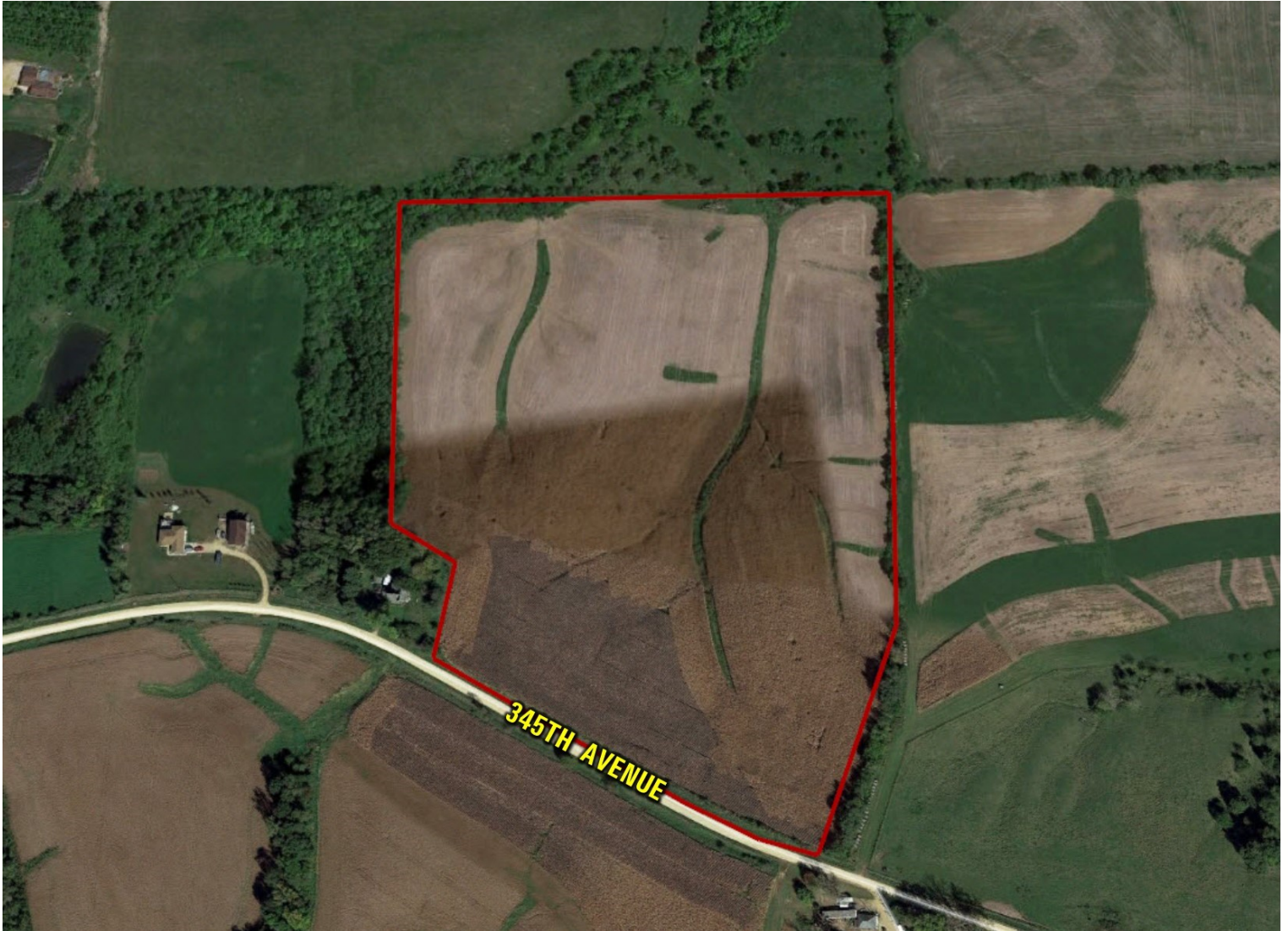


# LAND FOR SALE

## 34.15 SURVEYED ACRES

CLINTON COUNTY, IOWA

LISTING #13995



**DOUGLAS R. YEGGE**

C: 563-320-9900

O: 563-659-8185

Doug@PeoplesCompany.com

**ALAN MCNEIL**

C: 563-321-1125

O: 563-659-8185

Alan@PeoplesCompany.com

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

700 6th Ave  
DeWitt, Iowa 52742

# LAND FOR SALE

**LEGAL DESCRIPTION:**

34.15 acres being part of the SW 1/4 of the NE 1/4 and part of the NW 1/4 of the SE 1/4, Section 7, Township 82 North, Range 5 East of the 5th P.M. in Clinton County, Iowa.  
See attached survey for exact legal description.

**COMMENTS & BUILDING INFORMATION:**

Opportunity to own 34.15 surveyed acres of Clinton Co. farmland in a strong farming area Southwest of Goose Lake. The farm includes approximately 31.59 Tillable acres with a CSR2 of 26.4. Soil types include Fayette and Lindley clay loams. Property is located in Section 7 of Center Township, Southwest of Goose Lake.

**LEASE/FSA INFORMATION:**

Farm is owner operated and will be open for the 2018 crop season.

**34.15 Surveyed Acres, Clinton County, IA**

<b>TOTAL ACRES:</b>	<b>34.15</b>
<b>PRICE:</b>	<b>\$185,000</b>
<b>Price Per Acre:</b>	\$5,417
<b>Owner:</b>	Skiff
<b>Operator:</b>	Owner
<b>County &amp; State:</b>	Clinton Co., IA
<b>Location:</b>	Goose Lake, IA
<b>Possession Date:</b>	As agreed
<b>Drainage Info:</b>	Natural
<b>Average Productivity:</b>	36.2 CSR 26.2 CSR2
<b>Taxable Acres:</b>	34.15
<b>Net RE Taxes:</b>	\$782
<b>Taxes Payable In:</b>	2017-18
<b>Topography:</b>	Rolling

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

<b>Farmland:</b>	39.14
<b>Crop Acres:</b>	31.59
<b>CRP Acres:</b>	
<b>Wheat Base:</b>	
<b>Wheat Yield:</b>	
<b>Corn Base:</b>	27.19
<b>Corn Yield:</b>	160
<b>Soybean Base:</b>	4.4
<b>Soybean Yield:</b>	49

**APPROXIMATE BREAKDOWN OF ACRES:**

<b>Total Acres:</b>	34.15
<b>Tillable Acres:</b>	31.59
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	2
<b>Waterways:</b>	
<b>Timber:</b>	.56
<b>Pasture:</b>	

**DOUGLAS R. YEGGE**

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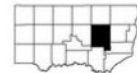
**PeoplesCompany.com**  
**563.659.8185**

700 6th Ave  
DeWitt, Iowa 52742

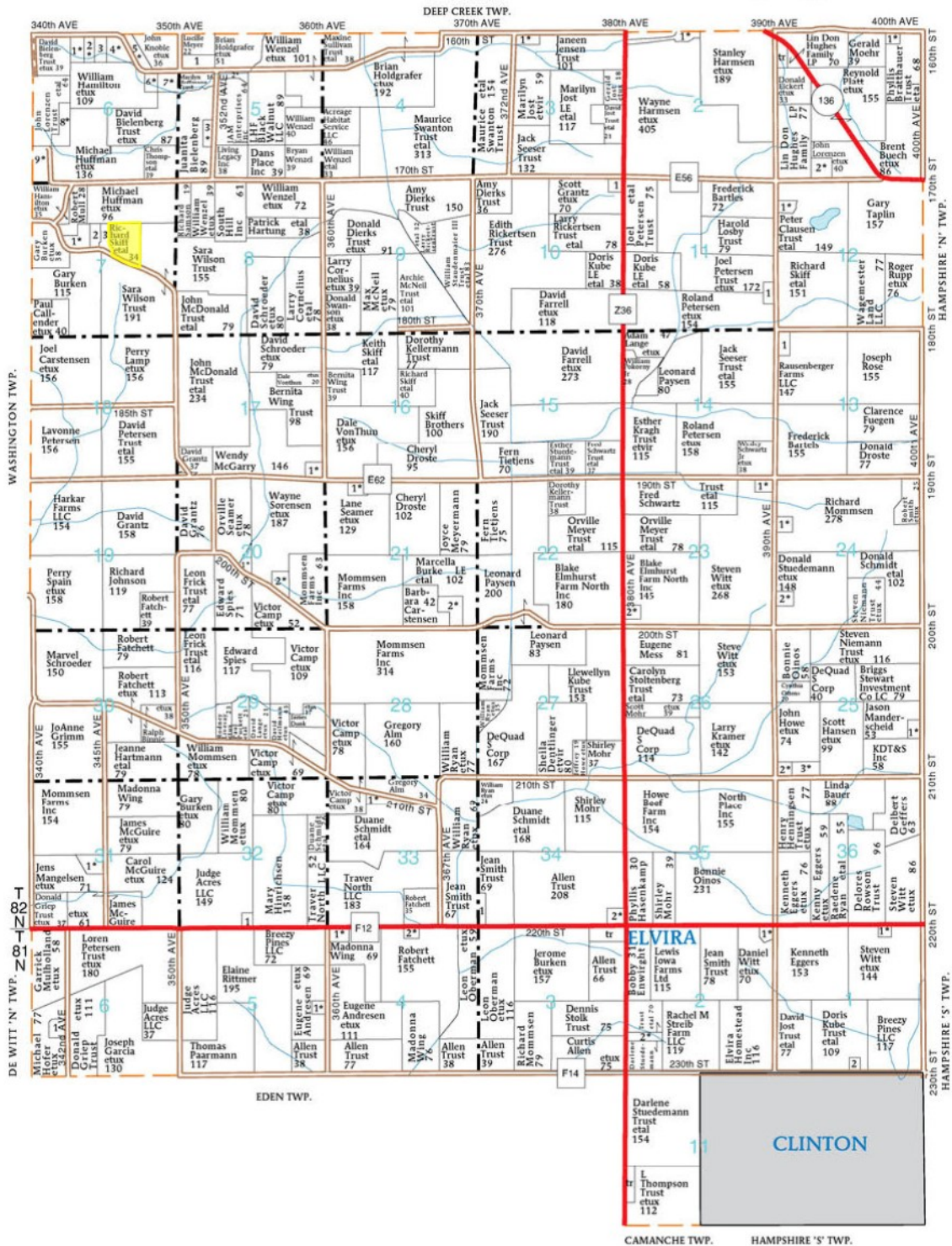
T-81-82-N

# CENTER PLAT

(Landowners)



R-5-E



### CENTER TOWNSHIP

#### SECTION 1N

- Olson, Gary 5
- Eberhart, Michael 10

#### SECTION 1S

- Robertson, Clifford 9
- Kube Trust, Shelby 8

#### SECTION 2N

- Voss, Mark 12

#### SECTION 2S

- Boyd, Kevin 6
- Munck, Curtis 6

#### SECTION 3N

- Swanton, Joseph 9

#### SECTION 4S

- Wullweber, Billy 8
- Oberman Jr, Leon 5

### SECTION 5N

- Romer, Myrna 10
- Mullin, James 12
- Cook, William 7

### SECTION 5S

- Andersen, Arlen 9

### SECTION 6N

- Housenga Trust, Robert 10
- Vawter, Michael 8
- Stuit, James 11
- Gluesing, John 13
- Newson, Joseph 13
- Franks, Robert 9
- Ganzer, Todd 13
- Nash, Kirby 12

### SECTION 7

- Rutledge, Clark 15
- Edwards, Terry 9
- Sledge, Michael 5

### SECTION 10

- Grantz, Scott 6

### SECTION 11N

- Gradert, Jay 6

### SECTION 12

- Lauritzen, James 7

### SECTION 13

- Gradert, Joan 9

### SECTION 17

- Arndt, Benjamin 6

### SECTION 20

- Richertsen, Bruce 6
- Petersen, Steven 7

### SECTION 21

- Briegel, Donald 7
- Kroymann, David 15

### SECTION 23

- Krause, Keith 5
- Gruhn, Travis 9

### SECTION 24

- Mommssen, Matthew 9
- Mommssen, Matthew 8

### SECTION 25

- Elsasser, Craig 6
- Jacobsen, Mark 8

### SECTION 31

- Krogmann, Richard 7

### SECTION 32

- Koons, Martha 8

### SECTION 33

- Grimm, Kenny 6

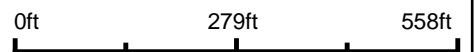
### SECTION 34

- McChurch, Kathleen 10
- Smith, Richard 8

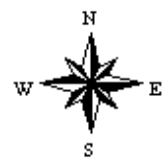
# Aerial Map



map center: 41° 55' 33.12, -90° 25' 11.91

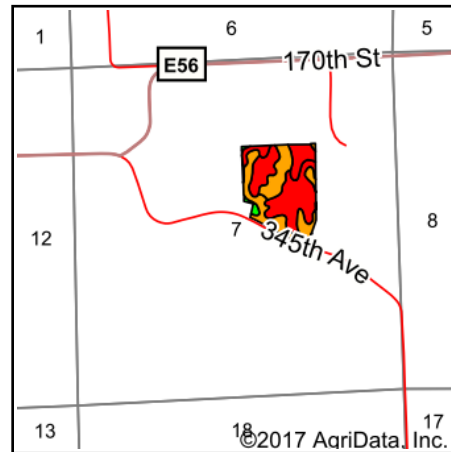
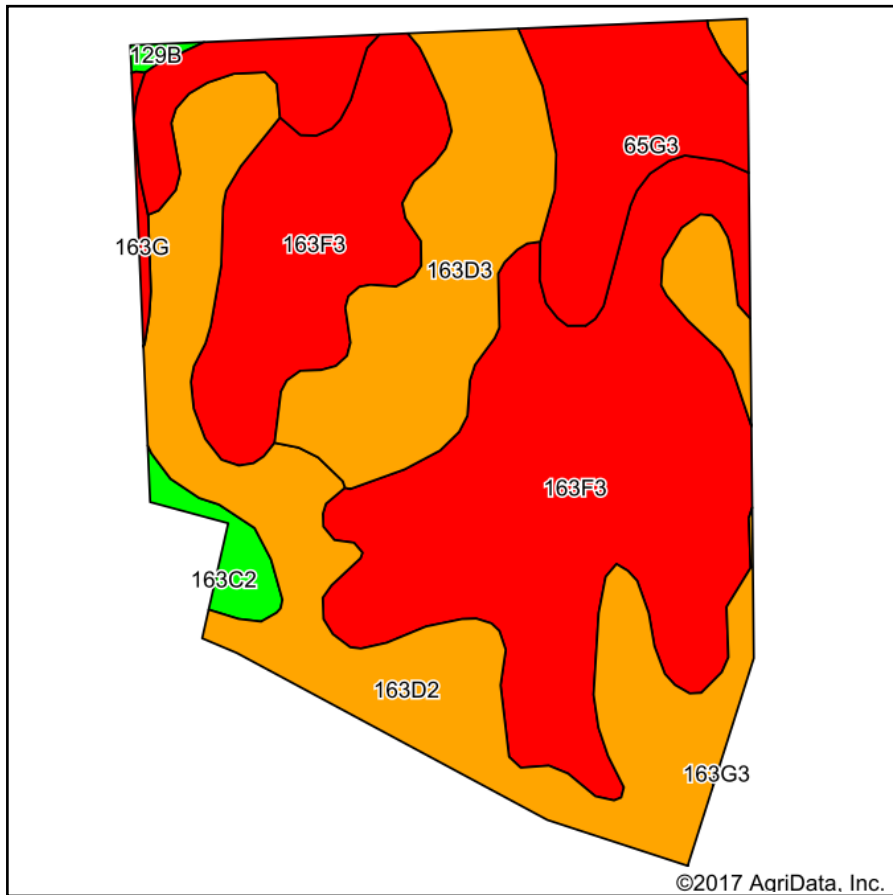


**7-82N-5E**  
**Clinton County**  
**Iowa**

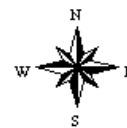


9/18/2017

# Soils Map - Skiff



State: **Iowa**  
 County: **Clinton**  
 Location: **7-82N-5E**  
 Township: **Center**  
 Acres: **34.15**  
 Date: **9/18/2017**



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**	CSR	NCCPI Overall
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	15.45	45.2%		VIIe	105.6	3	30.6	1.9	3.2	12	25	36
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	8.82	25.8%		IIIe	164.8	4.6	47.8	3	4.9	50	58	66
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely erode	4.65	13.6%		IVe	153.6	4.3	44.5	2.8	4.6	42	55	47
65G3	Lindley clay loam, 25 to 40 percent slopes, severely eroded	4.43	13.0%		VIIe	88	2.5	25.5	1.6	2.6	5	5	13
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	0.57	1.7%		IIIe	193.6	5.4	56.1	3.5	5.8	76	68	69
163G	Fayette silt loam, 25 to 40 percent slopes	0.14	0.4%		VIIe	102.4	2.9	29.7	1.8	3.1	5	20	21
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	0.09	0.3%		IIw						73		84
<b>Weighted Average</b>						<b>126.3</b>	<b>3.6</b>	<b>36.6</b>	<b>2.3</b>	<b>3.8</b>	<b>26.2</b>	<b>*</b>	<b>42.9</b>

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

\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

\*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.

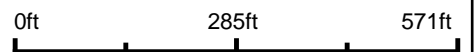
# Aerial Map - Tillable Acres



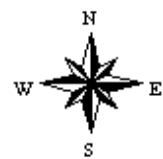
©2017 AgriData, Inc.



map center: 41° 55' 33.28, -90° 25' 14.68

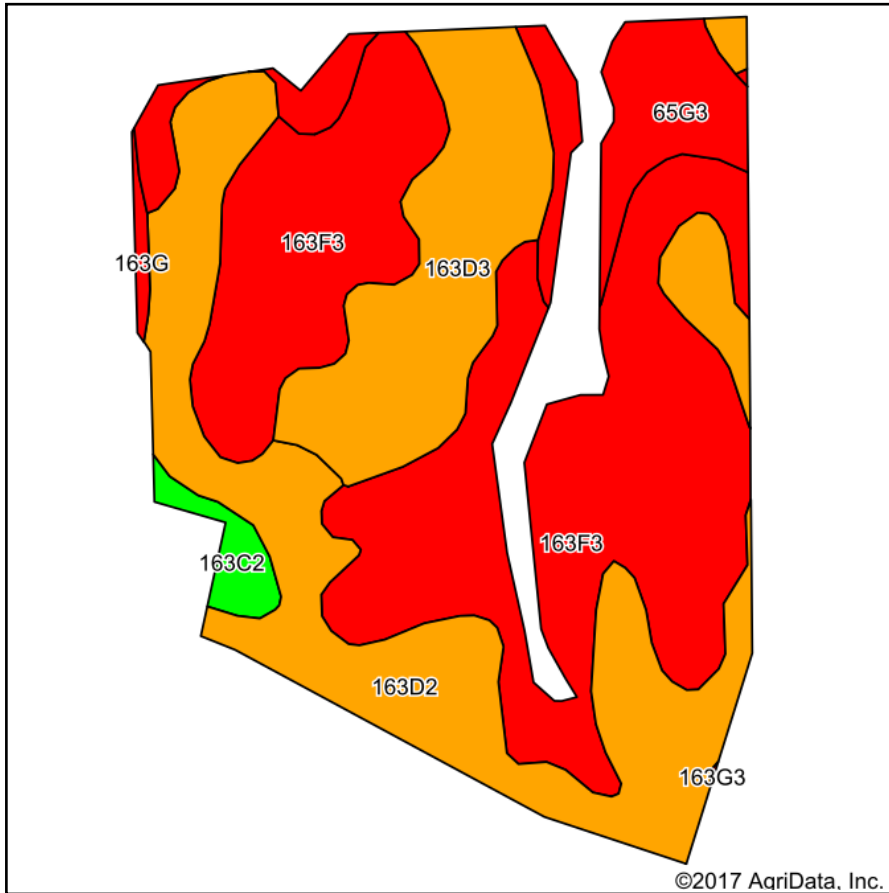


**7-82N-5E**  
**Clinton County**  
**Iowa**



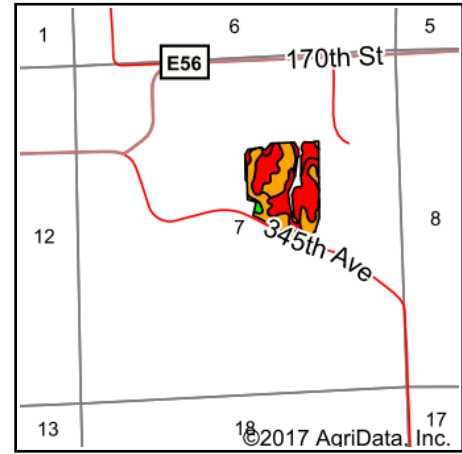
9/18/2017

# Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.

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State: **Iowa**  
 County: **Clinton**  
 Location: **7-82N-5E**  
 Township: **Center**  
 Acres: **31.59**  
 Date: **9/18/2017**



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**	CSR	NCCPI Overall
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	14.35	45.4%		VIIe	105.6	3	30.6	1.9	3.2	12	25	36
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	8.88	28.1%		IIIe	164.8	4.6	47.8	3	4.9	50	58	66
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely erode	4.66	14.8%		IVe	153.6	4.3	44.5	2.8	4.6	42	55	47
65G3	Lindley clay loam, 25 to 40 percent slopes, severely eroded	2.97	9.4%		VIIe	88	2.5	25.5	1.6	2.6	5	5	13
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	0.56	1.8%		IIIe	193.6	5.4	56.1	3.5	5.8	76	68	69
163G	Fayette silt loam, 25 to 40 percent slopes	0.17	0.5%		VIIe	102.4	2.9	29.7	1.8	3.1	5	20	21
<b>Weighted Average</b>						<b>129.2</b>	<b>3.6</b>	<b>37.5</b>	<b>2.3</b>	<b>3.9</b>	<b>27.5</b>	<b>37.6</b>	<b>44.4</b>

\*\*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.

IOWA  
 CLINTON  
 Form: FSA-156EZ



United States Department of Agriculture  
 Farm Service Agency

FARM : 7980  
 Prepared : Sep 15, 2017  
 Crop Year : 2017

Abbreviated 156 Farm Record

Tract Number : 12298  
 Description : NE1/4 of 7 T82N, R5E  
 BIA Unit Range Number :  
 HEL Status : HEL field on tract.Conservation system being actively applied  
 Wetland Status : Tract does not contain a wetland  
 WL Violations : None  
 Owners : KEITH L SKIFF, RICHARD A SKIFF, PAMELA SKIFF, CAROL SKIFF  
 Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
39.14	31.59	31.59	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	31.59	0.00	0.00	0.00	0.00	

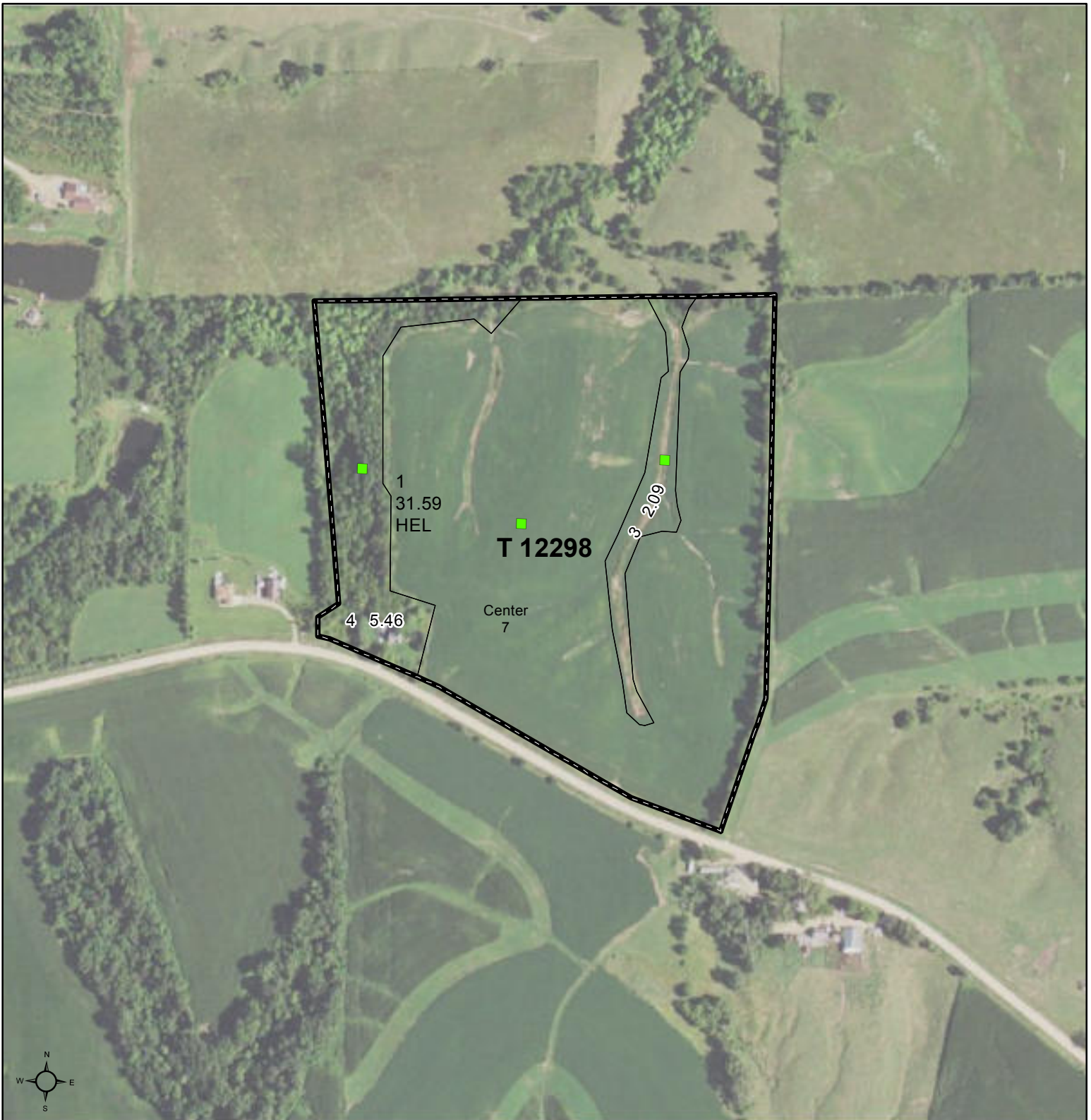
Tract 12298 Continued ...

Corn	27.19	0.00	0	160
Soybeans	4.40	0.00	0	49
<b>TOTAL</b>	<b>31.59</b>	<b>0.00</b>		

NOTES

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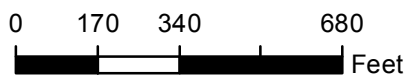


**Common Land Unit**

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

**Wetland Determination Identifiers**

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



2015 Ortho Imagery

2017 Program Year  
Map Created April 21, 2017

Farm 7980  
Tract 12298

Tract Cropland Total: 31.59 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).

**PLAT of SURVEY of PARCEL B and PARCEL B-1**  
 being part of the SW 1/4 of the NE 1/4 and part of the NW 1/4 of the SE 1/4 of Section 7,  
 T.82N. R.5E. of the 5th P.M. in Clinton County, Iowa

NW COR. SW-NE, SEC. 7, T.82N. R.5E. OF THE 5TH P.M. FOUND 5/8" STEEL REROD W/YELLOW PLASTIC CAP NO. 4204

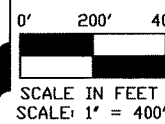
Note: Parcel B and Parcel B-1 is comprised of a tract of land described in the first paragraph of EXHIBIT 'A' of Quit Claim Deed Document No. 2007-05500 of the Clinton County Recorder's Office situated in Section 7, T.82N. R.5E. of the 5th P.M. in Clinton County, Iowa

L1=S 17°24'41"W OR N 17°24'41"E, 454.39'  
 L2=S 17°24'41"W OR N 17°24'41"E, 421.37'  
 L3=N 70°47'54"W, 150.52'  
 L4=S 12°06'58"W, 291.26'  
 L5=N 70°47'54"W, 66.62'  
 L6=S 0°50'28"W, 139.22'  
 L7=N 89°18'03"E, 98.59'

Curve Delta Radius Arc Chord Chord Bearing  
 C1 10°08'00" 1146.10 202.70 202.44 N 65°43'54"W  
 C2 10°08'00" 1113.10 196.86 196.61 N 65°43'54"W

▲ UNITED STATES PUBLIC LAND CORNER DESCRIPTION AS NOTED  
 ○ PLACED 5/8" STEEL REROD W/ORANGE PLASTIC CAP MARKED "WEBER PLS 15084" UNLESS OTHERWISE NOTED

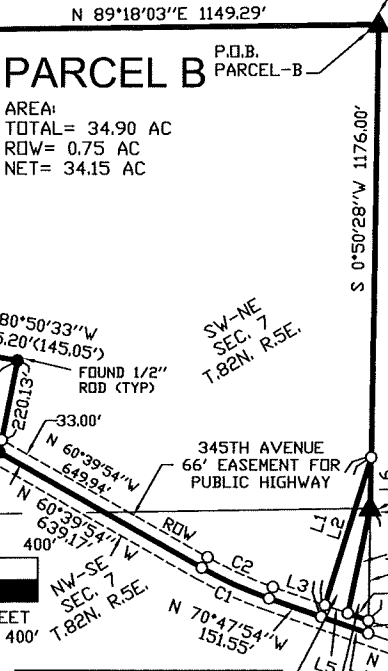
— SURVEYED LINE  
 - - - ROW EASEMENT LINE  
 - - - EXISTING PARCEL LINE  
 ( ) RECORDED DIMENSION  
 ( ) POINT OF BEGINNING  
 ( ) RIGHT OF WAY  
 ( ) ACRES



This plat meets Zoning and Subdivision Ordinance requirements for Clinton County, Iowa

Clinton County Zoning Administrator \_\_\_\_\_ Date \_\_\_\_\_

- NOTES:  
 1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.  
 2. PROPRIETOR: JAMES & MARY K. SORENSEN, & BRUCE SORENSEN  
 3. SURVEYED REQUESTED BY: JAMES SORENSEN  
 4. THIS PLAT IS SUBJECT TO RIGHT OF WAY AND EASEMENTS OF RECORD AND NOT OF RECORD.



NE COR. SW-NE, SEC. 7, T.82N. R.5E. OF THE 5TH P.M. PLACED 5/8" STEEL REROD W/ORANGE PLASTIC CAP MARKED "WEBER PLS 15084"

AREA OF PARCEL B IN THE SW-NE  
 TOTAL= 32.40 AC  
 ROW= 0.28 AC  
 NET= 32.12 AC  
 IN THE NW-SE  
 TOTAL= 2.50 AC  
 ROW= 0.47 AC  
 NET= 2.03 AC

AREA OF PARCEL B-1 IN THE SW-NE  
 TOTAL= 0.06 AC  
 IN THE NW-SE  
 TOTAL= 0.45 AC  
 ROW= 0.10 AC  
 NET= 0.35 AC

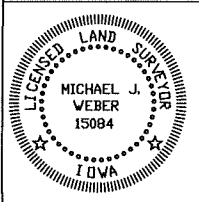
NE COR. NW-SE, SEC. 7, T.82N. R.5E. OF THE 5TH P.M. PLACED 5/8" STEEL REROD W/ORANGE PLASTIC CAP MARKED "WEBER PLS 15084"

**PARCEL B-1**  
 AREA:  
 TOTAL= 0.51 AC  
 ROW= 0.10 AC  
 NET= 0.41 AC

Triangle area being an exception in the first paragraph of EXHIBIT 'A' of the Quit Claim Deed Document No. 2007-05500 of the Clinton County Recorder's Office situated in Section 7, T.82N. R.5E. of the 5th P.M. in Clinton County, Iowa

**DESCRIPTION PARCEL B:**  
 Parcel B, being part of SW 1/4 of the NE 1/4 and part of the NW 1/4 of the SE 1/4, Section 7, T.82N. R.5E. of the 5th P.M. in Clinton County, Iowa, more particularly described as follows: Commencing at the NE corner of the SW 1/4 of the NE 1/4 of said Section 7 being the point of beginning; thence S 0°50'28" W (assumed bearing), 1176.00' along the East line of the SW 1/4 of the NE 1/4 of said Section 7; thence S 17°24'41" W, 454.39' to the centerline of 345th Avenue; thence N 70°47'54" W, 151.55' along said centerline; thence Northwestwardly along said centerline being an arc length of 202.70' along a 1146.10' radius curve concave Northeasterly having a chord of 202.44' bearing N 65°43'54" W; thence N 60°39'54" W, 639.17' along said centerline to the SE corner of a tract of land described in the second paragraph of EXHIBIT 'A' of Quit Claim Deed Document No. 2007-05500 of the Clinton County Recorder's Office situated in Section 7, T.82N. R.5E. of the 5th P.M. in Clinton County, Iowa; thence N 11°09'12" E, 254.86' along the Easterly line of said tract of land; thence N 80°50'33" W, 145.20' along the Easterly line of said tract of land; thence N 1°06'52" W, 876.24' along the Easterly line of said tract of land to the North line of the SW 1/4 of the NE 1/4 of said Section 7; thence N 89°18'03" E, 1149.29' along the said North line to the point of beginning, containing 34.90 acres and subject to easements of record and not of record.

**DESCRIPTION PARCEL B-1:**  
 Parcel B-1, being part of SW 1/4 of the NE 1/4 and part of the NW 1/4 of the SE 1/4, Section 7, T.82N. R.5E. of the 5th P.M. in Clinton County, Iowa, more particularly described as follows: Commencing at the NE corner of the NW 1/4 of the SE 1/4 of said Section 7 being the point of beginning; thence S 12°06'58" W (assumed bearing), 291.26' along the West line of a triangle area being an exception in the first paragraph of EXHIBIT 'A' of the Quit Claim Deed Document No. 2007-05500 of the Clinton County Recorder's Office situated in Section 7, T.82N. R.5E. of the 5th P.M. in Clinton County, Iowa to the Northeasterly Right of Way (ROW) line of 345th Avenue; thence S 70°47'54" E, 60.00' along said ROW line to the East line of the NW 1/4 of the SE 1/4 of said Section 7; thence S 0°50'29" W, 34.77' to the centerline of 345th Avenue; thence N 70°47'54" W, 136.54' along said centerline; thence N 17°24'41" E, 454.39' to the East line of the SW 1/4 of the NE 1/4 of said Section 7; thence S 0°50'28" W, 139.22' along the said East line to the point of beginning, containing 0.51 acres and subject to easements of record and not of record.



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.

MICHAEL J. WEBER (DATE) \_\_\_\_\_  
 LICENSE NUMBER 15084  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2011  
 SHEETS COVERED BY THIS SEAL: SHEET 1

WEBER SURVEYING, LLC  
 26789 46TH AVE  
 BERNARD, IA 52032  
 PH: (563) 879-4173  
 FAX: (563) 879-4199

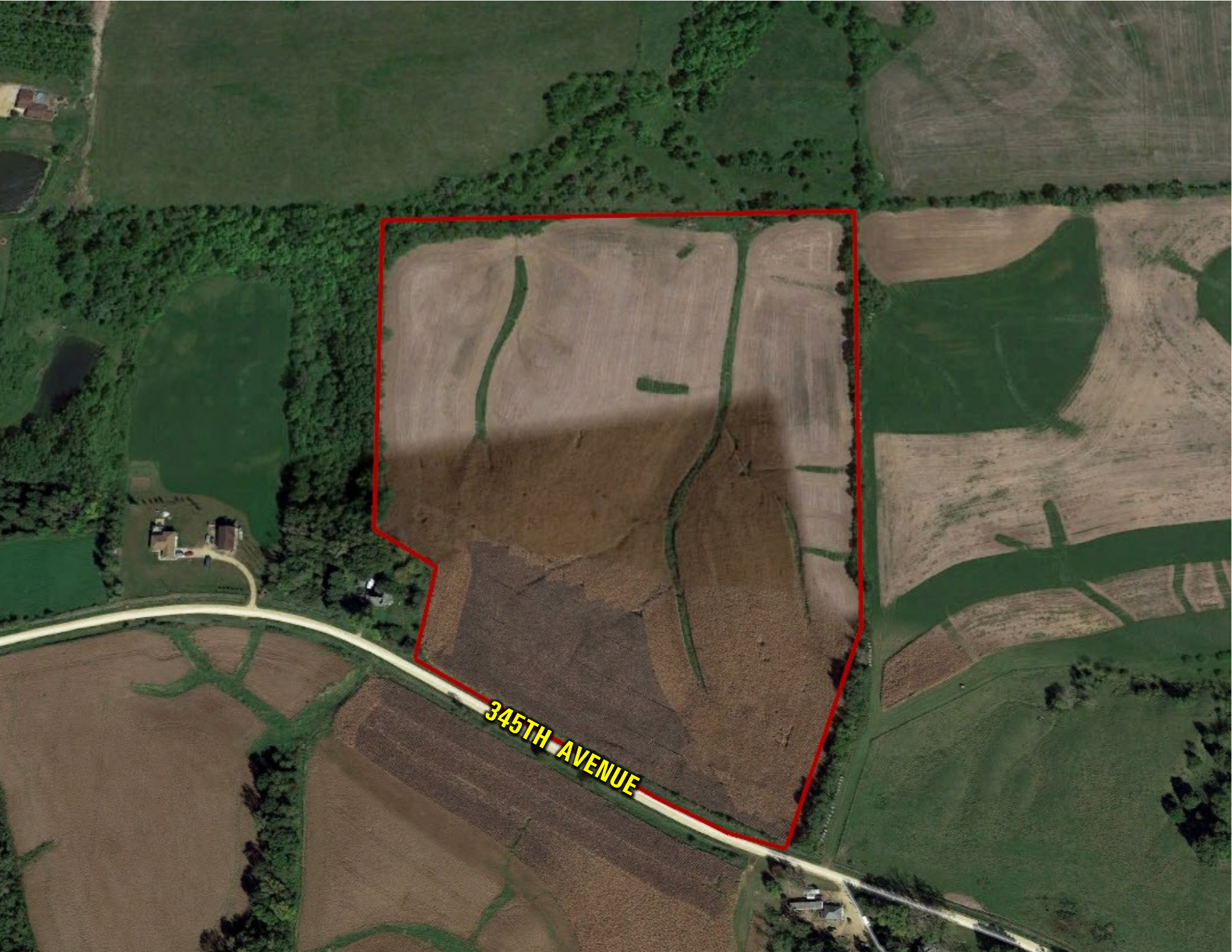
DRAWN BY: MJW  
 SURVEY DATE: 3/12/10  
 DWG. NAME: SORENSEN

**SHEET 1 OF 1**



Rich Skiff  
Spring 2012

Legend:  
Red - 4"  
Yellow - 5"  
Blue - 6"



345TH AVENUE

CLARENCE

GOOSE LAKE

E56

34.15 AC. →

SIX MILE

DE WITT

LINCOLN HWY.

