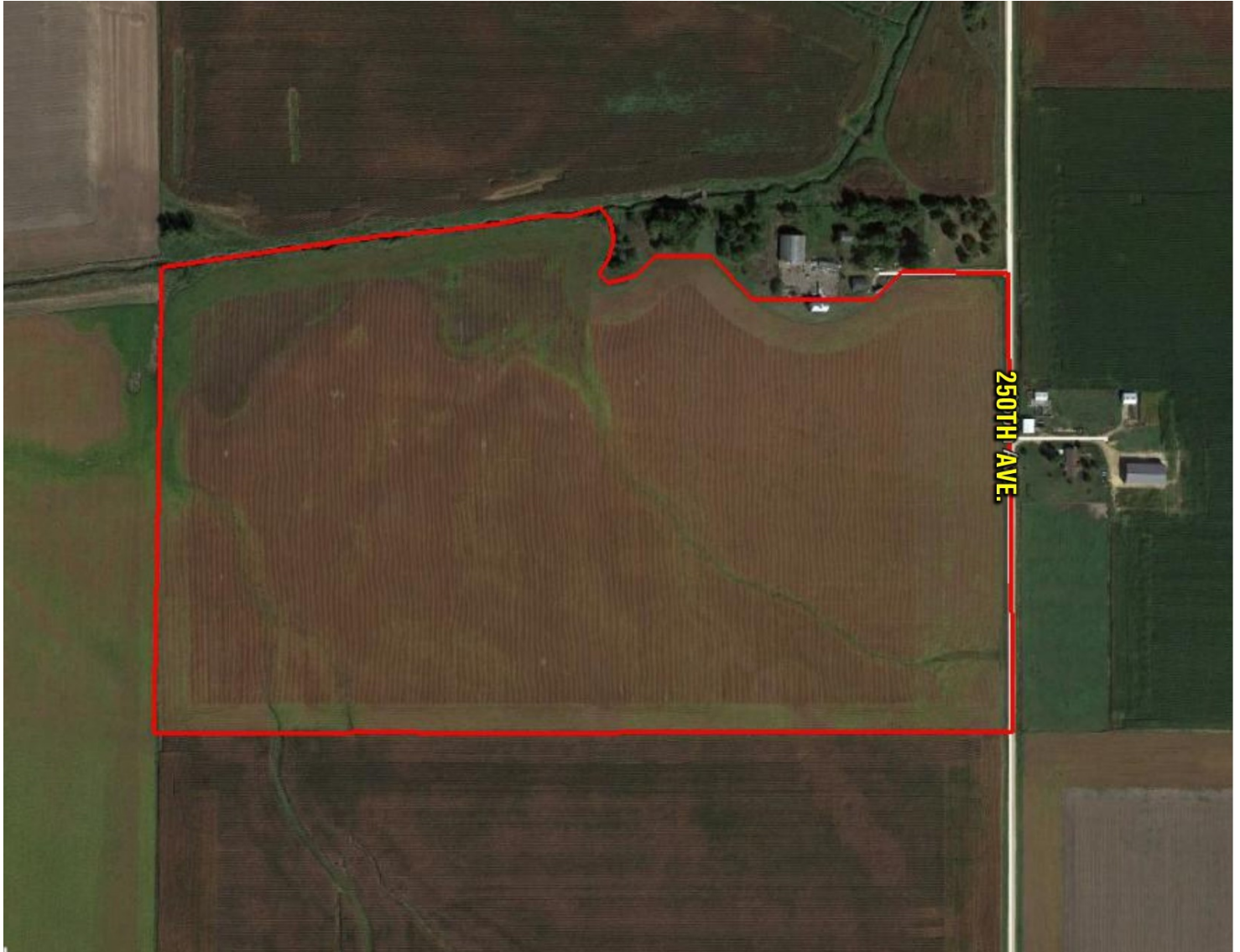


LAND FOR SALE

LISTING #14281

88 ACRES M/L
CLINTON COUNTY, ILLINOIS



DOUGLAS R. YEGGE

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

ALAN MCNEIL

C: 563-321-1125
O: 563-659-8185
Alan@PeoplesCompany.com

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

88 Acres M/L being the South 1/2 of the NE 1/4 and part of the N 1/2 of the NE 1/4 all lying south of the creek in Section 28 Township 82 North, Range 3 East.

Exact legal to come from abstract.

COMMENTS & BUILDING INFORMATION:

Peoples Company is proud to present 88 Acres M/L level to gently sloping prairie soiled farm located just south of Welton, IA. Long history of excellent yields.

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

LEASE/FSA INFORMATION:

N/A

Block, 88 Acres M/L, Clinton County, IA

TOTAL ACRES:	88
PRICE:	\$836,000
Price Per Acre:	\$9,500
Owner:	Block
Operator:	Owner Operated
County & State:	Clinton Co., IA
Location:	Welton
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	67.9 CSR2, 71.8 CSR
Taxable Acres:	86.6
Net RE Taxes:	\$2,902
Taxes Payable In:	2017-2018
Topography:	Level

F.S.A. INFORMATION:

Farmland:	93.68
Crop Acres:	85.76
Effective DCP Cropland	85.76
CRP Acres:	N/A
Corn Base:	64.36
Corn Yield:	170
Soybean Base:	21.4
Soybean Yield:	52

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	88
Tillable Acres:	86
CRP Acres:	N/A
Farmstead:	.25
Roads:	.5
Waterways:	1.25
Timber:	N/A
Pasture:	N/A

PeoplesCompany.com
563.659.8185

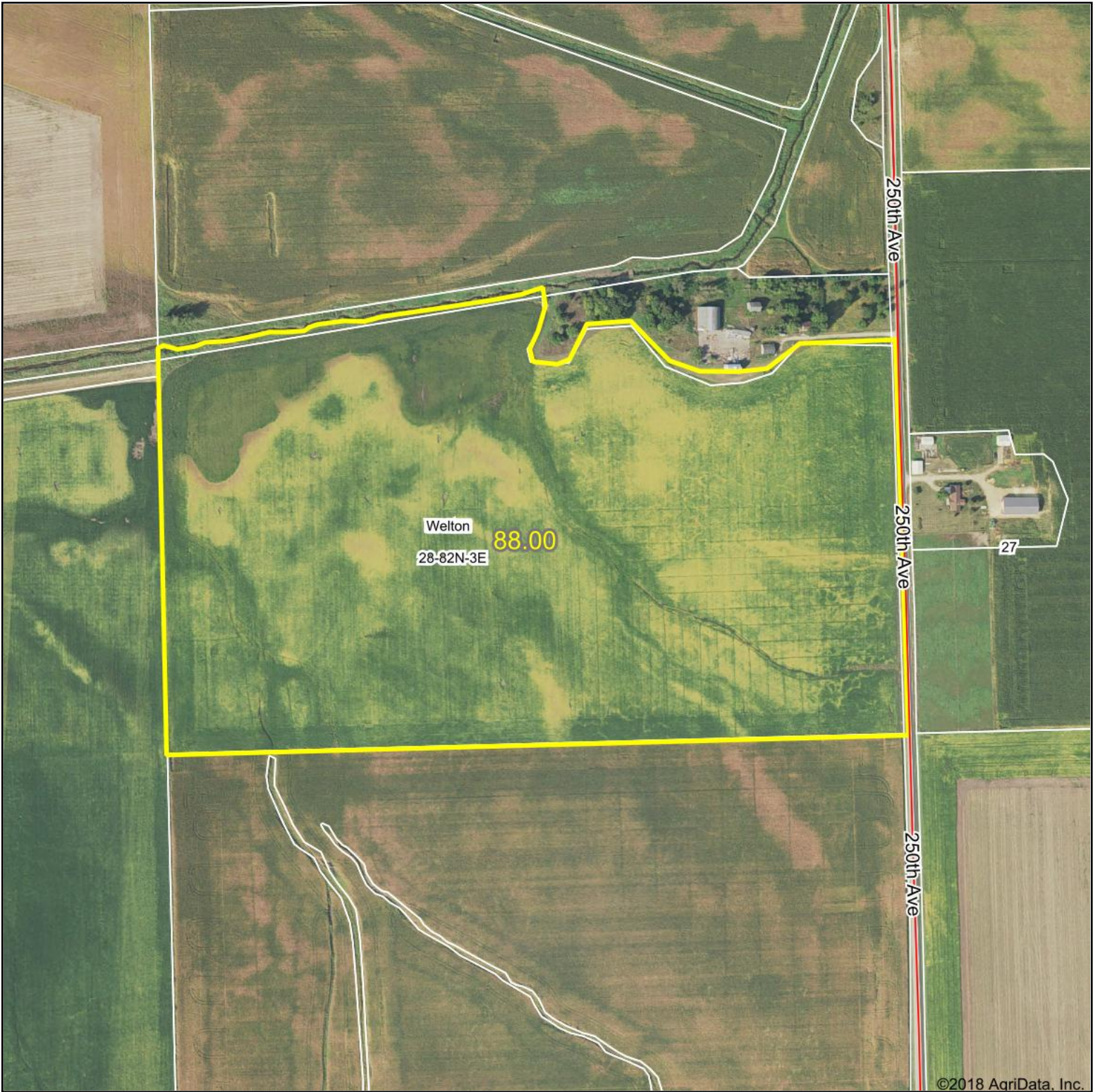
700 6th Ave
DeWitt, Iowa 52742

R-3-E



CLINTON CO., IA

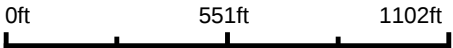
Aerial Map - Total Acres



©2018 AgriData, Inc.



map center: 41° 52' 55.39, -90° 36' 41.34



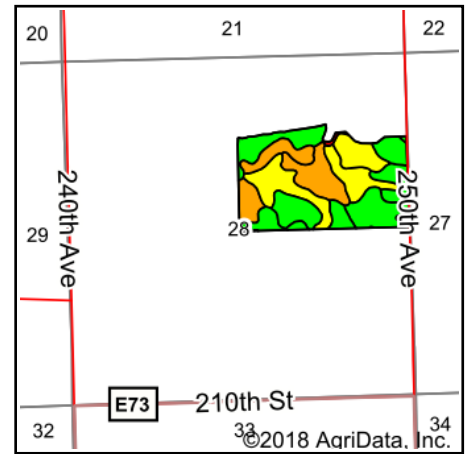
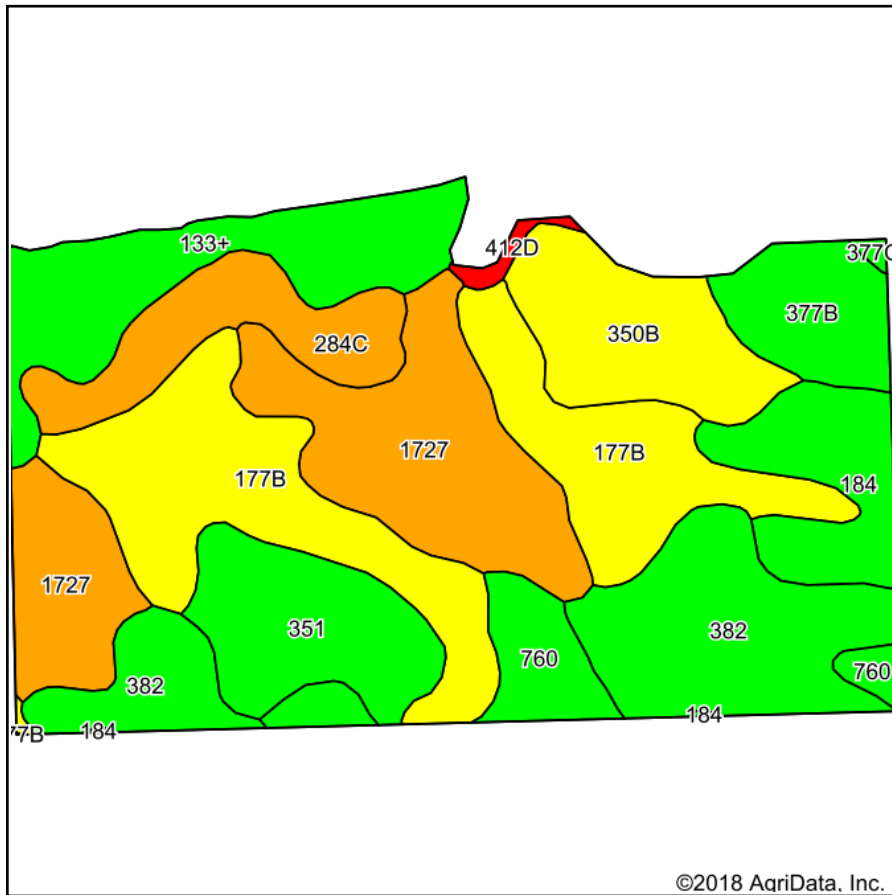
28-82N-3E
Clinton County
Iowa



8/14/2018

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

Soils Map - Total Acres



State: **Iowa**
 County: **Clinton**
 Location: **28-82N-3E**
 Township: **Welton**
 Acres: **88**
 Date: **8/14/2018**

PEOPLES
 COMPANY
 INNOVATIVE. REAL ESTATE. SOLUTIONS.

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA045, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	NCCPI Overall	NCCPI Corn	NCCPI Small Grains	NCCPI Soybeans
177B	Saupe loam, 2 to 5 percent slopes	18.81	21.4%		lls	80	2.2	23.2	1.4	2.4	55	61	75	75	55	55
1727	Udolpho loam, 0 to 2 percent slopes	15.07	17.1%		llw	80	1.7	23.2	1.4	2.4	48	69	80	80	14	55
382	Maxfield silty clay loam, 0 to 2 percent slopes	12.42	14.1%		llw	230.4	4.8	66.8	4.1	6.9	94	90	83	83	14	82
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	8.61	9.8%		llw	204.8	4.3	59.4	3.7	6.1	78	80	94	94	13	76
350B	Waukegan silt loam, 2 to 5 percent slopes	6.74	7.7%		lle	80	2.2	23.2	1.4	2.4	55	69	82	82	68	51
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	6.73	7.6%		lw	224	5.8	65	4	6.7	78	73	98	97	35	98
284C	Flagler sandy loam, 5 to 9 percent slopes	5.63	6.4%		llle	80	2.2	23.2	1.4	2.4	46	30	62	62	49	36
184	Klinger silt loam, 1 to 4 percent slopes	5.21	5.9%		lw	240	6.2	69.6	4.3	7.2	95	95	88	88	30	81

377B	Dinsdale silt loam, 2 to 5 percent slopes	4.11	4.7%		Ile	232	6.5	67.3	4.2	7	95	90	89	89	58	76
760	Ansgar silt loam, 0 to 3 percent slopes	4.03	4.6%		Ilw	216	4.5	62.6	3.9	6.5	80	77	91	91	61	86
412D	Sogn loam, 5 to 14 percent slopes	0.42	0.5%		Vls	88	2.5	25.5	1.6	2.6	5	8	35	35	27	21
377C	Dinsdale silt loam, 5 to 9 percent slopes	0.15	0.2%		Ille	216	6	62.6	3.9	6.5	88	75	88	88	59	76
177	Saude loam, 0 to 2 percent slopes	0.07	0.1%		Ils	80	2.2	23.2	1.4	2.4	60	64	75	75	55	56
Weighted Average						147.5	3.5	42.8	2.6	4.4	67.9	71.7	82.3	82.2	36	66.4

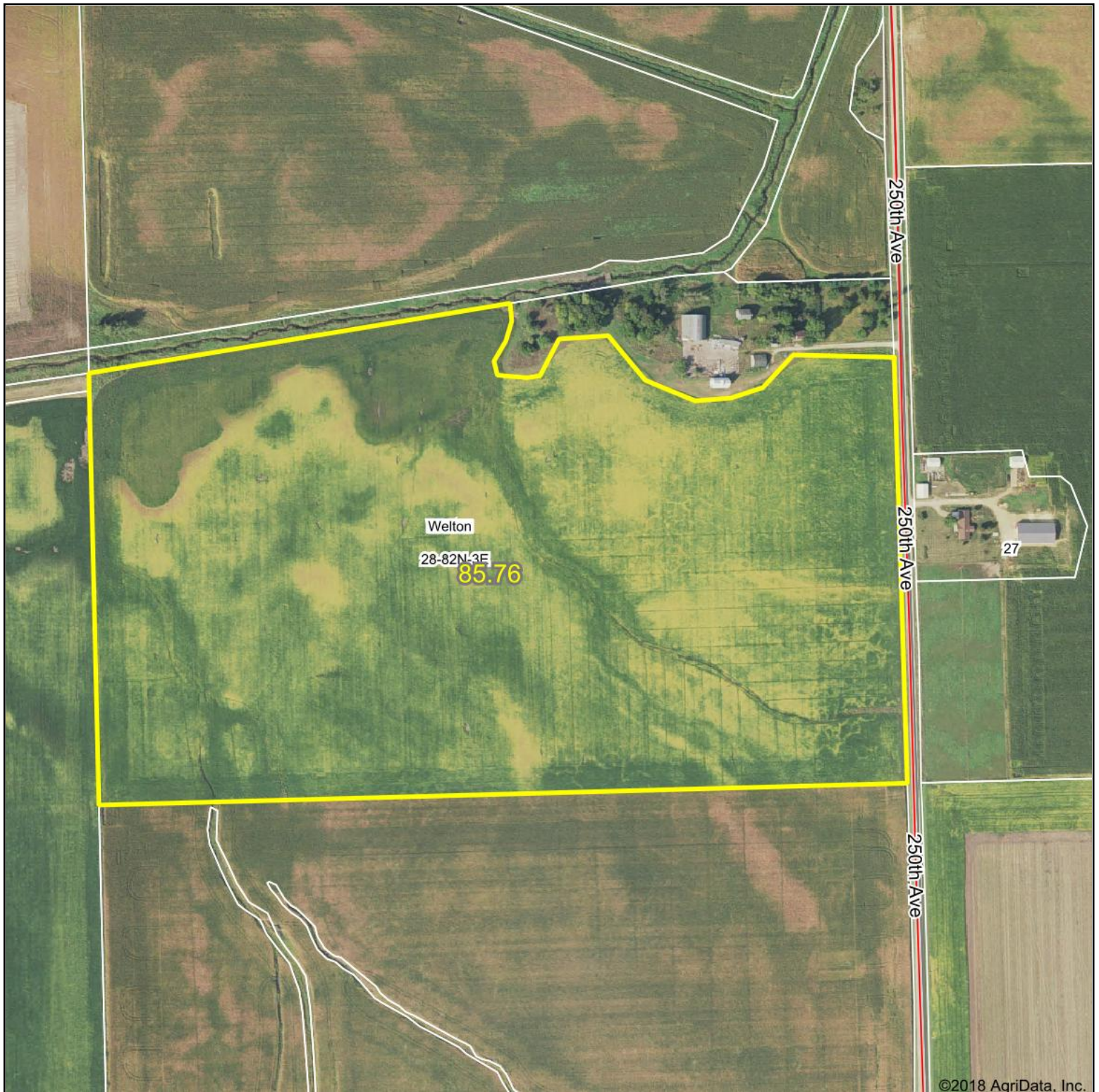
**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map - Tillable Acres Per Clinton Co. FSA



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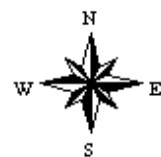
map center: 41° 52' 56.31, -90° 36' 39.87

0ft 505ft 1010ft

Maps Provided By:

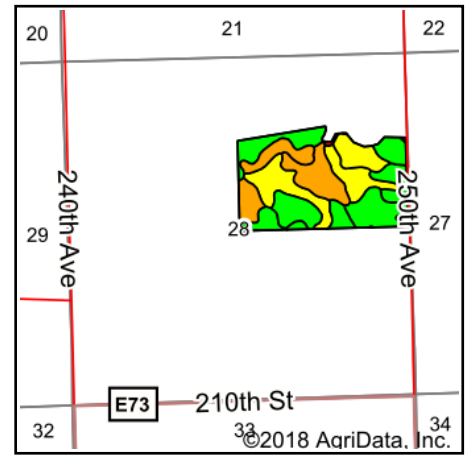
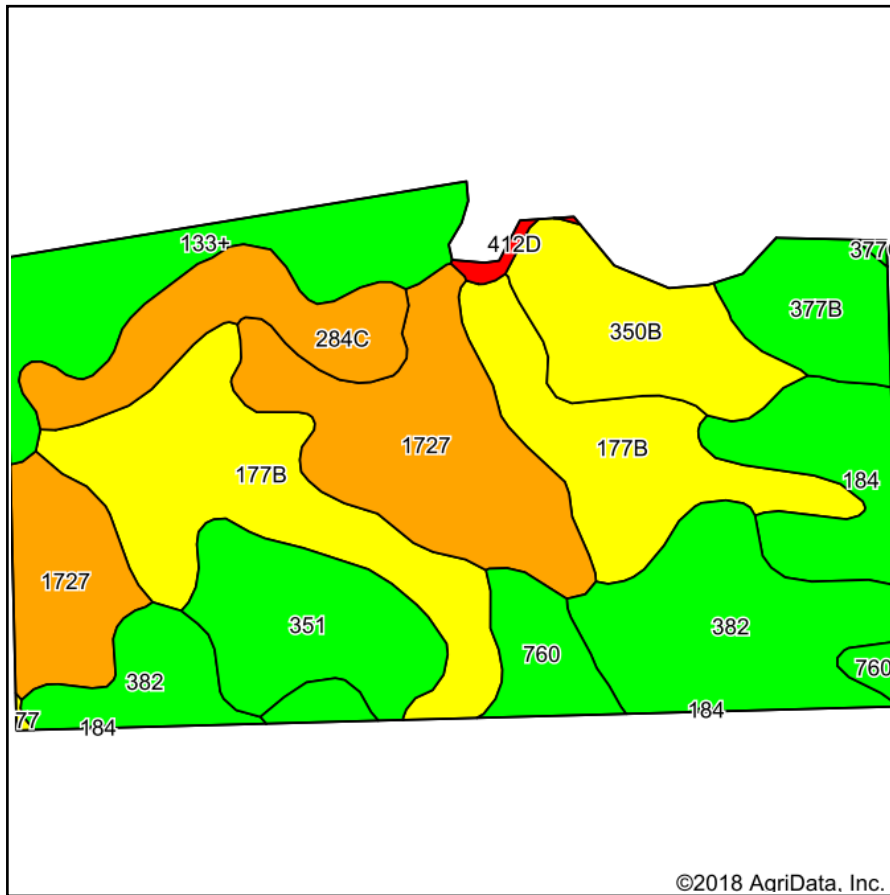
CUSTOMIZED ONLINE MAPPING
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28-82N-3E
Clinton County
Iowa



8/14/2018

Soils Map - Tillable Acres Per Clinton Co. FSA



State: **Iowa**
 County: **Clinton**
 Location: **28-82N-3E**
 Township: **Welton**
 Acres: **85.76**
 Date: **8/14/2018**

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Maps Provided By:

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Area Symbol: IA045, Soil Area Version: 23

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177B	Saunder loam, 2 to 5 percent slopes	18.78	21.9%		lls	80	2.2	23.2	1.4	2.4	55	61	75	75	55	55
1727	Udolpho loam, 0 to 2 percent slopes	15.04	17.5%		llw	80	1.7	23.2	1.4	2.4	48	69	80	80	14	55
382	Maxfield silty clay loam, 0 to 2 percent slopes	12.19	14.2%		llw	230.4	4.8	66.8	4.1	6.9	94	90	83	83	14	82
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	7.80	9.1%		llw	204.8	4.3	59.4	3.7	6.1	78	80	94	94	13	76
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	6.72	7.8%		lw	224	5.8	65	4	6.7	78	73	98	97	35	98
350B	Waukegan silt loam, 2 to 5 percent slopes	6.42	7.5%		lle	80	2.2	23.2	1.4	2.4	55	69	82	82	68	51
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184	Klinger silt loam, 1 to 4 percent slopes	5.00	5.8%		lw	240	6.2	69.6	4.3	7.2	95	95	88	88	30	81

377B	Dinsdale silt loam, 2 to 5 percent slopes	3.86	4.5%		Ile	232	6.5	67.3	4.2	7	95	90	89	89	58	76
760	Ansgar silt loam, 0 to 3 percent slopes	3.86	4.5%		Ilw	216	4.5	62.6	3.9	6.5	80	77	91	91	61	86
412D	Sogn loam, 5 to 14 percent slopes	0.32	0.4%		Vls	88	2.5	25.5	1.6	2.6	5	8	35	35	27	21
377C	Dinsdale silt loam, 5 to 9 percent slopes	0.08	0.1%		Ille	216	6	62.6	3.9	6.5	88	75	88	88	59	76
177	Saude loam, 0 to 2 percent slopes	0.06	0.1%		Ils	80	2.2	23.2	1.4	2.4	60	64	75	75	55	56
Weighted Average						146.5	3.5	42.5	2.6	4.4	67.7	71.6	82.2	82.1	36	66.3

**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

IOWA
CLINTON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 7011
Prepared : Aug 7, 2018
Crop Year : 2018

Abbreviated 156 Farm Record

Tract 865 Continued ...

TOTAL 36.57 0.00

NOTES

Tract Number : 11141

Description : H-7 NE1/4 OF 28
FSA Physical Location : IOWA/CLINTON
ANSI Physical Location : IOWA/CLINTON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JAYCE D BLOCK
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
93.68	85.76	85.76	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	85.76	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	64.36	0.00	0	170
Soybeans	21.40	0.00	0	52
TOTAL	85.76	0.00		

NOTES

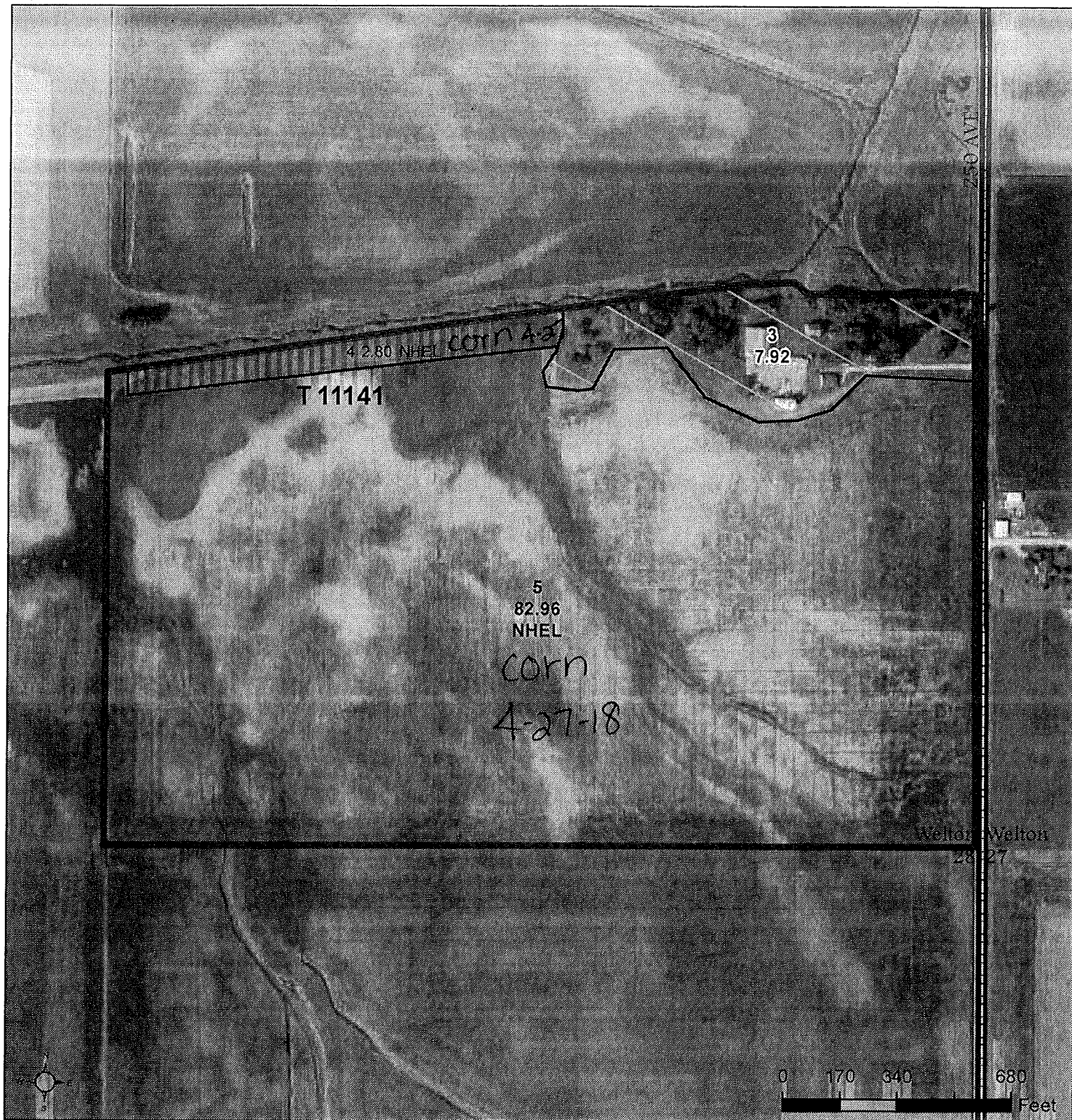
Tract Number : 12676

Description : SW 1/4 of 15 T81N R2E
FSA Physical Location : IOWA/CLINTON
ANSI Physical Location : IOWA/CLINTON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : SHARRI LYN BLOCK, JAYCE D BLOCK
Other Producers : None
Recon ID : None



United States
Department of
Agriculture

Clinton County, Iowa



Legend

Non-Cropland	CRP	Iowa PLSS
Cropland	Tract Boundary	Iowa Roads

Wetland Determination Identifiers

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

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).

100% Jayce Block

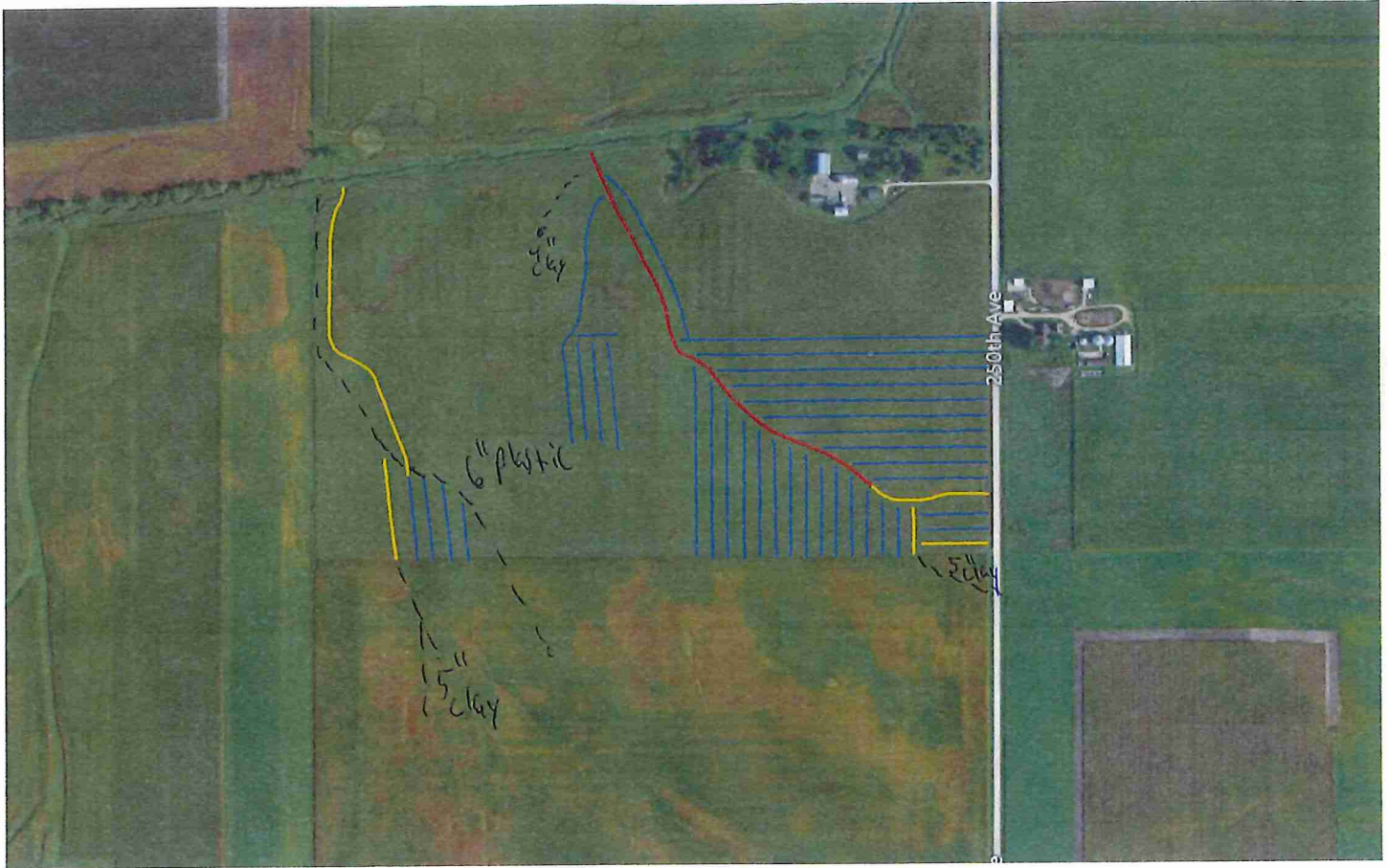
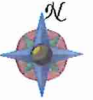
Tract Cropland Total: 85.76 acres

2018 Program Year

Map Created May 02, 2018

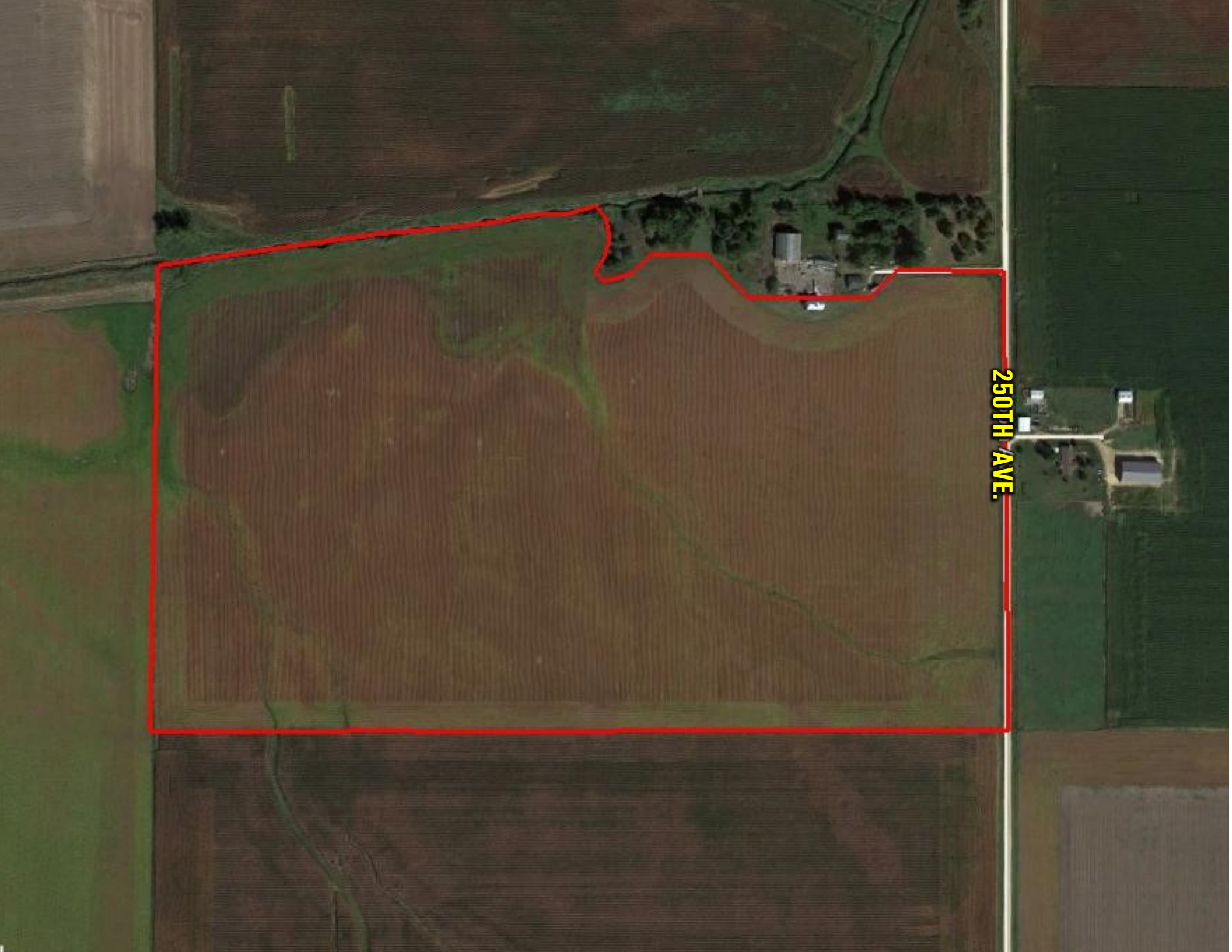
Farm 7011
Tract 11141

Whole farm
Name



Client: Block, Jayce
Farm: West of grau
Field: Whole farm
Name: linefeature
Date: 11/5/2012

	4 Inch Tile	18946.84 ft
	6 Inch Tile	2501.63 ft
	Tile 8	1764.26 ft

An aerial photograph of a rural landscape. A large, irregularly shaped field with a brown, textured surface is outlined in red. To the right of this field, a vertical road is labeled "250TH AVE." in yellow text. Further to the right, there are several buildings, including a large barn and a smaller house, surrounded by trees. The background consists of various agricultural fields in shades of brown and green.

250TH AVE.



WELTON

88 AC.

GRAND MOUND

HWY. 30

DEWITT

HWY 61