

TRACT #3

Tract 3 - Shirley E. Boehmer Estate – 34.516 Acres, Clinton County, IA

LEGAL DESCRIPTION:

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

COMMENTS & BUILDING INFORMATION:

Tract 1: consists of 34.516 surveyed acres with approximately 26.9 Cropland acres carrying a CSR2 rating of 38.4. The primary soil types include Fayette & Arenzville-Chaseburg Silt Loams. The farm is located just North of Charlotte along 110th Street in Section 10 of Waterford Township, Clinton County, Iowa. 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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TOTAL SURVEYED ACRES:	34.516
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:	38.4 CSR2
Taxable Acres:	35 est.
Net RE Taxes:	\$1,066 est.
Taxes Payable In:	2020-2021
Topography:	Level

F.S.A. INFORMATION:

Farmland:	34.516.
Crop Acres:	26.9 est.
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	17.22 est.
Corn Yield:	153 est.
Oat Base:	2.7 est.
Oat Yield:	59 est.

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	34.516
Tillable Acres:	26.9
CRP Acres:	
Farmstead:	
Roads:	6.1
Waterways:	2
Timber:	
Pasture:	