

LAND FOR SALE

37.16 SURVEYED ACRES

LISTING #13978

CLINTON COUNTY, IOWA



DOUGLAS R. YEGGE

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700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

The Northwest 1/4 of the Northwest 1/4, Section 10, Township 82 North, Range 5 East of the 5th P.M.
 See attached survey

COMMENTS & BUILDING INFORMATION:

Opportunity to own 37.16 surveyed acres of Clinton County farmland in a prime location south of Goose Lake. The farm includes approximately 35 Tillable acres with a CSR2 of 88. Productive soil types include Tama and Colo silty clay loams. This tracts is split off from the 157.1 acres being sold to the West. Additional farmland is available. Farm is open for the 2018 crop season. Property is located in Section 10 of Center Township just South of Goose Lake.

LEASE/FSA INFORMATION:

Open for the 2018 crop year.

37.16 Surveyed Acres, Clinton County, IA

TOTAL ACRES:	37.16
PRICE:	\$445,920
Price Per Acre:	\$12,000
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:	88 CSR2
Taxable Acres:	35.52
Net RE Taxes:	\$1,550
Taxes Payable In:	2016-2017
Topography:	Level to Gently Roll

F.S.A. INFORMATION: (ESTIMATED)

Farmland:	37.16
Crop Acres:	35.86
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	35.86
Corn Yield:	157
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	37.16
Tillable Acres:	35.86
CRP Acres:	
Farmstead:	
Roads:	1.3
Waterways:	
Timber:	
Pasture:	

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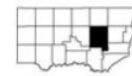
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R-5-E



3. Palmer, Louis 9

SECTION 31

1. Krogmann, Richard 7
SECTION 22

SECTION 32
1. Koons.

SECTION 33

1. Grimm,

SECTION 34

1. McChurch, Kath
2. Smith, Richard S

2. Smith,

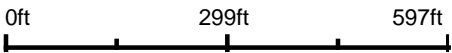
Aerial Map



©2017 AgriData, Inc.



map center: 41° 55' 48.42, -90° 22' 17.73



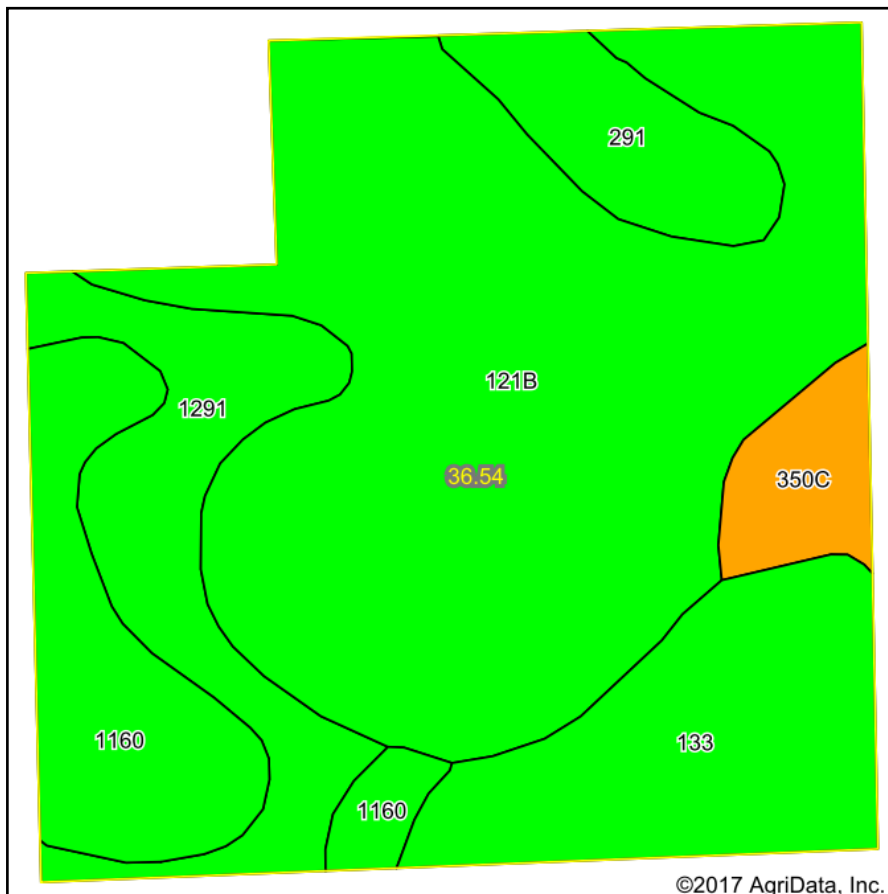
10-82N-5E
Clinton County
Iowa



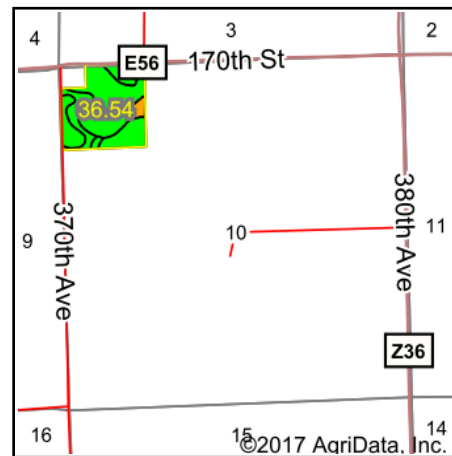
9/1/2017

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **10-82N-5E**
 Township: **Center**
 Acres: **36.54**
 Date: **9/1/2017**



Area Symbol: IA045, Soil Area Version: 22

Cod e	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CS R	NCCPI Overall
121B	Tama silt loam, driftless, 2 to 6 percent slopes	18.99	52.0%		Ile						95		94
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.24	14.3%		Ilw	204.8	4.3	59.4	3.7	6.1	78	85	95
1291	Atterberry silt loam, benches, 1 to 3 percent slopes	4.41	12.1%		Ile	224	5.8	65	4	6.7	85	80	98
1160	Walford silt loam, benches, 0 to 1 percent slopes	4.31	11.8%		Illw	216	4.5	62.6	3.9	6.5	85	65	89
291	Atterberry silt loam, 1 to 3 percent slopes	2.18	6.0%		Ile	224	5.8	65	4	6.7	85	80	98
350 C	Waukegan silt loam, 5 to 9 percent slopes	1.41	3.9%		Illle	152	4.3	44.1	2.7	4.6	49	49	81
Weighted Average						101.1	2.4	29.3	1.8	3	87.8	*-	93.8

**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.

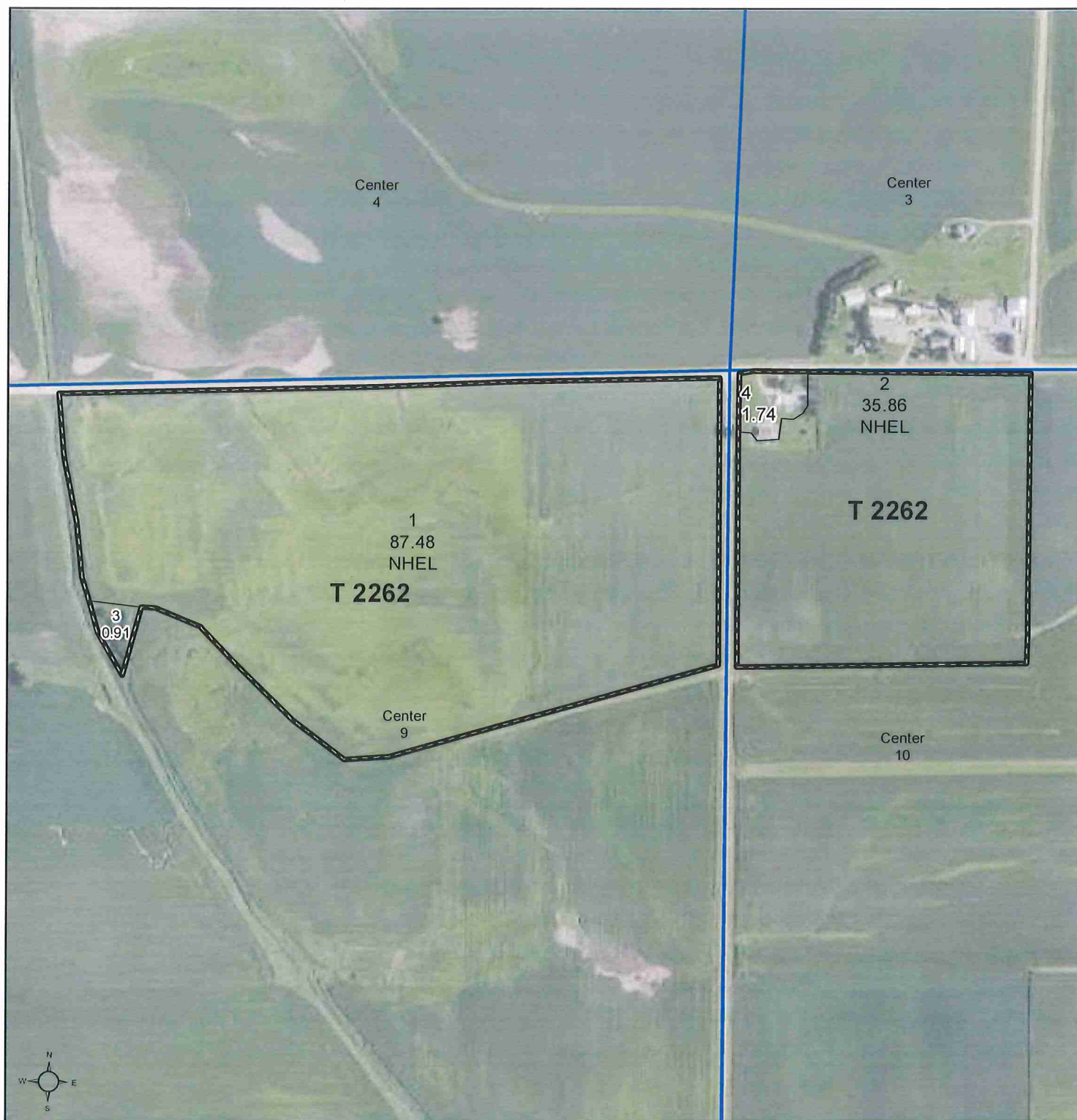
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Clinton County, Iowa



Common Land Unit

- Non-Cropland
- Cropland

- Tract Boundary
- PLSS

0 255 510 1,020
Feet

Wetland Determination Identifiers

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

Tract Cropland Total: 123.34 acres

2017 Program Year

Map Created April 21, 2017

Farm **2875**
Tract **2262**

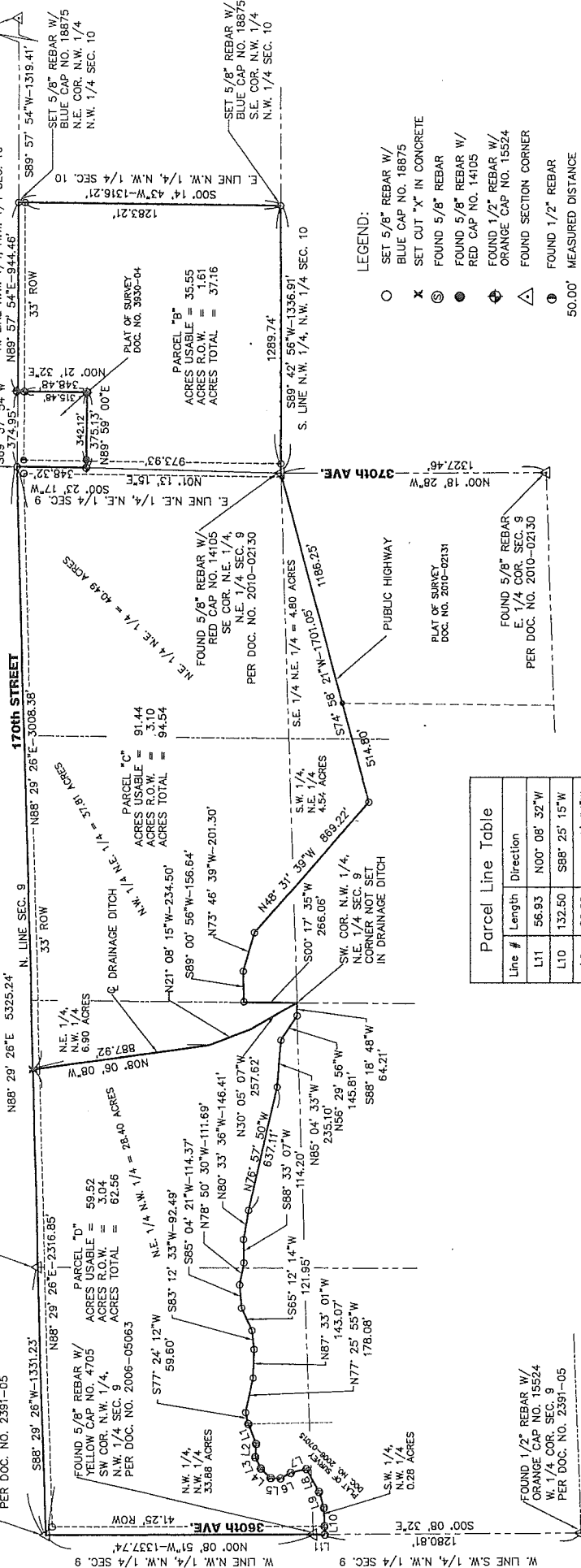
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PLAT OF SURVEY

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

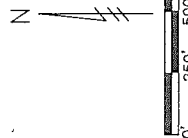
FOUND 5/8" REBAR W/
BLUE CAP NO. 18875
NE COR. N.W. 1/4,
N.W. 1/4 SEC. 9
PER DOC. NO. 2009-09214

FOUND 1/2" REBAR W/
ORANGE CAP NO. 15524
NW COR. SEC. 9
PER DOC. NO. 2391-05



- LEGEND:
- SET 5/8" REBAR W/
BLUE CAP NO. 18875
 - ✕ SET CUT "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

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) 243-4029
FAX (563) 243-4029
Project Name: DIERKS FARM SURVEY 3
Project #: 17-1910

Clinton County Zoning Administrator



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

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.

D. M. Hinkle DATE: 6/25/2017
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 1 OF 2

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

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D. M. Hinkle DATE: 8/25/2017

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PAGES OR SHEETS COVERED BY THIS SEAL, SHEET 2 OF 2









E56 - 170TH STREET

370TH AVENUE

372ND AVENUE



CHARLOTTE

F64



37.16 AC.

HWY 136

Z 36

SIXMILE

ELVIRA