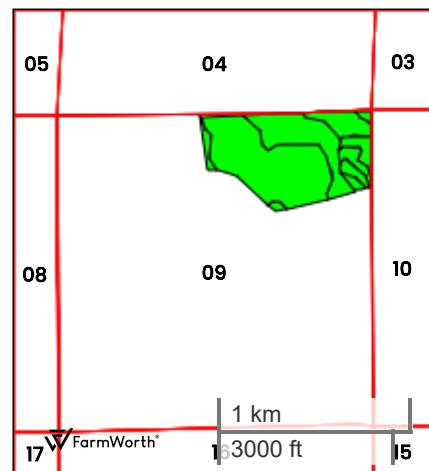


STERK 94.54 A. (94.54 AC TOTAL, 87.48 AC TILLABLE)

## TILLABLE SOILS



FarmWorth®



County: Clinton County, IA  
Location: 09-82N-5E  
Township: Center  
Acres: 87.48  
Date: 01/16/2026

FarmWorth®

Field borders obtained from Farm Service Agency as of 2008

FarmWorth, LLC makes no representations or warranties, express or implied, as to the accuracy of any information, data, numerical values, boundaries, or any other information generated through the use of FarmWorth.com. User is solely responsible for independently investigating and determining all information provided through FarmWorth.com prior to use and waives any and all claims against FarmWorth, LLC for any inaccuracies or inconsistencies in the information and/or data.

Code	Description	Acres	% of field	IA CSR2
962	Elvira silty clay loam, 0 to 2 percent slopes, occasionally flooded	45.77	52.32 %	73
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	20.47	23.40 %	78
1291	Atterberry silt loam, benches, 1 to 3 percent slopes	10.18	11.64 %	85
1160	Walford silt loam, benches, 0 to 1 percent slopes	5.00	5.72 %	85
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	2.37	2.71 %	78
977B	Richwood silt loam, 1 to 6 percent slopes	2.12	2.42 %	90
121B	Tama silt loam, driftless, 2 to 6 percent slopes	0.79	0.90 %	95
688	Koszta silt loam, 0 to 2 percent slopes	0.78	0.89 %	90
<b>Average:</b>				<b>77.1</b>

IA has updated the CSR values for each county to CSR2.

Soils data provided by USDA and NRCS.

# subsurface drainage llc

spring of 2023  
gooselake farm

## Legend

- Feature 1
- Path

E56

170th St



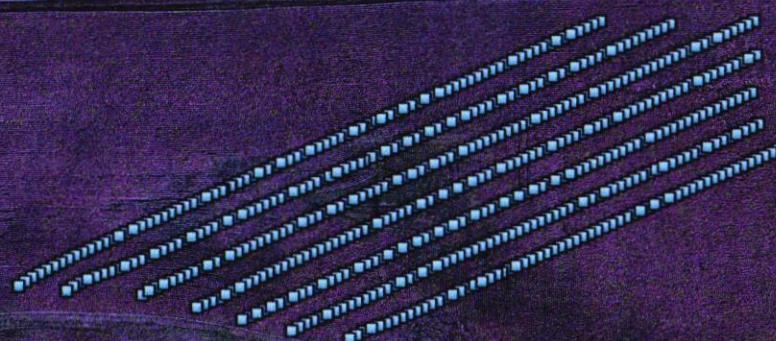
# Subsurface Drainage LLC

paul: 563/357/2172  
Deejay: 319/551/0609

## Legend

- Feature 1
- Path

170th St



Google Earth

▲ N

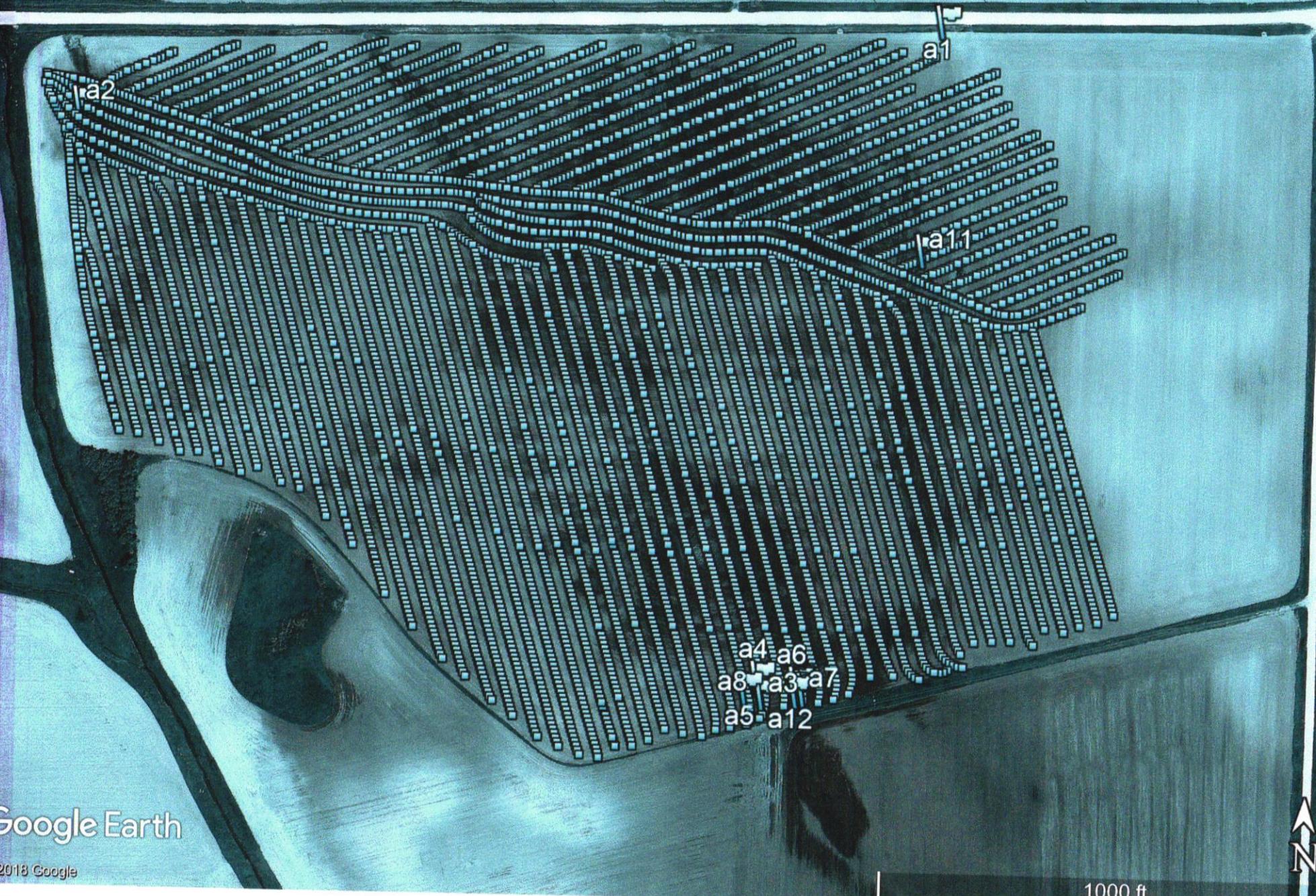
800 ft

# SubSurface Drainage LLC

paul sterk 2018  
gooselake farm

## Legend

- Feature 1
- Path





United States  
Department of  
Agriculture

## Clinton County, Iowa



### Legend

	Non-Cropland		CRP		Iowa PLSS
	Cropland		Tract Boundary		Iowa Roads

### Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 87.48 acres

2025 Program Year

Map Created April 16, 2025

Farm 8158

Tract 13476

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IOWA  
CLINTON

Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 8158

Prepared : 1/12/26 10:27 AM CST

Crop Year : 2026

See Page 2 for non-discriminatory Statements.

### Abbreviated 156 Farm Record

Operator Name : NATHAN JOSEPH HARTUNG  
CRP Contract Number(s) : None  
Recon ID : 19-045-2018-63  
Transferred From : None  
ARCPCLC G/I/F Eligibility : Eligible

#### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
88.39	87.48	87.48	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	87.48		0.00		0.00	0.00	0.00	0.00

#### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	87.00	0.00	157	
<b>TOTAL</b>	<b>87.00</b>	<b>0.00</b>		

#### NOTES

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Tract Number : 13476

Description : NE1/4 of Sec 9, T82N,R5E  
FSA Physical Location : IOWA/CLINTON  
ANSI Physical Location : IOWA/CLINTON  
BIA Unit Range Number :  
CRP Contract Number(s) : None  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : PAUL T STERK  
Other Producers : None  
Recon ID : 19-045-2018-62

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
88.39	87.48	87.48	0.00	0.00	0.00	0.00	0.0

IOWA  
CLINTON

Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM : 8158**

Prepared : 1/12/26 10:27 AM CST

Crop Year : 2026

**Tract 13476 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	87.48	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	87.00	0.00	157
<b>TOTAL</b>	<b>87.00</b>	<b>0.00</b>	

**NOTES**

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**PLAT OF SURVEY**  
BEING PART OF THE N. 1/2 OF SECTION 9 AND  
PART OF N.W. 1/4 OF THE N.W. 1/4 OF  
SECTION 10, TOWNSHIP-82 NORTH, RANGE-5 EAST  
OF THE 5TH P.M., CLINTON COUNTY, IOWA

**PARCEL "B" DESCRIPTION:**

BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 82 NORTH, RANGE 5 EAST OF THE 5TH P.M., CLINTON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10; THENCE NORTH 01° 13' 15" EAST, 973.93 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10; THENCE NORTH 89° 59' 00" EAST, 375.13 FEET; THENCE NORTH 00° 21' 32" EAST, 348.48 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10; THENCE NORTH 89° 57' 54" EAST, 944.46 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10; THENCE SOUTH 00° 14' 43" WEST, 1316.21 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10; THENCE SOUTH 89° 42' 56" WEST, 1336.91 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 TO THE POINT OF BEGINNING.  
SAID PARCEL CONTAINS 37.16 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD.

**PARCEL "C" DESCRIPTION:**

BEING A PART OF THE NORTH ONE-HALF OF SECTION 9, TOWNSHIP 82 NORTH, RANGE 5 EAST OF THE 5TH P.M., CLINTON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SECTION 9; THENCE SOUTH 00° 23' 17" WEST, 348.32 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9; THENCE SOUTH 01° 13' 15" WEST, 973.93 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9 TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9;  
THENCE SOUTH 74° 58' 21" WEST, 1701.05 FEET ALONG THE PUBLIC HIGHWAY;  
THENCE NORTH 48° 31' 39" WEST, 869.22 FEET ALONG THE PUBLIC HIGHWAY;  
THENCE NORTH 73° 46' 39" WEST, 201.30 FEET ALONG THE PUBLIC HIGHWAY;  
THENCE SOUTH 89° 00' 56" WEST, 156.64 FEET ALONG THE PUBLIC HIGHWAY TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9; THENCE SOUTH 00° 17' 35" WEST, 266.06 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9 TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9; THENCE NORTH 21° 08' 15" WEST, 234.50 FEET ALONG THE CENTERLINE OF A DRAINAGE DITCH;  
THENCE NORTH 08° 06' 08" WEST, 887.92 FEET ALONG THE CENTERLINE OF A DRAINAGE DITCH TO THE NORTH LINE OF SECTION 9; THENCE NORTH 88° 29' 26" EAST, 3008.38 FEET ALONG THE NORTH LINE OF SECTION 9 TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 94.54 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD.

**PARCEL "D" DESCRIPTION**

BEING A PART OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 82 NORTH, RANGE 5 EAST OF THE 5TH P.M., CLINTON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF SECTION 9; THENCE NORTH 88° 29' 26" EAST, 2316.85 FEET ALONG THE NORTH LINE OF SECTION 9 TO THE CENTERLINE OF A DRAINAGE DITCH; THENCE SOUTH 08° 06' 08" EAST, 887.92 FEET ALONG THE CENTERLINE OF A DRAINAGE DITCH; THENCE SOUTH 30° 05' 07" EAST, 257.62 FEET ALONG THE CENTERLINE OF A DRAINAGE DITCH TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9;  
THENCE SOUTH 88° 18' 48" WEST, 64.21 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9 TO THE NORTH BANK OF THE CREEK;  
THENCE NORTH 56° 29' 56" WEST, 145.81 FEET ALONG THE NORTH BANK OF THE CREEK;  
THENCE NORTH 85° 04' 33" WEST, 235.10 FEET ALONG THE NORTH BANK OF THE CREEK;  
THENCE NORTH 76° 57' 50" WEST, 637.11 FEET ALONG THE NORTH BANK OF THE CREEK;  
THENCE NORTH 80° 33' 36" WEST, 146.41 FEET ALONG THE NORTH BANK OF THE CREEK;  
THENCE SOUTH 88° 33' 07" WEST, 114.20 FEET ALONG THE NORTH BANK OF THE CREEK;  
THENCE NORTH 78° 50' 30" WEST, 111.69 FEET ALONG THE NORTH BANK OF THE CREEK;  
THENCE SOUTH 85° 04' 21" WEST, 114.37 FEET ALONG THE NORTH BANK OF THE CREEK;  
THENCE SOUTH 65° 12' 14" WEST, 121.95 FEET ALONG THE NORTH BANK OF THE CREEK;  
THENCE SOUTH 83° 12' 33" WEST, 92.49 FEET ALONG THE NORTH BANK OF THE CREEK;  
THENCE NORTH 87° 33' 01" WEST, 143.07 FEET ALONG THE NORTH BANK OF THE CREEK;  
THENCE NORTH 77° 25' 55" WEST, 178.08 FEET ALONG THE NORTH BANK OF THE CREEK;  
THENCE SOUTH 77° 24' 12" WEST, 59.60 FEET ALONG THE NORTH BANK OF THE CREEK;  
THENCE SOUTH 69° 16' 41" WEST, 106.68 FEET ALONG THE NORTH BANK OF THE CREEK;  
THENCE NORTH 86° 09' 51" WEST, 66.40 FEET ALONG THE NORTH BANK OF THE CREEK;  
THENCE SOUTH 64° 19' 14" WEST, 63.84 FEET ALONG THE NORTH BANK OF THE CREEK;  
THENCE SOUTH 44° 22' 15" WEST, 68.96 FEET ALONG THE NORTH BANK OF THE CREEK;  
THENCE SOUTH 01° 38' 28" WEST, 49.34 FEET ALONG THE NORTH BANK OF THE CREEK;  
THENCE SOUTH 28° 15' 38" EAST, 57.68 FEET ALONG THE NORTH BANK OF THE CREEK;  
THENCE SOUTH 13° 59' 49" EAST, 81.17 FEET ALONG THE NORTH BANK OF THE CREEK;  
THENCE SOUTH 61° 22' 37" WEST, 131.57 FEET ALONG THE NORTH BANK OF THE CREEK;  
THENCE SOUTH 72° 23' 53" WEST, 80.62 FEET ALONG THE NORTH BANK OF THE CREEK;  
THENCE SOUTH 88° 25' 15" WEST, 132.50 FEET ALONG THE NORTH BANK OF THE CREEK TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9;  
THENCE NORTH 00° 08' 32" WEST, 56.93 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9 TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 9; THENCE NORTH 00° 08' 51" WEST, 1337.74 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9 TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 62.56 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD.

LOCATION: N.W. 1/4 SEC. 10,  
N. 1/2 SEC. 9

FOR/ OWNER: AMY DIERKS TRUST  
4440 W. 60th STREET  
DAVENPORT, IA. 52806

PREPARED BY: DOUGLAS M. HINKLE  
HINKLE ENGINEERING & SURVEYING  
2100 CAMANCHE AVE.  
CLINTON, IA. 52732  
PHONE (563) 243-4027  
FAX (563) 243-4029  
Project Name: DIERKS FARM SURVEY 3  
Project # 17-1910

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS  
PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED  
BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND  
THAT I AM A DULY LICENSED LAND SURVEYOR UNDER  
THE LAWS OF THE STATE OF IOWA.

*Douglas M. Hinkle* DATE: 8/25/2017

DOUGLAS M. HINKLE, L.L.S. IOWA REG. NO. 18875  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017  
PAGES OR SHEETS COVERED BY THIS SEAL, SHEET 2 OF 2





PARCEL "C" DESCRIPTION:

BEING A PART OF THE NORTH ONE-HALF OF SECTION 9, TOWNSHIP 82 NORTH, RANGE 5 EAST OF THE 5TH P.M., CLINTON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 9; THENCE SOUTH  $00^{\circ} 23' 17''$  WEST, 348.32 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9; THENCE SOUTH  $01^{\circ} 13' 15''$  WEST, 973.93 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9 TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9;

THENCE SOUTH  $74^{\circ} 58' 21''$  WEST, 1701.05 FEET ALONG THE PUBLIC HIGHWAY;

THENCE NORTH  $48^{\circ} 31' 39''$  WEST, 869.22 FEET ALONG THE PUBLIC HIGHWAY;

THENCE NORTH  $73^{\circ} 46' 39''$  WEST, 201.30 FEET ALONG THE PUBLIC HIGHWAY;

THENCE SOUTH  $89^{\circ} 00' 56''$  WEST, 156.64 FEET ALONG THE PUBLIC HIGHWAY TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9; THENCE SOUTH  $00^{\circ} 17' 35''$  WEST, 266.06 FEET ALONG THE EAST LINE OF NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9 TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9; THENCE NORTH  $30^{\circ} 05' 07''$  WEST, 257.62 FEET ALONG THE CENTERLINE OF A DRAINAGE DITCH; THENCE NORTH  $21^{\circ} 08' 15''$  WEST, 234.50 FEET ALONG THE CENTERLINE OF A DRAINAGE DITCH; THENCE NORTH  $08^{\circ} 06' 08''$  WEST, 887.92 FEET ALONG THE CENTERLINE OF A DRAINAGE DITCH TO THE NORTH LINE OF SECTION 9; THENCE NORTH  $88^{\circ} 29' 26''$  EAST, 3008.38 FEET ALONG THE NORTH LINE OF SECTION 9 TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 94.54 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD.