

LAND FOR SALE

94.54 SURVEYED ACRES

CLINTON COUNTY, IOWA

LISTING #13979



DOUGLAS R. YEGGE

C: 563-320-9900
O: 563-659-8185
Doug@PeoplesCompany.com

ALAN MCNEIL

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563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

Part of Section 9, Township 82 North,
Range 5 East of the 5th P.M.
See attached survey

94.54 Surveyed Acres, Clinton County, IA

COMMENTS & BUILDING INFORMATION:

Opportunity to own 94.54 surveyed acres of Clinton County farmland in a prime location south of Goose Lake. The farm includes approximately 87.48 tillable acres with a CSR2 of 82.6. Productive soil types include Elvira and Colo Silty Clay Loams. This tract is split off from the 37.16 acres being sold to the East. Additional farmland is available. Farm is open for the 2018 crop season.

LEASE/FSA INFORMATION:

Open for the 2018 crop year.

TOTAL ACRES:	94.54
PRICE:	\$756,320
Price Per Acre:	\$8,000
Owner:	Amy J. Dierks Trust
Operator:	
County & State:	Clinton Co., Iowa
Location:	4 miles Southeast of Charlotte, IA
Possession Date:	To be agreed
Drainage Info:	Natural
Average Productivity:	82.6 CSR2
Taxable Acres:	
Net RE Taxes:	\$2,935
Taxes Payable In:	2016-2017
Topography:	Level to Gently Roll

F.S.A. INFORMATION: (ESTIMATED)

Farmland:	94.54
Crop Acres:	87.48
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	87.48
Corn Yield:	157
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	94.54
Tillable Acres:	87.48
CRP Acres:	
Farmstead:	
Roads:	4
Waterways:	3
Timber:	
Pasture:	

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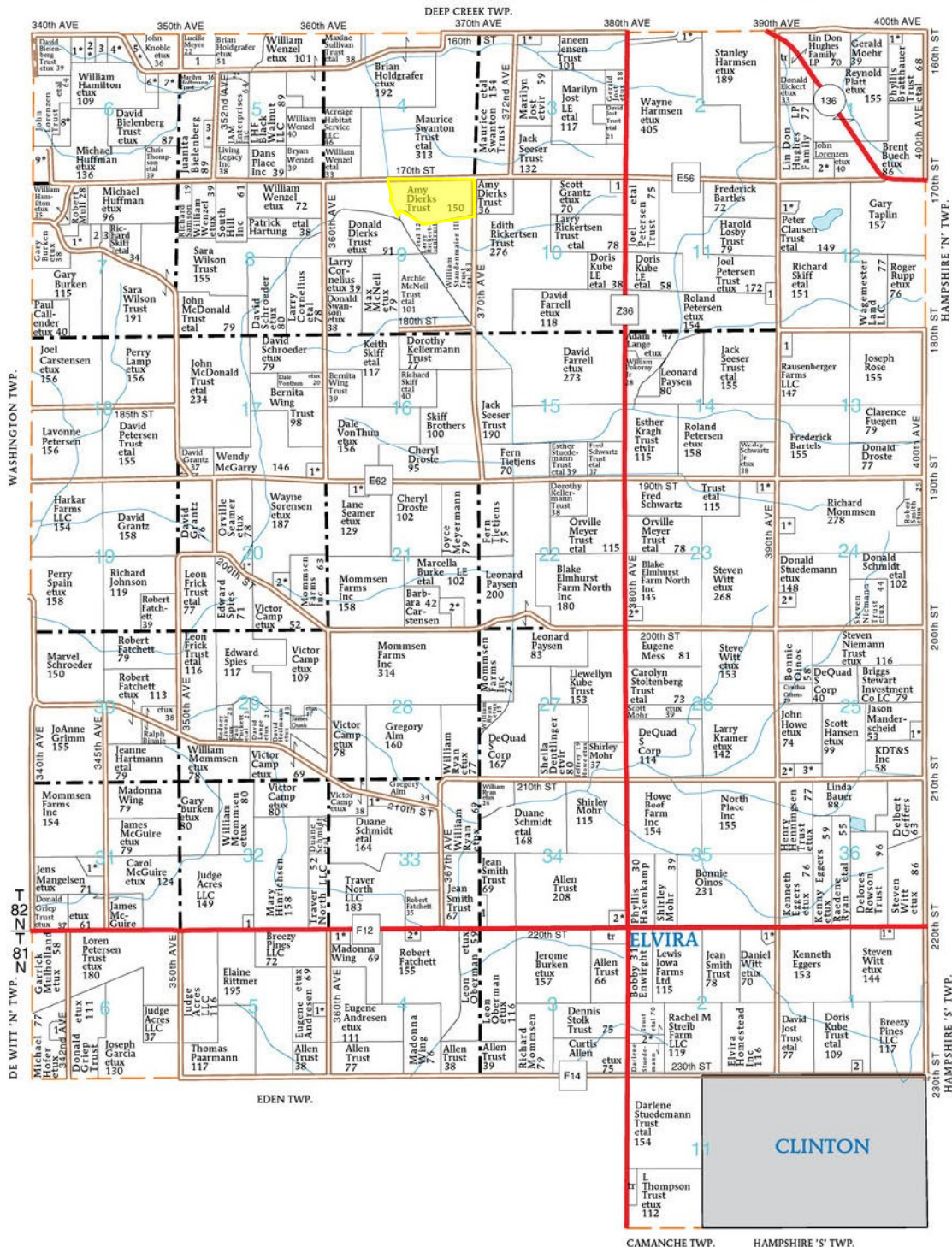
PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

T-81-82-N

CENTER PLAT

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 6S**
- Jurczyk, Andrew 13
- 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**
- Mommsen, Matthew 9
 - Mommsen, 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

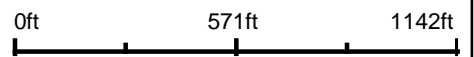
Aerial Map



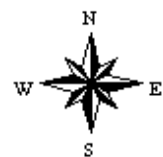
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map center: 41° 55' 45.72, -90° 22' 44.33

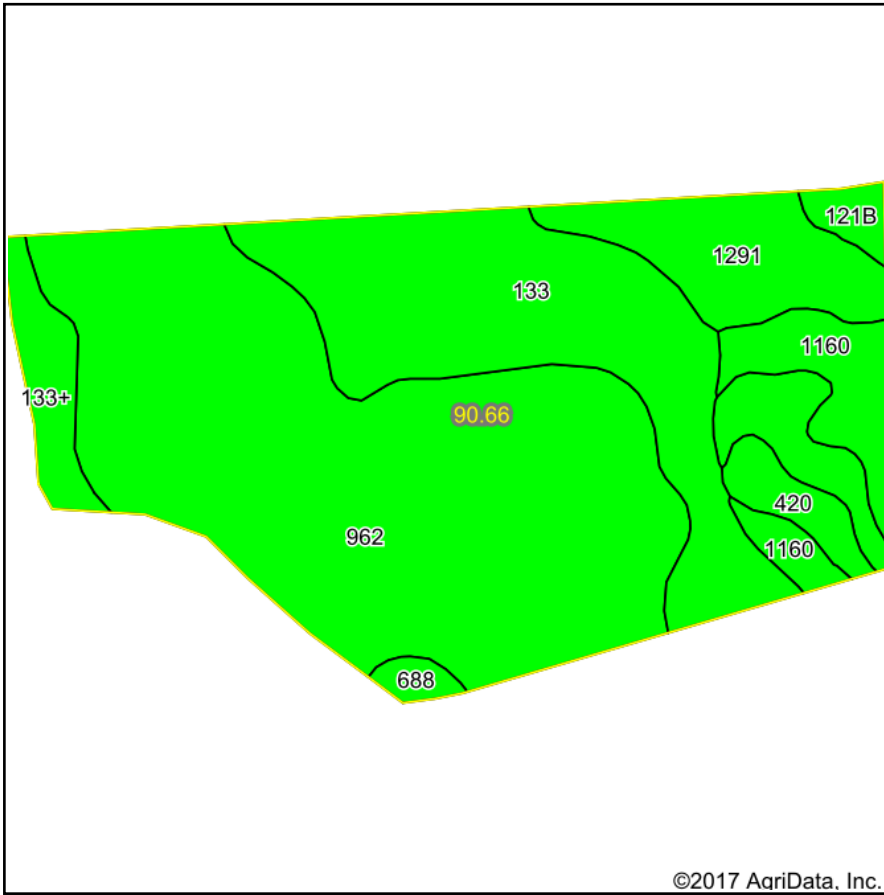


9-82N-5E
Clinton County
Iowa



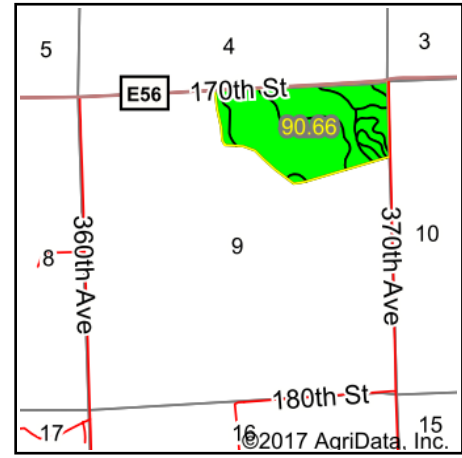
9/6/2017

Soils Map



Soils data provided by USDA and NRCS.

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State: **Iowa**
 County: **Clinton**
 Location: **9-82N-5E**
 Township: **Center**
 Acres: **90.66**
 Date: **9/6/2017**



Maps Provided By:



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Area Symbol: IA045, Soil Area Version: 22

Cod e	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*j Corn	*j Alfalfa	*j Soybeans	*j Bluegrass	*j Tall Grasses	CSR2**	CS R	Cor n	Oat s	Soybeans	NCCPI Overall
962	Elvira silty clay loam, 0 to 2 percent slopes	46.33	51.1%		llw	198.4	4.2	57.5	3.6	6	83	60				84
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	20.77	22.9%		llw	204.8	4.3	59.4	3.7	6.1	78	85				95
1291	Atterberry silt loam, benches, 1 to 3 percent slopes	10.73	11.8%		lle	224	5.8	65	4	6.7	85	80				98
1160	Walford silt loam, benches, 0 to 1 percent slopes	5.55	6.1%		lllw	216	4.5	62.6	3.9	6.5	85	65				89
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	3.23	3.6%		llw	204.8	4.3	59.4	3.7	6.1	78	80				94
420	Tama silt loam, terrace, driftless, 0 to 2 percent slopes	2.13	2.3%		l	240	6.7	69.6	4.3	7.2	100	100	8	4	2	95
121B	Tama silt loam, driftless, 2 to 6 percent slopes	1.15	1.3%		lle						95					94
688	Koszta silt loam, 0 to 2 percent slopes	0.77	0.8%		lw	217.6	5.7	63.1	3.9	6.5	90	85				99



Weighted Average	202.8	4.5	58.8	3.7	6.1	82.6	*-	0.2	0.1	*-	89.4
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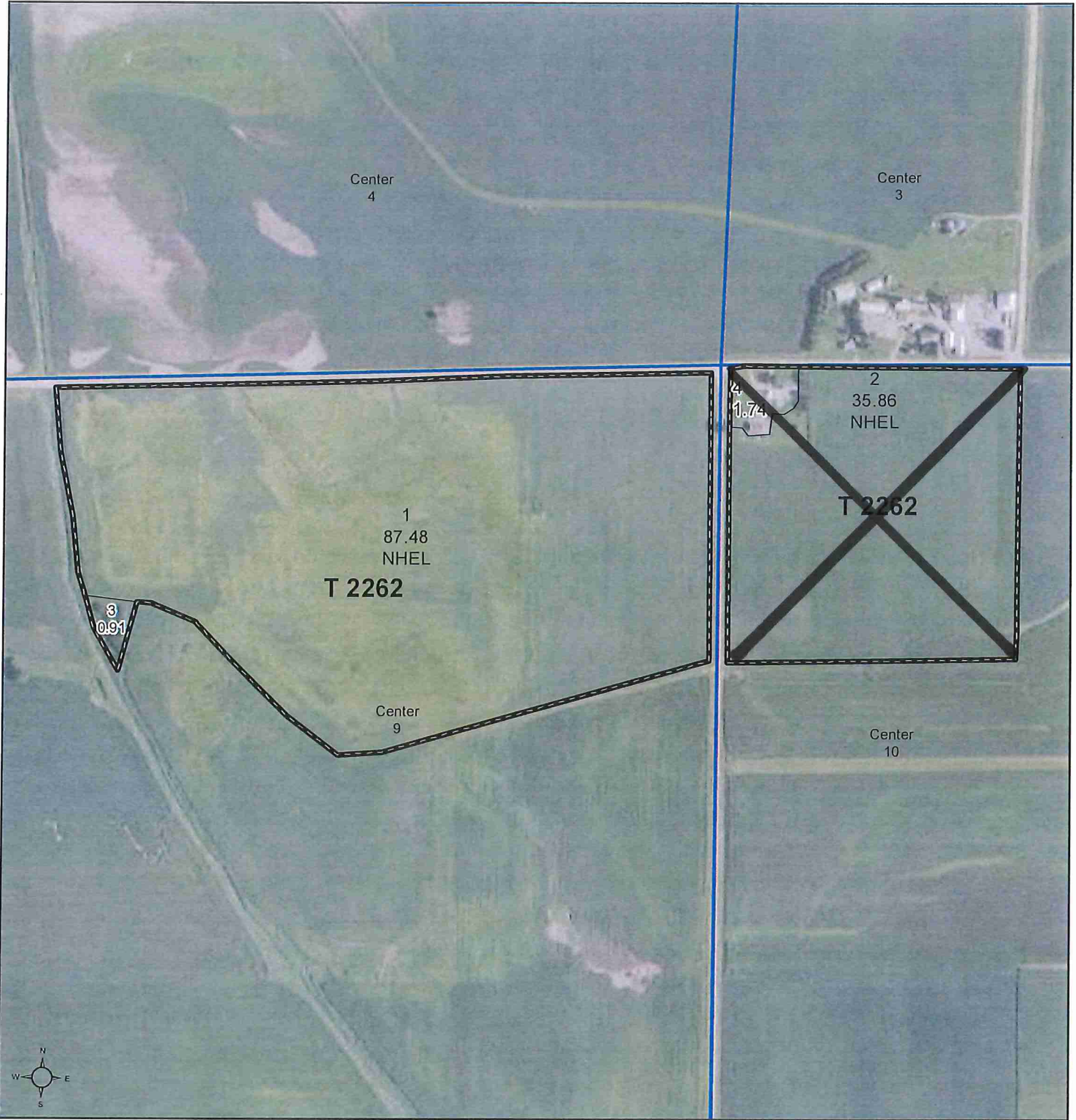
**IA has updated the CSR values for each county to CSR2.

*- 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.

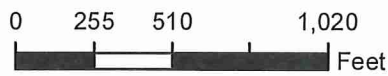
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Common Land Unit

- Tract Boundary
- PLSS
- Non-Cropland
- Cropland



2015 Ortho Imagery

2017 Program Year
Map Created April 21, 2017

Farm 2875
Tract 2262

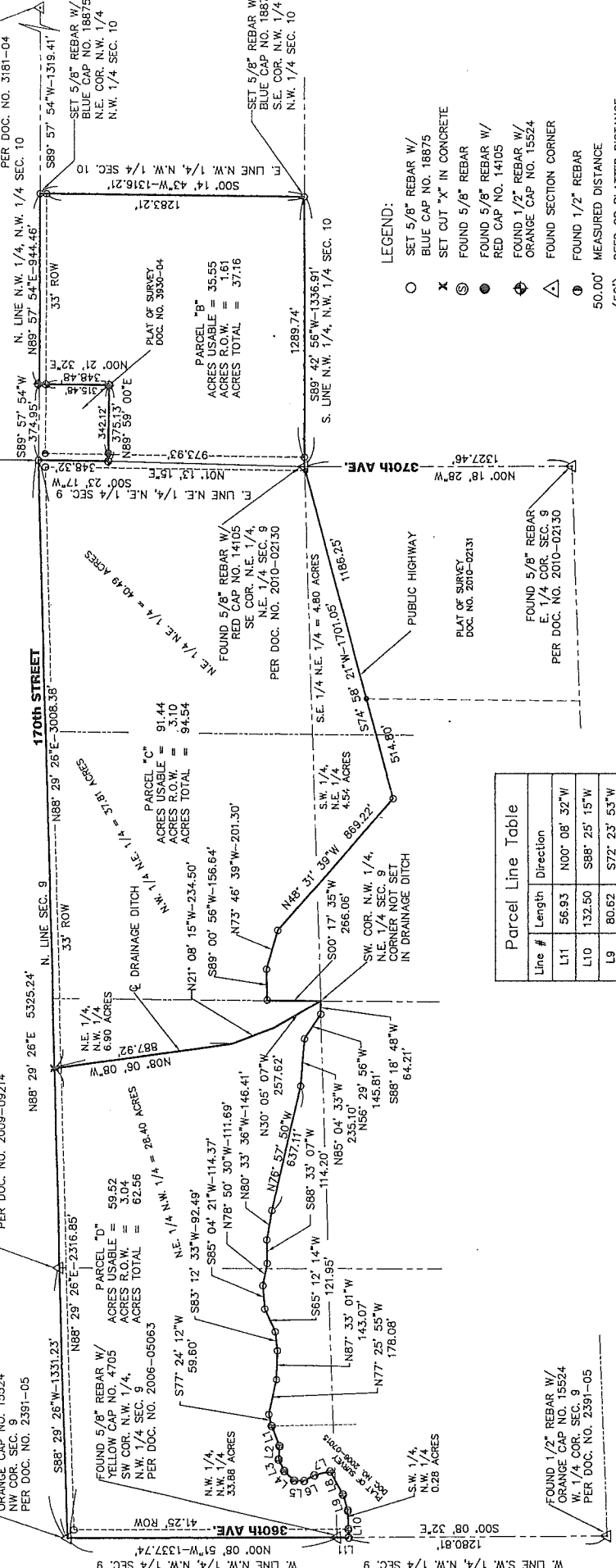
Wetland Determination Identifiers

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

Tract Cropland Total: 123.34 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).

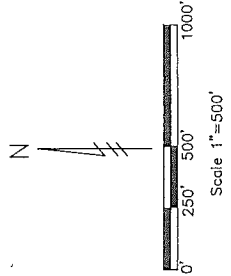
PLAT OF SURVEY
 BEING PART OF THE N. 1/2 OF SECTION 9 AND
 PART OF N.W. 1/4 OF THE N.W. 1/4 OF
 SECTION 10, TOWNSHIP-82 NORTH, RANGE-5 EAST
 OF THE 5TH P.M., CLINTON COUNTY, IOWA



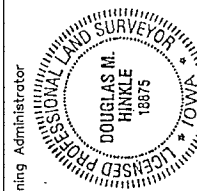
- LEGEND:**
- SET 5/8" REBAR W/
BLUE CAP NO. 18875
 - ✕ SET OUT "X" IN CONCRETE
 - ⊙ FOUND 5/8" REBAR
 - FOUND 5/8" REBAR W/
RED CAP NO. 14105
 - ⊕ FOUND 1/2" REBAR W/
ORANGE CAP NO. 15524
 - △ FOUND SECTION CORNER
 - ⊙ FOUND 1/2" REBAR
 - 50.00' MEASURED DISTANCE
 - (50') DEED OR PLATTED DISTANCE

Parcel Line Table

Line #	Length	Direction
L11	56.93	N00° 08' 32"W
L10	132.50	S88° 25' 15"W
L9	80.62	S72° 23' 53"W
L8	131.57	S61° 22' 37"W
L7	81.17	S13° 59' 49"E
L6	57.68	S28° 15' 38"E
L5	49.34	S01° 38' 28"W
L4	68.96	S44° 22' 15"W
L3	63.84	S64° 19' 14"W
L2	66.40	N86° 09' 51"W
L1	106.68	S69° 16' 41"W



LOCATION: N.W. 1/4 SEC. 10,
 N. 1/2 SEC. 9
 FOR/ OWNER: AMY DIERKS TRUST
 4440 W. 60th STREET
 DAVENPORT, IA. 52806
 PREPARED BY: DOUGLAS M. HINKLE
 HINKLE ENGINEERING & SURVEYING
 2100 CAMANCHIE AVE.
 CLINTON, IA. 52732-4027
 PHONE (563) 243-4027
 FAX (563) 243-4029
 Project Name: DIERKS FARM SURVEY 3
 Project #: 17-1910



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.
 Douglas M. Hinkle DATE: 8/25/2017
 DOUGLAS M. HINKLE, I.L.S., IOWA REG. NO. 18875
 MY LICENSE RENEWS DATE IS DECEMBER 31, 2017
 PAGES OR SHEETS COVERED BY THIS SEAL: SHEET 1 OF 2

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

Clinton County Zoning Administrator

PLAT OF SURVEY
BEING PART OF THE N. 1/2 OF SECTION 9 AND
PART OF N.W. 1/4 OF THE N.W. 1/4 OF
SECTION 10, TOWNSHIP-82 NORTH, RANGE-5 EAST
OF THE 5TH P.M., CLINTON COUNTY, IOWA

PARCEL "B" DESCRIPTION:

BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 82 NORTH, RANGE 5 EAST OF THE 5TH P.M., CLINTON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 10; THENCE NORTH 01' 13' 15" EAST, 973.93 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10; THENCE NORTH 89' 59' 00" EAST, 375.13 FEET; THENCE NORTH 00' 21' 32" EAST, 348.48 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10; THENCE NORTH 89' 57' 54" EAST, 944.46 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10; THENCE SOUTH 00' 14' 43" WEST, 1316.21 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10; THENCE SOUTH 89' 42' 56" WEST, 1336.91 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 37.16 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD.

PARCEL "C" DESCRIPTION:

BEING A PART OF THE NORTH ONE-HALF OF SECTION 9, TOWNSHIP 82 NORTH, RANGE 5 EAST OF THE 5TH P.M., CLINTON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SECTION 9; THENCE SOUTH 00' 23' 17" WEST, 348.32 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9; THENCE SOUTH 01' 13' 15" WEST, 973.93 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9 TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9;
THENCE SOUTH 74' 58' 21" WEST, 1701.05 FEET ALONG THE PUBLIC HIGHWAY;
THENCE NORTH 48' 31' 39" WEST, 869.22 FEET ALONG THE PUBLIC HIGHWAY;
THENCE NORTH 73' 46' 39" WEST, 201.30 FEET ALONG THE PUBLIC HIGHWAY;
THENCE SOUTH 89' 00' 56" WEST, 156.64 FEET ALONG THE PUBLIC HIGHWAY TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9; THENCE SOUTH 00' 17' 35" WEST, 266.06 FEET ALONG THE EAST LINE OF NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9 TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9; THENCE NORTH 30' 05' 07" WEST, 257.62 FEET ALONG THE CENTERLINE OF A DRAINAGE DITCH; THENCE NORTH 21' 08' 15" WEST, 234.50 FEET ALONG THE CENTERLINE OF A DRAINAGE DITCH;
THENCE NORTH 08' 06' 08" WEST, 887.92 FEET ALONG THE CENTERLINE OF A DRAINAGE DITCH TO THE NORTH LINE OF SECTION 9; THENCE NORTH 88' 29' 26" EAST, 3008.38 FEET ALONG THE NORTH LINE OF SECTION 9 TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 94.54 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD.

PARCEL "D" DESCRIPTION

BEING A PART OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 82 NORTH, RANGE 5 EAST OF THE 5TH P.M., CLINTON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SECTION 9; THENCE NORTH 88' 29' 26" EAST, 2316.85 FEET ALONG THE NORTH LINE OF SECTION 9 TO THE CENTERLINE OF A DRAINAGE DITCH; THENCE SOUTH 08' 06' 08" EAST, 887.92 FEET ALONG THE CENTERLINE OF A DRAINAGE DITCH; THENCE SOUTH 21' 08' 15" EAST, 234.50 FEET ALONG THE CENTERLINE OF A DRAINAGE DITCH TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9;
THENCE SOUTH 88' 18' 48" WEST, 64.21 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9 TO THE NORTH BANK OF THE CREEK;
THENCE NORTH 56' 29' 56" WEST, 145.81 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE NORTH 85' 04' 33" WEST, 235.10 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE NORTH 76' 57' 50" WEST, 637.11 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE NORTH 80' 33' 36" WEST, 146.41 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE SOUTH 88' 33' 07" WEST, 114.20 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE NORTH 78' 50' 30" WEST, 111.69 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE SOUTH 85' 04' 21" WEST, 114.37 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE SOUTH 65' 12' 14" WEST, 121.95 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE SOUTH 83' 12' 33" WEST, 92.49 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE NORTH 87' 33' 01" WEST, 143.07 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE NORTH 77' 25' 55" WEST, 178.08 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE SOUTH 77' 24' 12" WEST, 59.60 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE SOUTH 69' 16' 41" WEST, 106.68 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE NORTH 86' 09' 51" WEST, 66.40 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE SOUTH 64' 19' 14" WEST, 63.84 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE SOUTH 44' 22' 15" WEST, 68.96 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE SOUTH 01' 38' 28" WEST, 49.34 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE SOUTH 28' 15' 38" EAST, 57.68 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE SOUTH 13' 59' 49" EAST, 81.17 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE SOUTH 61' 22' 37" WEST, 131.57 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE SOUTH 72' 23' 53" WEST, 80.62 FEET ALONG THE NORTH BANK OF THE CREEK;
THENCE SOUTH 88' 25' 15" WEST, 132.50 FEET ALONG THE NORTH BANK OF THE CREEK TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9;
THENCE NORTH 00' 08' 32" WEST, 56.93 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9 TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9; THENCE NORTH 00' 08' 51" WEST, 1337.74 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9 TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 62.56 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD

LOCATION: N.W. 1/4 SEC. 10,
N. 1/2 SEC. 9

FOR/ OWNER: AMY DIERKS TRUST
4440 W. 60th STREET
DAVENPORT, IA. 52806

PREPARED BY: DOUGLAS M. HINKLE
HINKLE ENGINEERING & SURVEYING
2100 CAMANCHE AVE.
CLINTON, IA. 52732
PHONE (563) 243-4027
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Project Name: DIERKS FARM SURVEY 3
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D. M. Hinkle DATE: 8/25/2017

DOUGLAS M. HINKLE, L.L.S. IOWA REG. NO. 18875
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
PAGES OR SHEETS COVERED BY THIS SEAL, SHEET 2 OF 2



E 56

32NDH AVENUE

370TH AVENUE

CHARLOTTE

HWY 136

GOOSE LAKE

94.54 AC

Z24

Z36

