

LEGAL DESCRIPTION:

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

COMMENTS & BUILDING INFORMATION:

Tract 2: consists of 32.335 surveyed acres with approximately 26 Cropland acres carrying a CSR2 rating of 39. The primary soil types include Fayette & Chaseburg 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:

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TRACT #2

Tract 2 - Shirley E. Boehmer Estate – 32.335 Acres, Clinton County, IA

TOTAL SURVEYED ACRES:	32.335 10% earnest money day of the auction.	
TERMS:		
	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:	39 CSR2	
Taxable Acres:	33 est.	
Net RE Taxes:	\$1,005 est.	
Taxes Payable In:	2020-2021	
Topography:	Level	

F.S.A. INFORMATION:

Farmland:	32.335
Crop Acres:	26 est.
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	16.5 est.
Corn Yield:	153 est.
Oat Base:	2.6 est.
Oat Yield:	59 est.

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	32.335
Tillable Acres:	26
CRP Acres:	
Farmstead:	
Roads:	4
Waterways:	3
Timber:	
Pasture:	

700 6th Ave DeWitt, Iowa 52742

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