

LEGAL DESCRIPTION:

43 acres in Section 10, Waterford Township, Clinton Co., Ia. Exact legal description to come form survey.

COMMENTS & BUILDING INFORMATION:

Tract 1: consists of 46.108 surveyed acres with approximately 38.67 Cropland acres carrying a CSR2 rating of 54.2. The primary soil types include Fayette & Lindley Silt Loams. The farm is located just North of Charlotte along 110th Street in Section 10 of Waterford Township, Clinton County, lowa. Not often does a farm of this caliber and magnitude come to the open market.

LEASE/FSA INFORMATION:

Farm Lease: The farm is leased for the remainder of the 2021 cropping season and will be open for 2022. Buyer to receive rent pro-ration.

SALE METHOD:

Tracts 1, 2 and 3 will be sold via the choice method on a per-acre basis. After tracts 1 through 3 are sold, tract 4 will be sold as a lump sum. Tracts will not be offered in their entirety at the conclusion of the auction.

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

TRACT #1

Tract 1 - Shirley E. Boehmer Estate – 46.108 Acres, Clinton County, IA

TOTAL SURVEYED ACRES:	46.108	
TERMS:	10% earnest money day of the auction.	
	Closing on or about Monday, Aug. 13, 2021	
Price Per Acre:		
Owner:	Shirley E. Boehmer Estate	
Operator:	Petersen	
County & State:	Clinton Co., IA	
Location:	3.5 miles North of Charlotte, IA	
Possession Date:	At closing	
Drainage Info:	Natural	
Average Productivity:	54.2 CSR2	
Taxable Acres:	43 est.	
Net RE Taxes:	\$1,290 est.	
Taxes Payable In:	2020-2021	
Topography:	Level	

F.S.A. INFORMATION:

Farmland:	43
Crop Acres:	38.67
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	32.38 est.
Corn Yield:	153
Oat Base:	5.1 est.
Oat Yield:	59

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	43
Tillable Acres:	38.67
CRP Acres:	
Farmstead:	
Roads:	2.33
Waterways:	2
Timber:	
Pasture:	

PeoplesCompany.com 563.659.8185 700 6th Ave DeWitt, Iowa 52742

© 2017 Peoples Company We obtained this information from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.