

LAND AUCTION

LISTING #14085

160 ACRES M/L
CLINTON COUNTY, IOWA



DOUG YEGGE

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O: 563-659-8185
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ALAN MCNEIL

C: 563-321-1125
O: 563-659-8185
Alan@PeoplesCompany.com

Thursday, February 15, 2018 at 10:00 A.M.

Low Moor Community Center

3rd Ave., Low Moore, IA 52757

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND AUCTION

LEGAL DESCRIPTION:

The Northwest 1/4 of Section 2
 Township 80 North, Range 5 East.

COMMENTS & BUILDING INFORMATION:

Offering 160 Acres m/l of Clinton County farmland located just South Low Moor, Iowa. Farm includes approximately 148.10 FSA tillable acres carrying a CSR2 of 83.5. High quality soil types include Tama and Muscatine silt loam. The property is located in Section 2 of Camanche Township in Clinton County, Iowa. The farm includes a house and buildings on the Northwest corner of the property.

TO CONTACT LISTING AGENT:

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

Call: Alan McNeil
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LEASE/FSA INFORMATION:

Open for the 2018 crop year

Robert J. Hansen Estate, 160 Acres M/L, Clinton County, IA

TOTAL ACRES:	160
PRICE:	
Price Per Acre:	
Owner:	Robert J. Hansen Estate
Operator:	
County & State:	Clinton Co., IA
Location:	2 miles south of Low Moor
Possession Date:	At closing
Drainage Info:	Natural
Average Productivity:	83.5 CSR2
Taxable Acres:	154.4
Net RE Taxes:	\$8,146
Taxes Payable In:	2017/2018
Topography:	Level

F.S.A. INFORMATION:

Farmland:	155.69
Crop Acres:	148.1
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	82.1
Corn Yield:	168
Soybean Base:	66
Soybean Yield:	48

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	160
Tillable Acres:	148.1
CRP Acres:	
Farmstead:	3.72
Roads:	3.87
Waterways:	
Timber:	
Pasture:	

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700 6th Ave
 DeWitt, Iowa 52742

Clinton County, Iowa Land Auction
160 Acres M/L
Thursday, February 15, 2018
10:00 A.M.

Seller:

Robert J. Hansen Estate

Auction Location:

Low Moor Community Center
3rd Ave.
Low Moor, IA 52757

Auction Method: Farm will be offered in one individual tract. All bids will be on a price per acre amount.

Farm Program Information: Farm Program Information is provided by the Clinton County Farm Service Agencies. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Clinton County FSA and NRCS offices.

Earnest Money Payment: A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of cash or check. All funds will be held in the Peoples Company Trust Account.

Closing: Closing will occur on or about Monday, April 2nd, 2018. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Possession: Full possession of the farm will be given at closing, subject to tenant rights.

Farm Lease: The current farm lease has been terminated. Farm will be open for crop year 2018.

Contract & Title: Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Peoples Company the required earnest money payment. The Seller will provide a current abstract at their expense. **Sale is not contingent upon Buyer obtaining financing.**

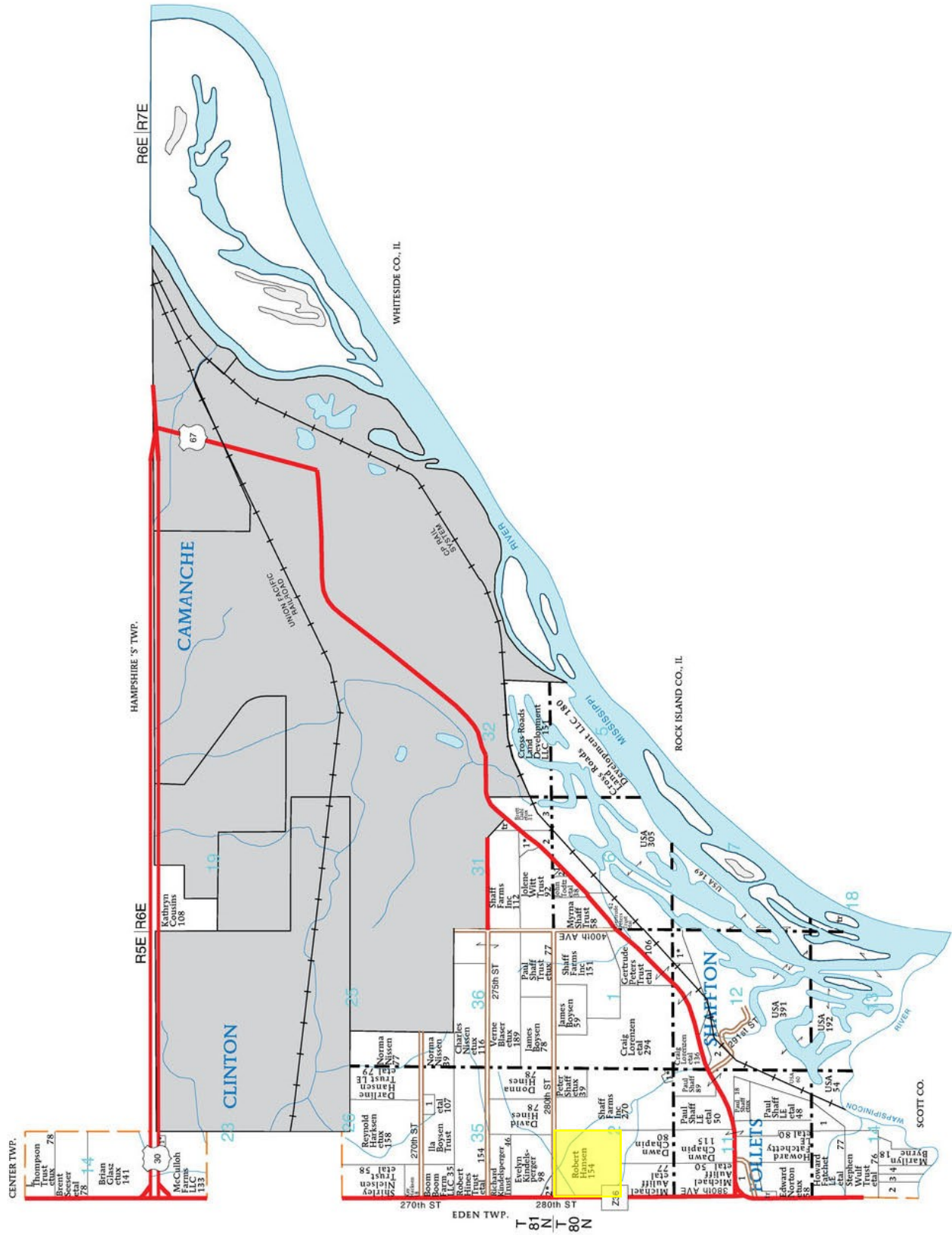
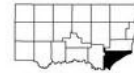
Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction.

Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is – Where is" basis with no warranties or guarantees, expressed or implied, made by the Auctioneer, Peoples Company, or the Seller. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing

themselves in completing the auction sales transaction. Any announcements made auction day by the Auctioneer or Listing Agent will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final. Existing fences, if any, are in as-is condition and will not be updated or replaced by the sellers.

Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated in the marketing material and will be subject to change. Buyer(s) should perform their own investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from abstract.





CAMANCHE TOWNSHIP
SECTION 2
 1. VanOverloop, Pamela 9
SECTION 6
 1. Carter, Nancy 7
 2. Newsom, Melissa 7
SECTION 11
 1. County of Clinton 8
 2. Shaff, Paul 12
SECTION 12
 1. Peters Trust, Gertrude 20
SECTION 14
 1. Chapin, Dawn 15
 2. Miller, William 14
 3. Hartmann, Jeanne 5
SECTION 23
 1. McCulloch, Gregory 5
SECTION 31
 1. Srp, Daniel 12
 2. Naeve, Cheryl 11
 3. USA 15
SECTION 35
 1. Boysen Trust, Ila 8
 2. McGill, William 5

Aerial Map



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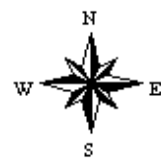
map center: 41° 46' 6.31, -90° 20' 59.68

0ft 456ft 912ft

Maps Provided By:

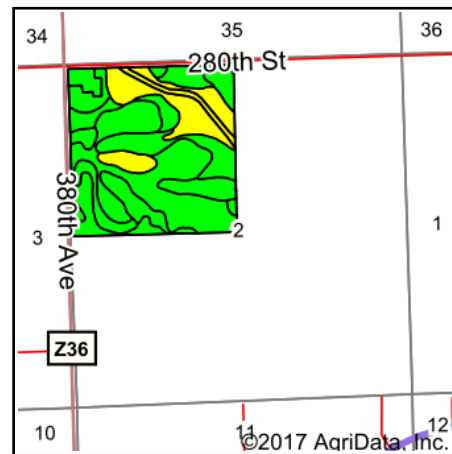
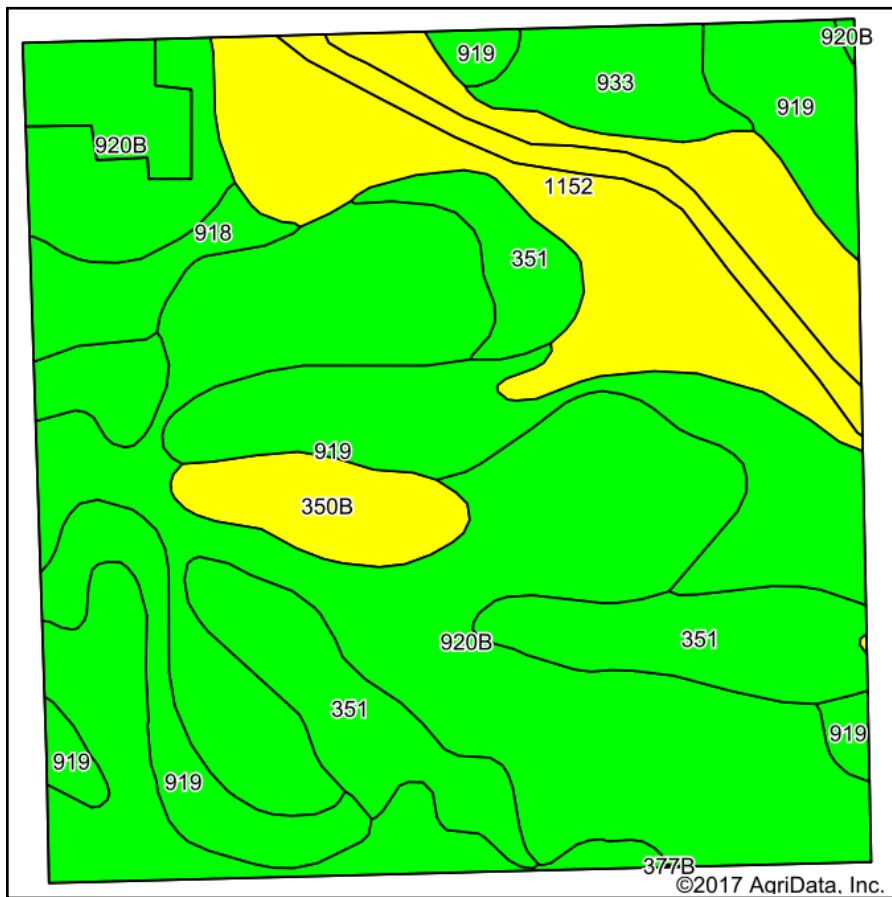
CUSTOMIZED ONLINE MAPPING
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2-80N-5E
Clinton County
Iowa



11/22/2017

Soils Map



State: **Iowa**
 County: **Clinton**
 Location: **2-80N-5E**
 Township: **Camanche**
 Acres: **155.69**
 Date: **11/22/2017**



Maps Provided By:



Area Symbol: IA045, Soil Area Version: 22

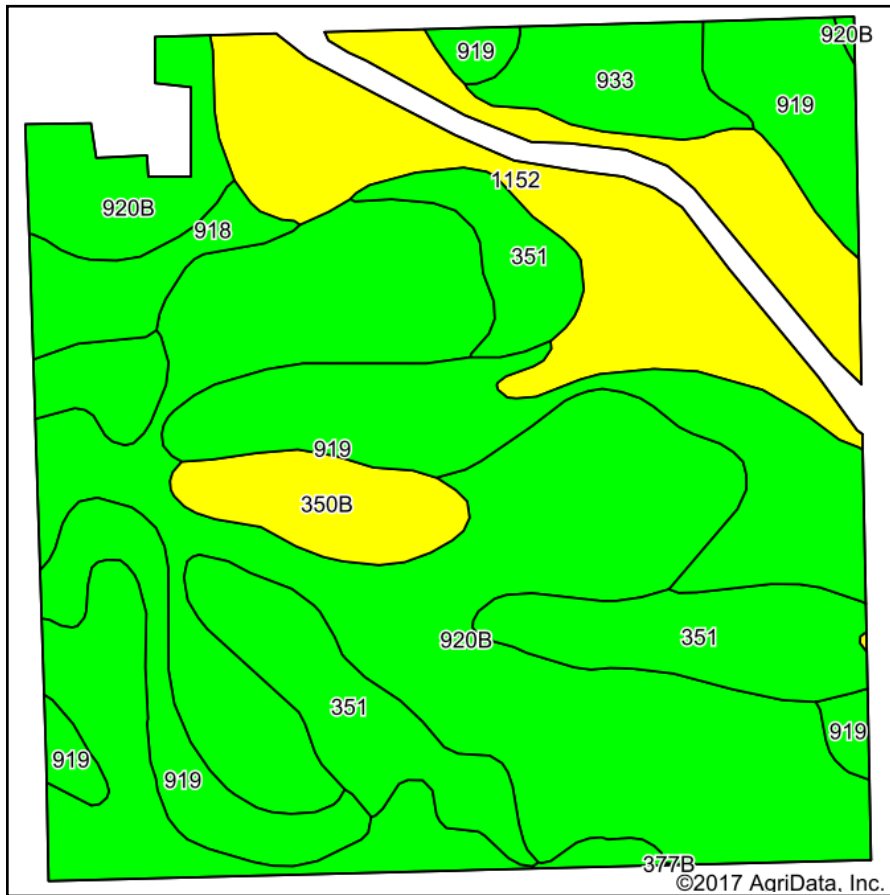
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CS R	Cor n	Oat s	Soybeans	NCCPI Overall
920B	Tama silt loam, sandy substratum, 2 to 5 percent slopes	57.56	37.0%		Ile	232	6.5	67.3	4.2	7	92	82				96
919	Muscataine silt loam, sandy substratum, 0 to 2 percent slopes	30.00	19.3%		Iw	240	6.2	69.6	4.3	7.2	100	90				90
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	26.53	17.0%		Ilw	166.4	3.5	48.3	3	5	54	70	90	57	30	84
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	18.14	11.7%		Iw	224	5.8	65	4	6.7	78	73				97
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	13.32	8.6%		Ilw	230.4	4.8	66.8	4.1	6.9	84	87				95
350B	Waukegan silt loam, 2 to 5 percent slopes	5.18	3.3%		Ile	177.6	5	51.5	3.2	5.3	55	69				82
933	Sawmill silty clay loam, 0 to 2 percent slopes	4.96	3.2%		Ilw	204.8	4.3	59.4	3.7	6.1	74	80				85
Weighted Average						218.6	5.6	63.4	3.9	6.6	82.9	80.4	15.3	9.7	5.1	92

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

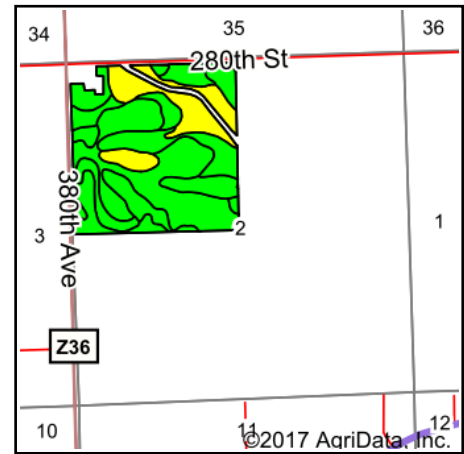
*i Yield data provided by the ISPAID Database version 8.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **2-80N-5E**
 Township: **Camanche**
 Acres: **148.1**
 Date: **11/22/2017**



Maps Provided By:



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Area Symbol: IA045, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CS R	Cor n	Oat s	Soybeans	NCCPI Overall
920B	Tama silt loam, sandy substratum, 2 to 5 percent slopes	53.84	36.4%		Ile	232	6.5	67.3	4.2	7	92	82				96
919	Muscataine silt loam, sandy substratum, 0 to 2 percent slopes	30.00	20.3%		Iw	240	6.2	69.6	4.3	7.2	100	90				90
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	22.66	15.3%		Ilw	166.4	3.5	48.3	3	5	54	70	90	57	30	84
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	18.14	12.2%		Iw	224	5.8	65	4	6.7	78	73				97
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	13.32	9.0%		Ilw	230.4	4.8	66.8	4.1	6.9	84	87				95
350B	Waukegan silt loam, 2 to 5 percent slopes	5.18	3.5%		Ile	177.6	5	51.5	3.2	5.3	55	69				82
933	Sawmill silty clay loam, 0 to 2 percent slopes	4.96	3.3%		Ilw	204.8	4.3	59.4	3.7	6.1	74	80				85
Weighted Average						219.6	5.6	63.7	4	6.6	83.5	80.6	13.8	8.7	4.6	92.1

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

*i Yield data provided by the ISPAID Database version 8.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Clinton County, Iowa



Common Land Unit

Non-Cropland	Tract Boundary
Cropland	PLSS

Wetland Determination Identifiers

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

0 170 340 680
Feet

2015 Ortho Imagery

2017 Program Year

Map Created April 21, 2017

Farm **207**
Tract **2550**

Tract Cropland Total: 148.10 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

IOWA
CLINTON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 207

Prepared : Jan 16, 2018

Crop Year : 2018

Operator Name : M K J FARMS INC
Farms Associated with Operator : 19-045-207, 19-045-232, 19-045-7155
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
155.69	148.10	148.10	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	148.10	0.00		0.00		0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	82.10	0.00	0	168	
Soybeans	66.00	0.00	0	48	
TOTAL	148.10	0.00			

NOTES

Tract Number : 2550

Description : O-11 NW1/4 OF 2
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : R J HANSEN TRUST
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
155.69	148.10	148.10	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	148.10	0.00	0.00	0.00	0.00	

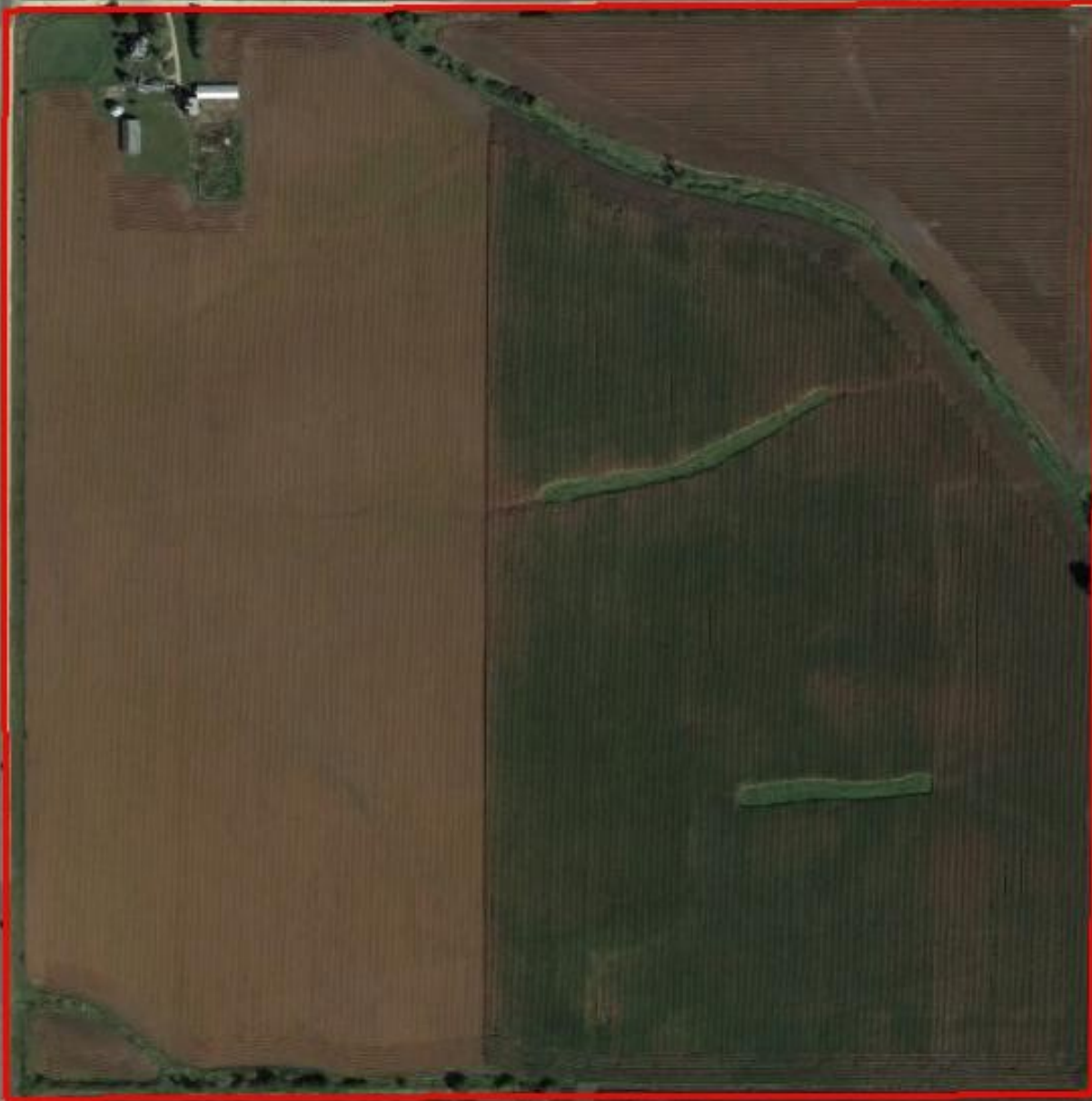
DCP Crop Data

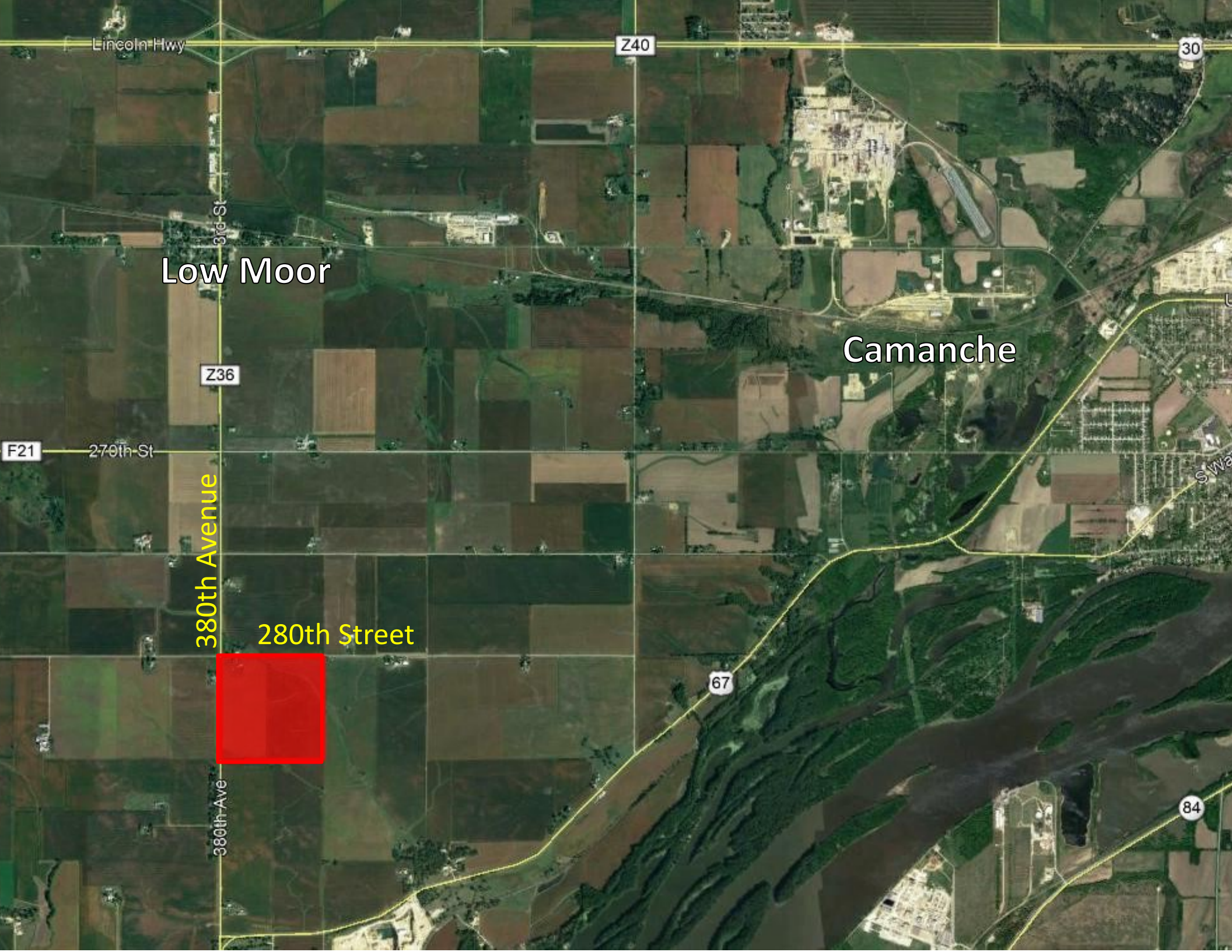
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	82.10	0.00	0	168
Soybeans	66.00	0.00	0	48
TOTAL	148.10	0.00		

NOTES

280th Street

380th Avenue





Lincoln Hwy

Z40

30

380th St

Low Moor

Z36

Camanche

F21

270th St

380th Avenue

280th Street

380th Ave

67

84