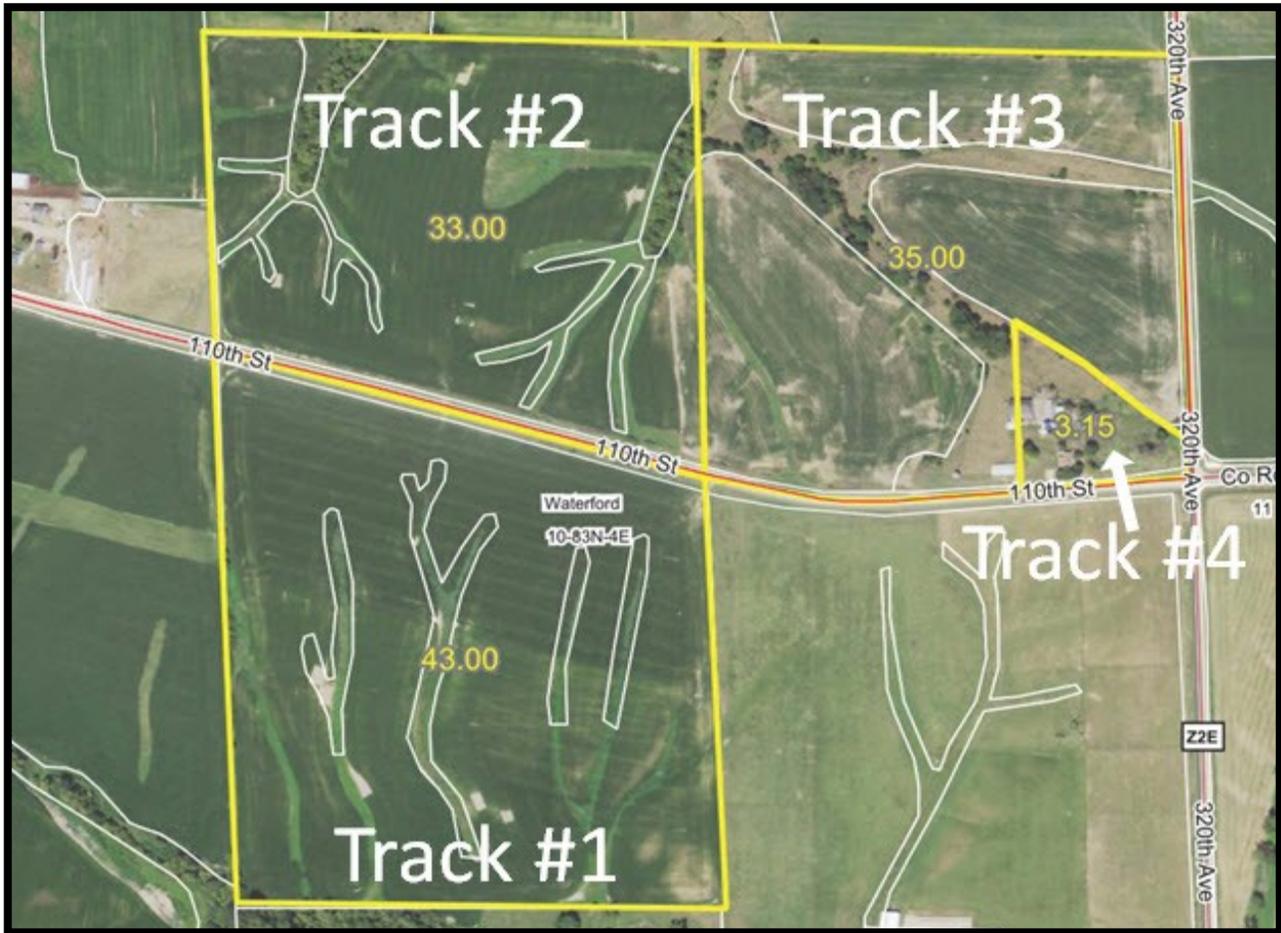


LAND AUCTION

114 ACRES M/L OFFERED IN 4 TRACTS
ESTATE OF SHIRLEY E. BOEHMER, CLINTON COUNTY, IOWA
THUR., JUNE 30, 2021 AT 1:00 P.M.
MILLENNIUM BALLROOM

#15541 169 OBRIAN ST., GOOSE LAKE, IA



AGENT NAME
C: 000.000.0000
O: 515.222.1347
Agent@PeoplesCompany.com

AGENT NAME
C: 000.000.0000
O: 515.222.1347
Agent@PeoplesCompany.com

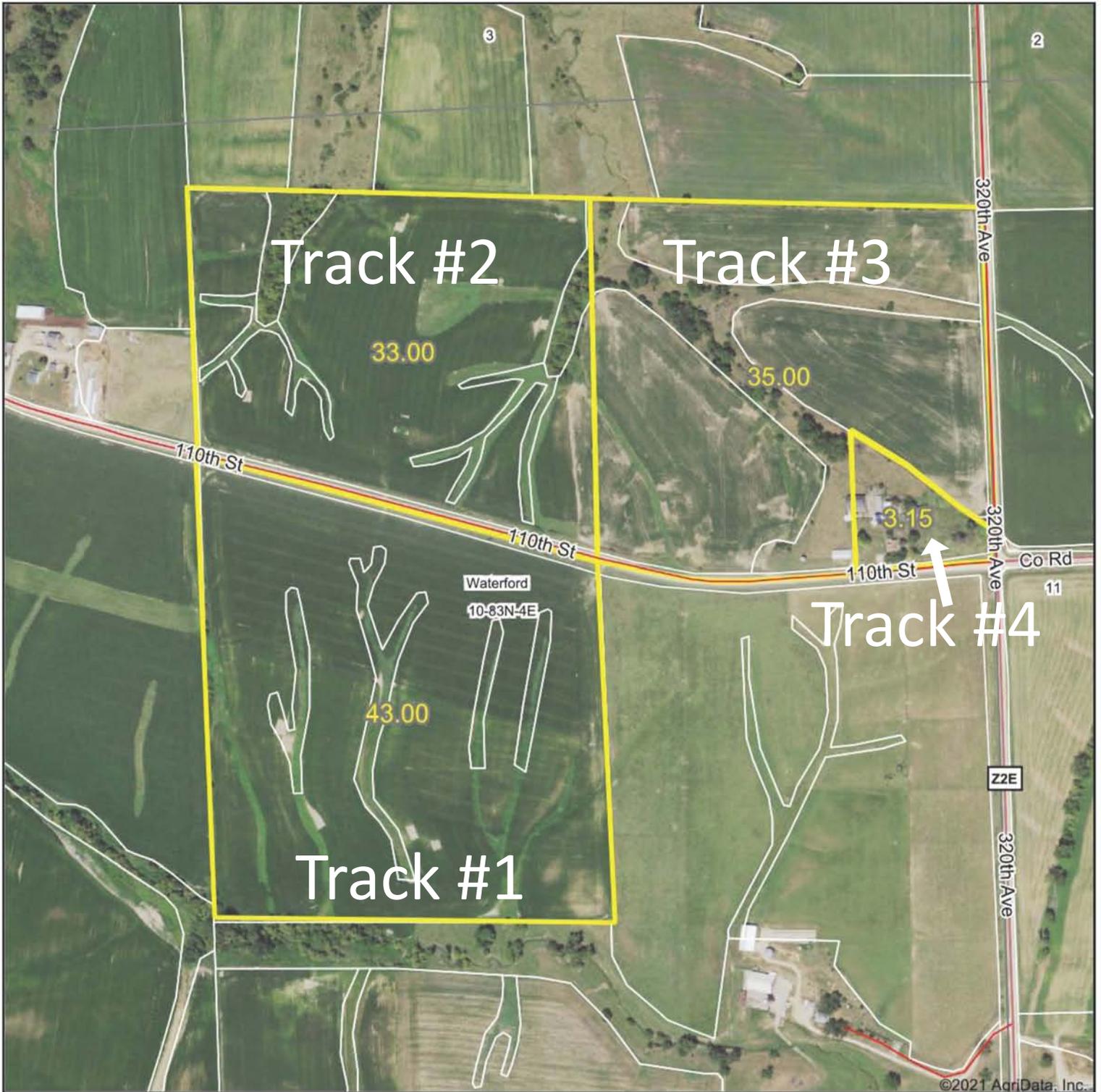
ROBERT J. MCGEE, SELLER'S COUNCIL

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

www.Yeggemcneilland.co

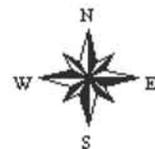
Aerial Map



Map Center: 42° 0' 52.62, -90° 28' 36.47



10-83N-4E
Clinton County
Iowa



5/28/2021





Tract 1

TRACT #1

LEGAL DESCRIPTION:

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

COMMENTS & BUILDING INFORMATION:

Tract 1: consists of 43 acres m/l with approximately 38.67 Cropland acres carrying a CSR2 rating of 54.2. The primary soil types include Fayette & Lindley 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:

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

Yeggemcneiland.com
PeoplesCompany.com

Tract 1 - Shirley E. Boehmer Estate – 43 Acres M/L, Clinton County, IA

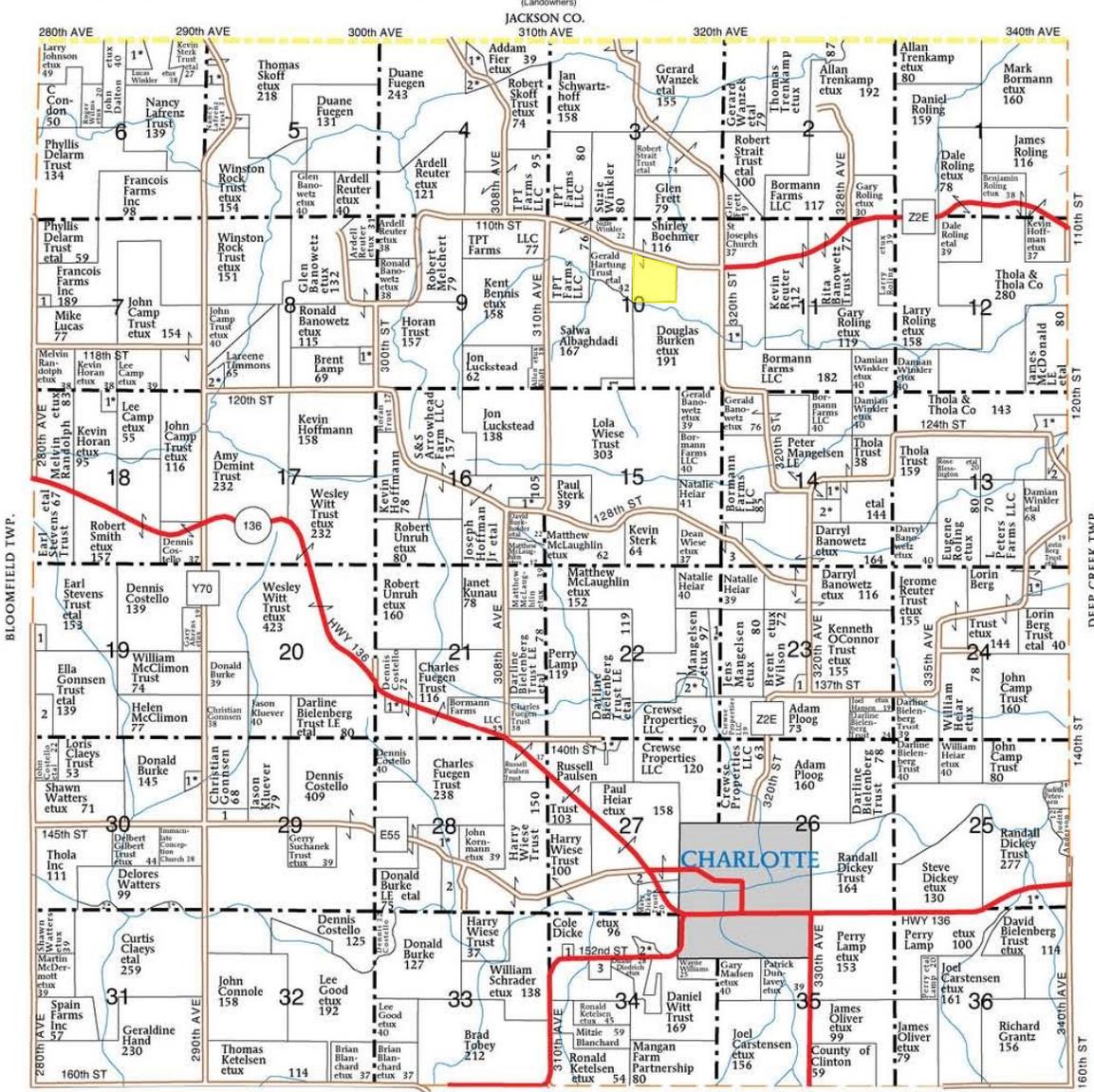
TOTAL ACRES:	43
TERMS:	10% earnest money day of the auction. Closing on or about Monday, Aug. 13, 2021
Price Per Acre:	
Owner:	Shirley E. Boehmer Estate
Operator:	Petersen
County & State:	Clinton Co., IA
Location:	3.5 miles North of Charlotte, IA
Possession Date:	At closing
Drainage Info:	Natural
Average Productivity:	54.2 CSR2
Taxable Acres:	43 est.
Net RE Taxes:	\$1,290 est.
Taxes Payable In:	2020-2021
Topography:	Level

F.S.A. INFORMATION:

Farmland:	43
Crop Acres:	38.67
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	32.38 est.
Corn Yield:	153
Oat Base:	5.1 est.
Oat Yield:	59

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	43
Tillable Acres:	38.67
CRP Acres:	
Farmstead:	
Roads:	2.33
Waterways:	2
Timber:	
Pasture:	



WATERFORD TOWNSHIP

SECTION 4

- 1. Roling, Lawrence etux 11
- 2. Skoff Trust, Robert etux 11

SECTION 5

- 1. Henningsen Trust, Donald etux 9

SECTION 6

- 1. Sterk Trust, Kevin etal 15

SECTION 7

- 1. Metz, Melissa 8

SECTION 8

- 1. Delk, John etal 8

SECTION 10

- 2. Andersen, Frederick etux 10

SECTION 11

- 1. Wiesse Trust, Lola 5

SECTION 13

- 1. Bormann, Ronald etux 13

SECTION 14

- 1. Immel, Joseph etux 13

SECTION 15

- 2. Blanchard Bros LLC 21

SECTION 16

- 1. Mangelsen, Jan etux 5

SECTION 17

- 2. LaBarr, David etal 9

SECTION 18

- 3. Heiar, Natalie 21

SECTION 19

- 1. Rickettsen, Steve etux 9

SECTION 21

- 1. Horan, Kevin etux 8

SECTION 22

- 1. Bates, Robin 5

SECTION 23

- 2. Gonsens Farms Inc 17

SECTION 24

- 1. Brusveni, Todd etux 5

SECTION 25

- 1. Mangelsen, Jens etux 21

SECTION 26

- 2. Petersen, Clint etux 11

SECTION 27

- 1. Dickey, Steven 5

SECTION 28

- 1. Chambers Jr, Michael etux 6

SECTION 29

- 1. Bielenberg Trust, David etux 23

SECTION 30

- 1. Trenkamp, Travis etux 8

SECTION 31

- 2. Burken Trust, Bradley 9

SECTION 32

- 1. Kornmann, John etux 24

SECTION 33

- 2. Burke, Donald 14

SECTION 34

- 1. Tracy, Richard 9

SECTION 35

- 1. Broadfoot, Kevin etux 8

SECTION 36

- 2. Clays, Curtis etux 7

SECTION 37

- 3. Clays, Curtis etux 8

SECTION 38

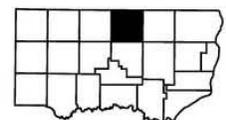
- 1. Johnson, Ryan 5

SECTION 39

- 2. Blanchard, Brent etux 7

SECTION 40

- 3. McAleer, Joanne 12



Aerial Map - Tract #1



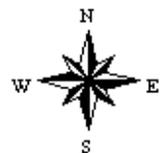
©2021 AgriData, Inc.



Map Center: 42° 0' 49.44, -90° 28' 39.56



10-83N-4E
Clinton County
Iowa

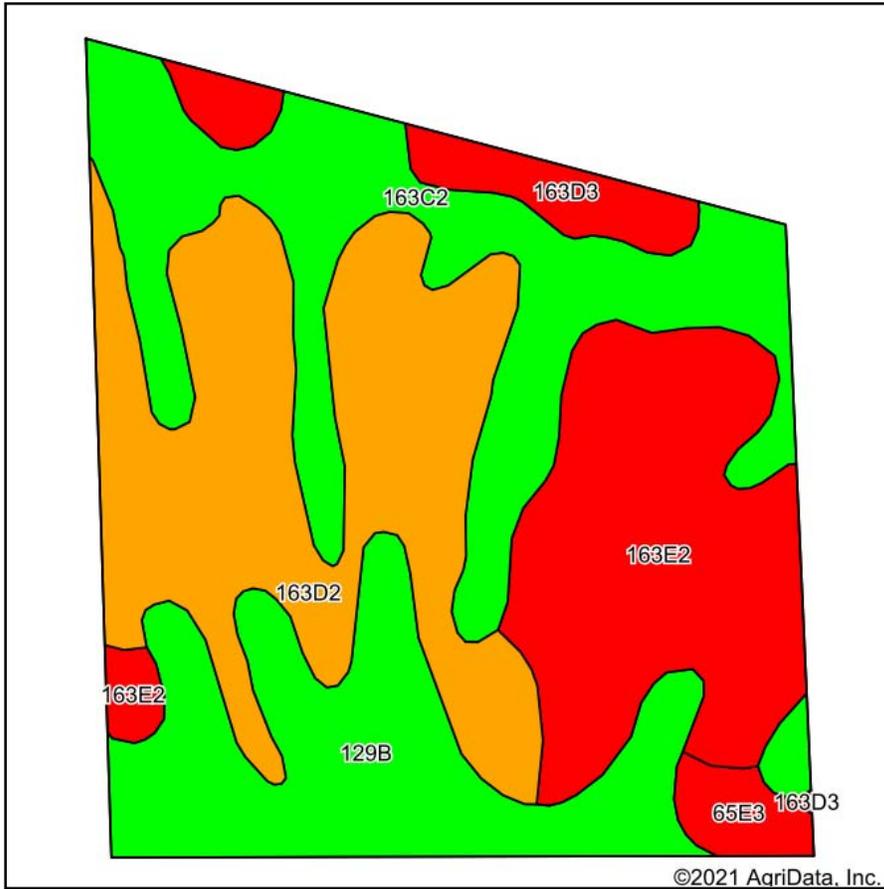


5/28/2021

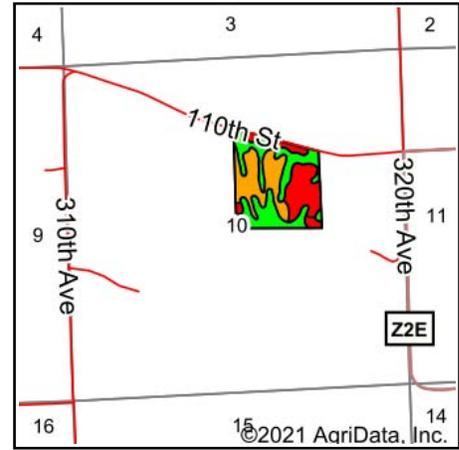


Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tract #1



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **10-83N-4E**
 Township: **Waterford**
 Acres: **43**
 Date: **5/28/2021**



Maps Provided By:



Area Symbol: IA045, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	12.47	29.0%	Orange	IIIe	164.8	4.6	47.8	46	79	63
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	10.47	24.3%	Green	IIIe	193.6	5.4	56.1	72	83	68
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	9.25	21.5%	Red	IVe	140.8	3.9	40.8	35	75	59
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	8.00	18.6%	Green	IIw	0	0	0	73	85	84
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	1.93	4.5%	Red	IVe	153.6	4.3	44.5	40	74	54
65E3	Lindley clay loam, 14 to 18 percent slopes, severely eroded	0.88	2.0%	Red	VIIe	123.2	3.4	35.7	21	75	48
Weighted Average						134.6	3.8	39	54.2	*n 79.9	*n 66.6

**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.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Tract 2

TRACT #2

LEGAL DESCRIPTION:

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

COMMENTS & BUILDING INFORMATION:

Tract 2: consists of 33 acres m/l 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, 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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Office: 563.659.8185
Doug@PeoplesCompany.com

Call: Alan McNeil
Cell: 563.321.1125
Office: 563.659.8185
Alan@PeoplesCompany.com

Yeggemcneiland.com
PeoplesCompany.com

Tract 2 - Shirley E. Boehmer Estate – 33 Acres M/L, Clinton County, IA

TOTAL ACRES:	33
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:	39 CSR2
Taxable Acres:	33 est.
Net RE Taxes:	\$1,005 est.
Taxes Payable In:	2020-2021
Topography:	Level

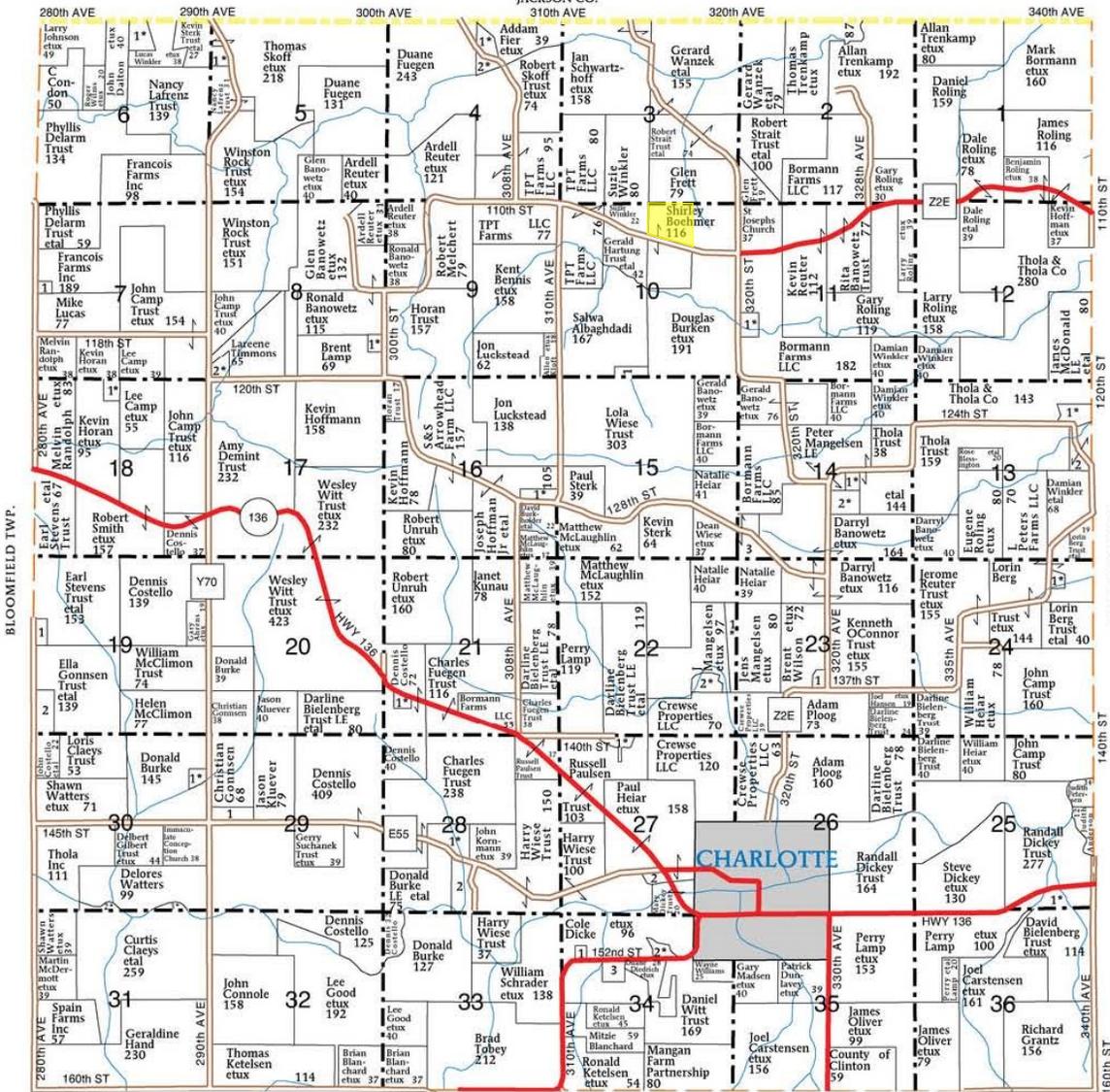
F.S.A. INFORMATION:

Farmland:	33 est.
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:	33
Tillable Acres:	26
CRP Acres:	
Farmstead:	
Roads:	4
Waterways:	3
Timber:	
Pasture:	

(Landowners)
JACKSON CO.



WASHINGTON TWP.

WATERFORD TOWNSHIP

SECTION 4

- 1. Roling, Lawrence etux 11
- 2. Skoff Trust, Robert etux 11

SECTION 5

- 1. Henningsen Trust, Donald etux 9

SECTION 6

- 1. Sterk Trust, Kevin etal 15

SECTION 7

- 1. Metz, Melissa 8

SECTION 8

- 1. Delk, John etal 8

SECTION 10

- 2. Andersen, Frederick etux 10

SECTION 11

- 1. Wiesse Trust, Lola 5
- 1. Bormann, Ronald etux 11

SECTION 13

- 1. Immel, Joseph etux 13
- 2. Blanchard Bros LLC 21

SECTION 14

- 1. Mangelsen, Jan etux 5
- 2. LaBarr, David etal 9
- 3. Heiar, Natalie 21

SECTION 16

- 1. Rickertsen, Steve etux 9

SECTION 18

- 1. Horan, Kevin etux 8

SECTION 19

- 1. Bates, Robin 5
- 2. Gonsens Farms Inc 17

SECTION 21

- 1. Brusveni, Todd etux 5

SECTION 22

- 1. Mangelsen, Jens etux 21
- 2. Petersen, Clint etux 11

SECTION 23

- 1. Dickey, Steven 5

SECTION 24

- 1. Chambers Jr, Michael etux 6

SECTION 25

- 1. Bielenberg Trust, David etux 23

SECTION 27

- 1. Trenkamp, Travis etux 8
- 2. Burken Trust, Bradley 9

SECTION 28

- 1. Kormann, John etux 24
- 2. Burke, Donald 14

SECTION 29

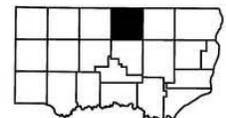
- 1. Tracy, Richard 9

SECTION 30

- 1. Broadfoot, Kevin etux 8
- 2. Claeys, Curtis etux 7
- 3. Claeys, Curtis etux 8

SECTION 34

- 1. Johnson, Ryan 5
- 2. Blanchard, Brent etux 7
- 3. McAleer, Joanne 12



Aerial Map - Track #2



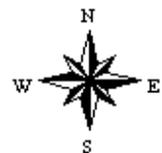
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Map Center: 42° 0' 56.43, -90° 28' 46.72



10-83N-4E
Clinton County
Iowa

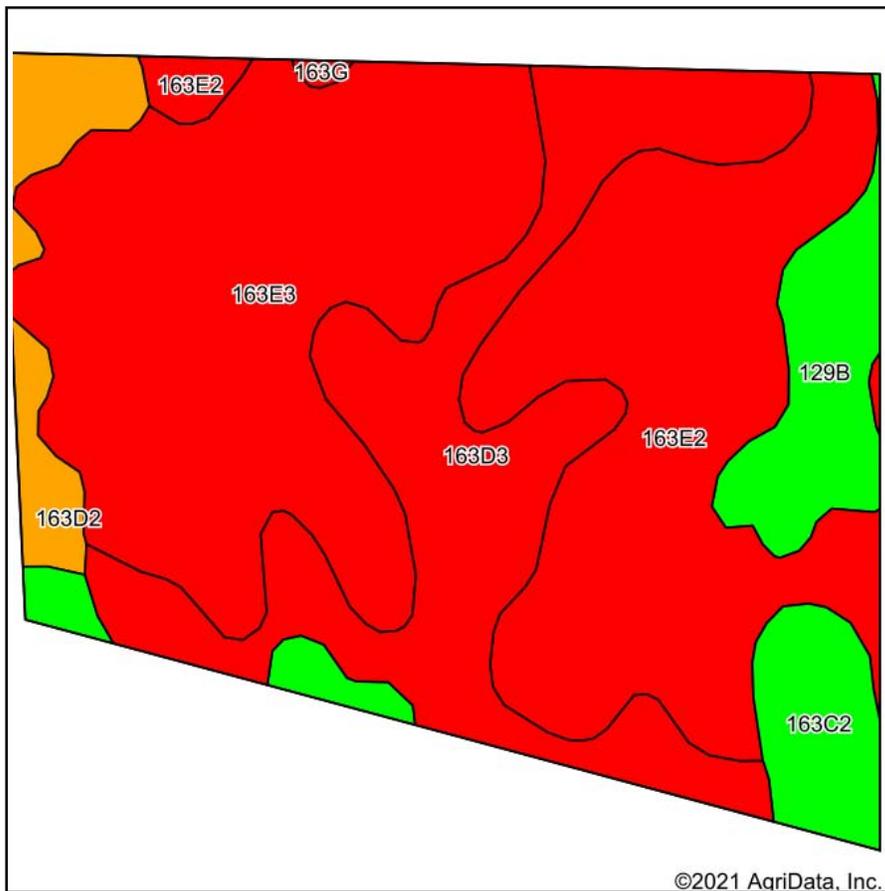


5/28/2021

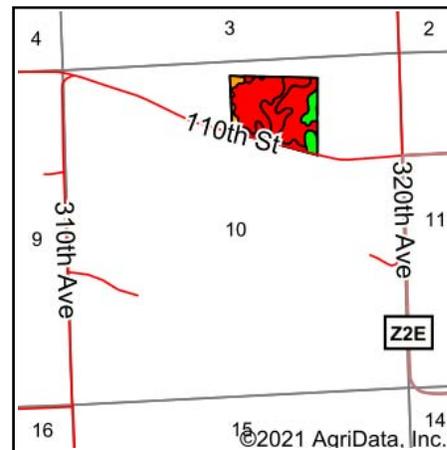


Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tract #2



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **10-83N-4E**
 Township: **Waterford**
 Acres: **33**
 Date: **5/28/2021**



Maps Provided By:



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Area Symbol: IA045, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	10.90	33.0%		Vle	129.6	3.6	37.6	29	70	50
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	9.13	27.7%		IVe	140.8	3.9	40.8	35	75	59
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	7.40	22.4%		IVe	153.6	4.3	44.5	40	74	54
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	2.01	6.1%		IIIe	193.6	5.4	56.1	72	83	68
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	2.00	6.1%		IIw	0	0	0	73	85	84
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	1.50	4.5%		IIIe	164.8	4.6	47.8	46	79	63
163G	Fayette silt loam, 25 to 40 percent slopes	0.06	0.2%		VIIe	102.4	2.9	29.7	5	20	10
Weighted Average						135.7	3.8	39.3	39.1	*n 74.3	*n 57.1

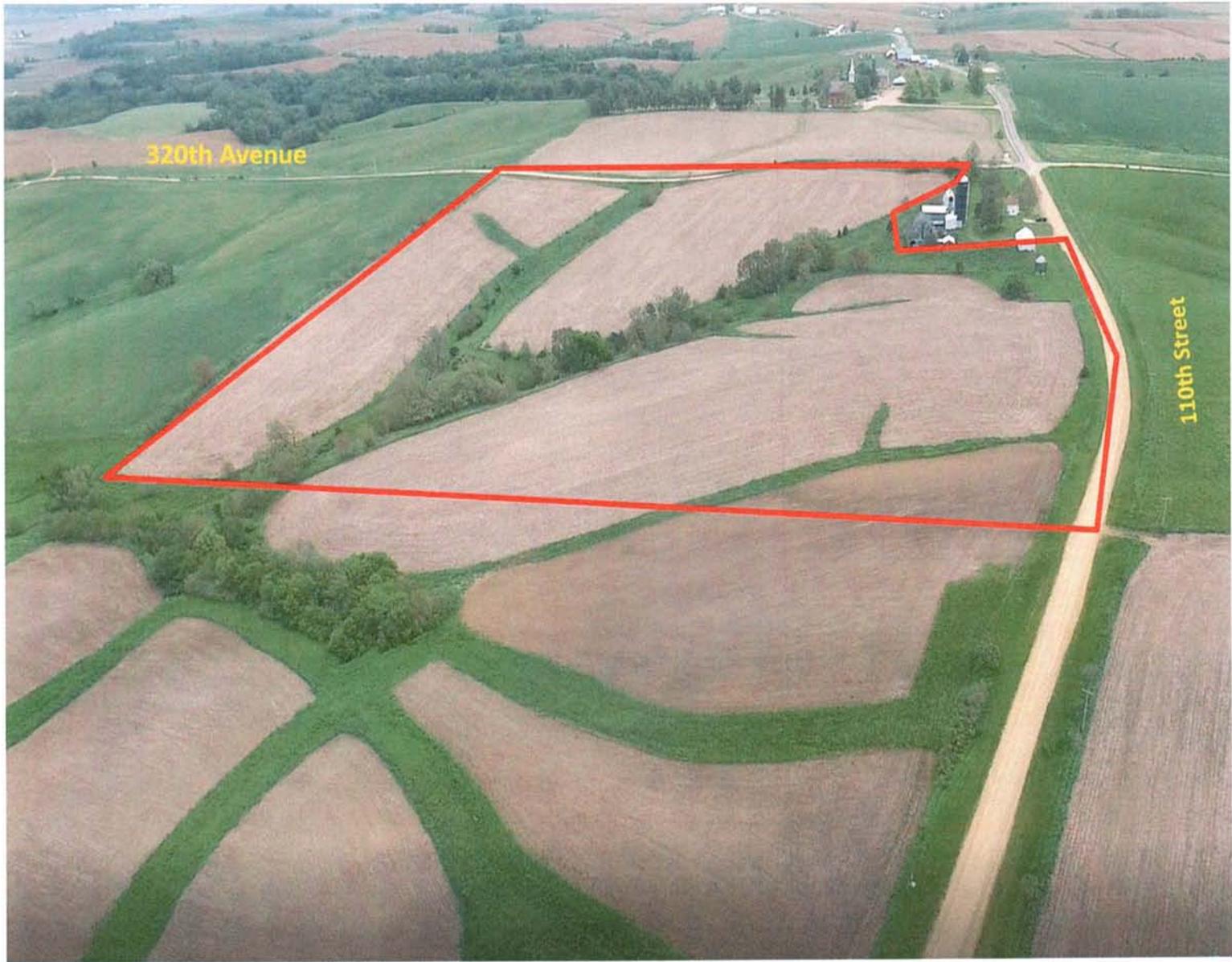
**IA has updated the CSR values for each county to CSR2.

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

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Tract 3

TRACT #3

Tract 3 - Shirley E. Boehmer Estate – 35 Acres M/L, 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 35 acres m/l 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.

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Call: Alan McNeil
Cell: 563.321.1125
Office: 563.659.8185
Alan@PeoplesCompany.com

Yeggemcneiland.com
PeoplesCompany.com

TOTAL ACRES:	35
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:	35 est.
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:	35
Tillable Acres:	26.9
CRP Acres:	
Farmstead:	
Roads:	6.1
Waterways:	2
Timber:	
Pasture:	

Aerial Map - Tract #3



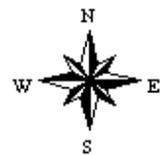
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Map Center: 42° 0' 58.65, -90° 28' 24.22



10-83N-4E
Clinton County
Iowa



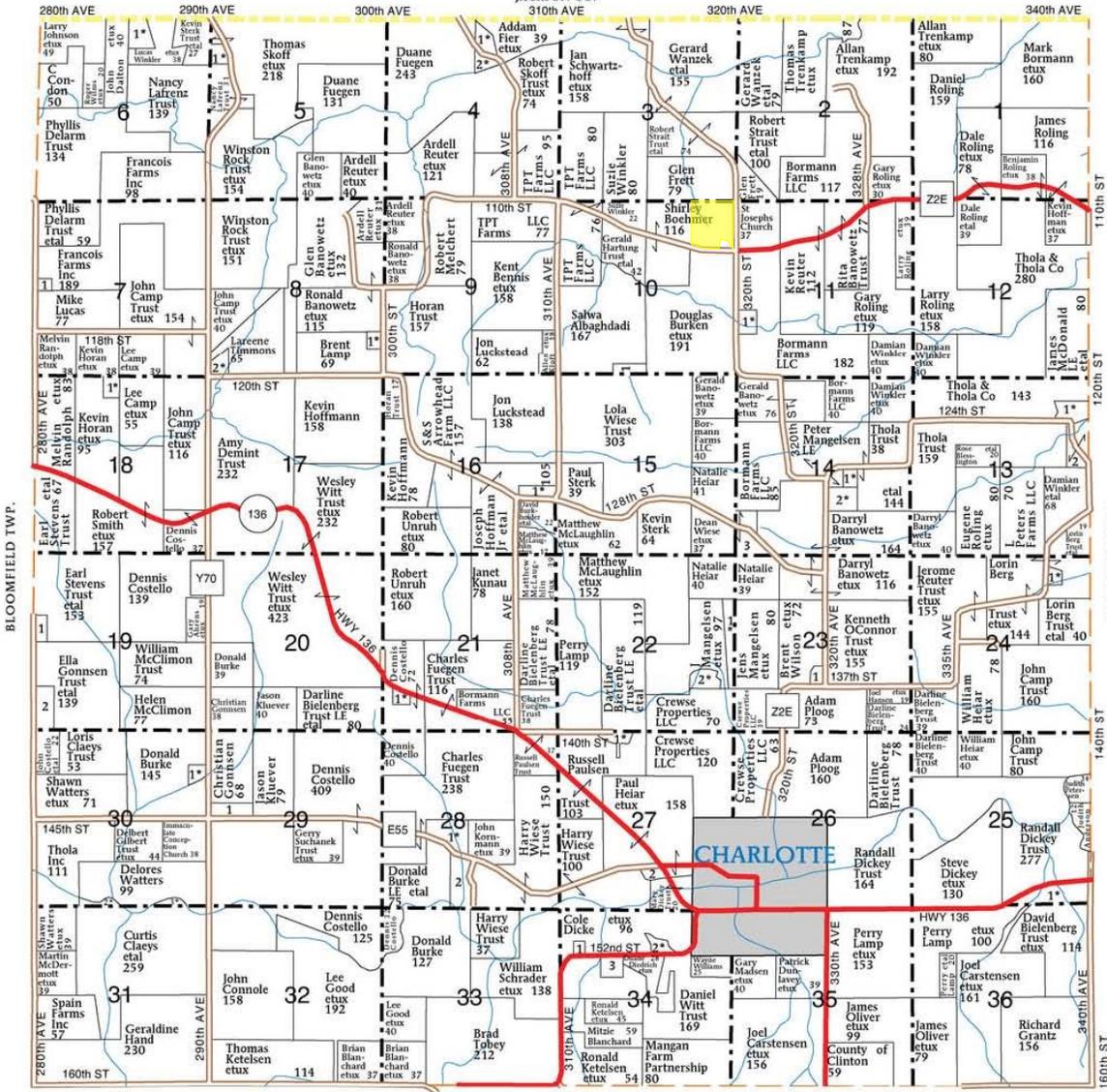
5/28/2021



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

(Landowners)
JACKSON CO.



WASHINGTON TWP.

WATERFORD TOWNSHIP

SECTION 4

- 1. Roling, Lawrence etux 11
- 2. Skoff Trust, Robert etux 11

SECTION 5

- 1. Henningsen Trust, Donald etux 9

SECTION 6

- 1. Sterk Trust, Kevin etal 15

SECTION 7

- 1. Metz, Melissa 8

SECTION 8

- 1. Delk, John etal 8

SECTION 10

- 2. Andersen, Frederick etux 10

SECTION 11

- 1. Wiesse Trust, Lola 5

SECTION 13

- 1. Bormann, Ronald etux 13

SECTION 14

- 1. Immel, Joseph etux 13

SECTION 15

- 2. Blanchard Bros LLC 21

SECTION 16

- 1. Mangelsen, Jan etux 5

SECTION 17

- 2. LaBarr, David etal 9

SECTION 18

- 3. Heiar, Natalie 21

SECTION 19

- 1. Rickettsen, Steve etux 9

SECTION 21

- 1. Horan, Kevin etux 8

SECTION 22

- 1. Bates, Robin 5

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- 2. Gonsens Farms Inc 17

SECTION 24

- 1. Brusveni, Todd etux 5

SECTION 25

- 1. Mangelsen, Jens etux 21

SECTION 26

- 2. Petersen, Clint etux 11

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- 1. Dickey, Steven 5

SECTION 28

- 1. Chambers Jr, Michael etux 6

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SECTION 36

- 2. Claeys, Curtis etux 7

SECTION 37

- 3. Claeys, Curtis etux 8

SECTION 38

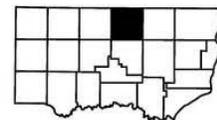
- 1. Johnson, Ryan 5

SECTION 39

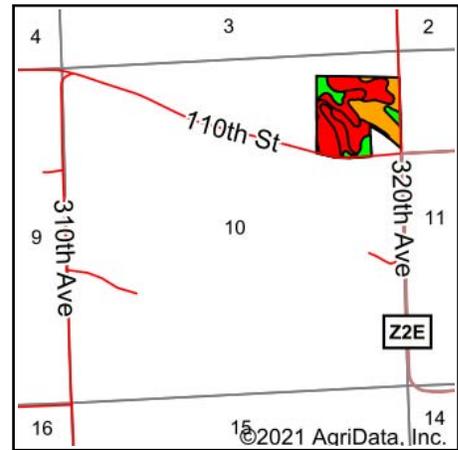
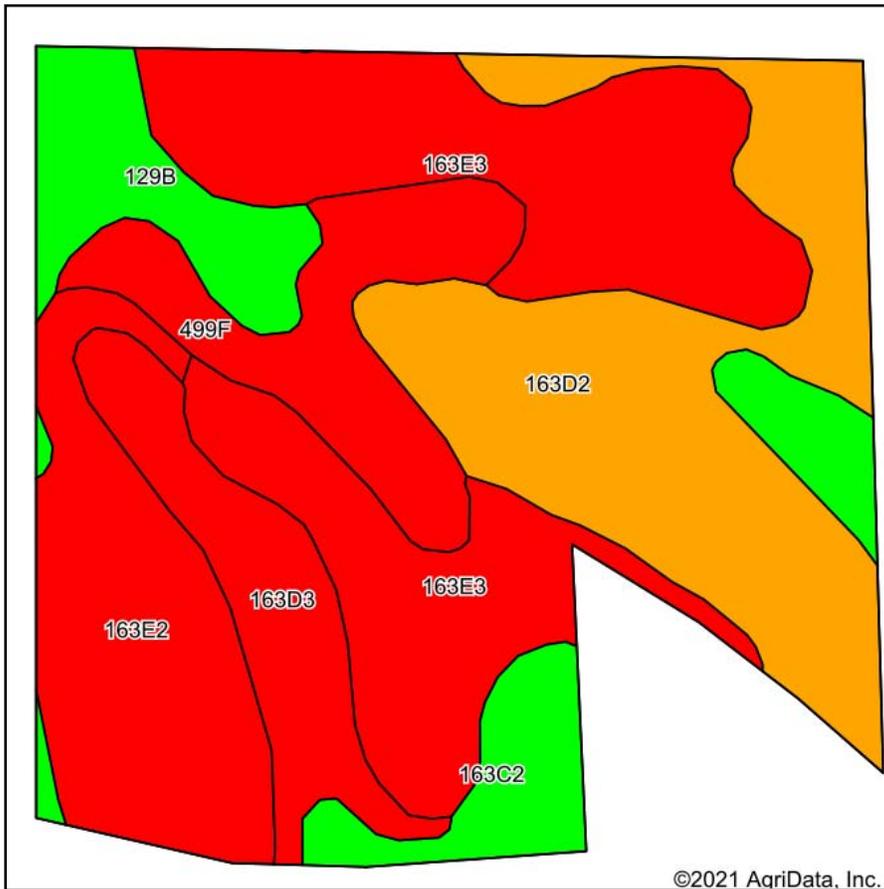
- 2. Blanchard, Brent etux 7

SECTION 40

- 3. McAleer, Joanne 12



Soils Map - Tract #3



State: **Iowa**
 County: **Clinton**
 Location: **10-83N-4E**
 Township: **Waterford**
 Acres: **35**
 Date: **5/28/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA045, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	10.26	29.3%		Vle	129.6	3.6	37.6	29	70	50
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	8.62	24.6%		IIIe	164.8	4.6	47.8	46	79	63
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	4.91	14.0%		IVe	140.8	3.9	40.8	35	75	59
499F	Nordness silt loam, 14 to 25 percent slopes	3.44	9.8%		VIIIs	88	2.5	25.5	5	46	28
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	2.89	8.3%		IVe	153.6	4.3	44.5	40	74	54
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	2.59	7.4%		IIIe	193.6	5.4	56.1	72	83	68
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	2.29	6.5%		IIw	0	0	0	73	85	84
Weighted Average						134	3.7	38.9	38.6	*n 72.8	*n 56.2

**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.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TRACT #4

Tract 4 - Shirley E. Boehmer Estate – 3.15 Acres M/L, Clinton County, IA

3194 110th St., Charlotte, IA

LEGAL DESCRIPTION:

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

COMMENTS & BUILDING INFORMATION:

Tract 4 consists of 3.15 acres m/l. This acreage includes a 1,376 sq. ft. house and several outbuildings. The farm is located just North of Charlotte along 110th Street in Section 10 of Waterford Township, Clinton County, Iowa.

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:

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

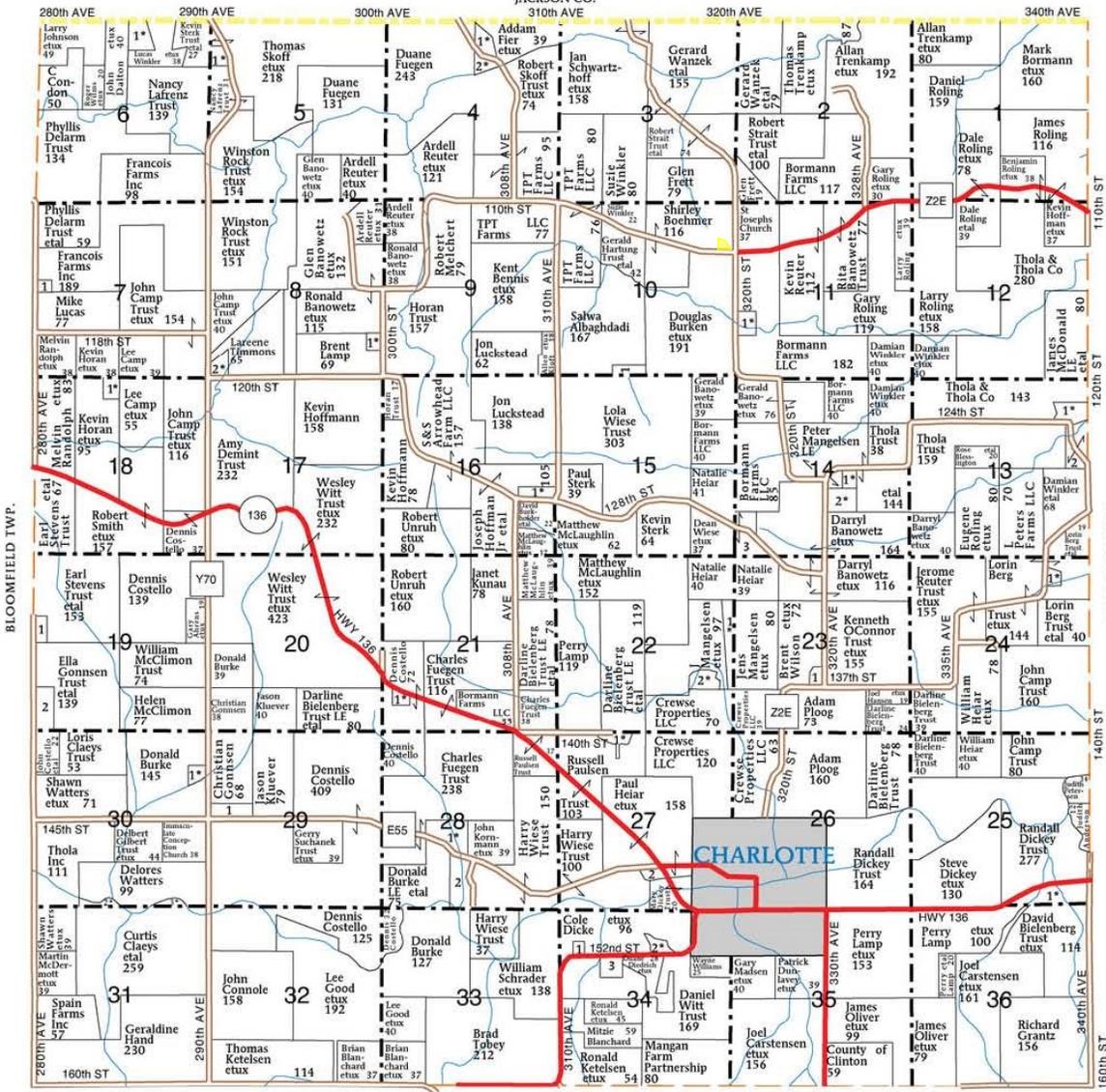
PeoplesCompany.com



PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

(Landowners)
JACKSON CO.



WASHINGTON TWP.

WATERFORD TOWNSHIP

SECTION 4

- 1. Roling, Lawrence etux 11
- 2. Skoff Trust, Robert etux 11

SECTION 5

- 1. Henningsen Trust, Donald etux 9

SECTION 6

- 1. Sterk Trust, Kevin etal 15

SECTION 7

- 1. Metz, Melissa 8

SECTION 8

- 1. Delk, John etal 8

SECTION 10

- 2. Andersen, Frederick etux 10

SECTION 11

- 1. Wiesse Trust, Lola 5

SECTION 13

- 1. Bormann, Ronald etux 13

SECTION 14

- 1. Immel, Joseph etux 13

SECTION 15

- 2. Blanchard Bros LLC 21

SECTION 16

- 1. Mangelsen, Jan etux 5

SECTION 17

- 2. LaBarr, David etal 9

SECTION 18

- 3. Heiar, Natalie 21

SECTION 19

- 1. Rickettsen, Steve etux 9

SECTION 21

- 1. Horan, Kevin etux 8

SECTION 22

- 1. Bates, Robin 5

SECTION 23

- 2. Gonsens Farms Inc 17

SECTION 24

- 1. Brusveni, Todd etux 5

SECTION 25

- 1. Mangelsen, Jens etux 21

SECTION 26

- 2. Petersen, Clint etux 11

SECTION 27

- 1. Dickey, Steven 5

SECTION 28

- 1. Chambers Jr, Michael etux 6

SECTION 29

- 1. Bielenberg Trust, David etux 23

SECTION 30

- 1. Trenkamp, Travis etux 8

SECTION 31

- 2. Burken Trust, Bradley 9

SECTION 32

- 1. Kornmann, John etux 24

SECTION 33

- 2. Burke, Donald 14

SECTION 34

- 1. Tracy, Richard 9

SECTION 35

- 1. Broadfoot, Kevin etux 8

SECTION 36

- 2. Claeys, Curtis etux 7

SECTION 37

- 3. Claeys, Curtis etux 8

SECTION 38

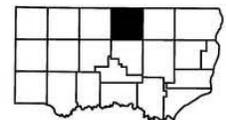
- 1. Johnson, Ryan 5

SECTION 39

- 2. Blanchard, Brent etux 7

SECTION 40

- 3. McAleer, Joanne 12



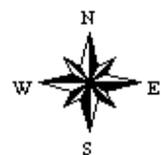
Aerial Map - Tract #4



Map Center: 42° 0' 52.62, -90° 28' 20.97



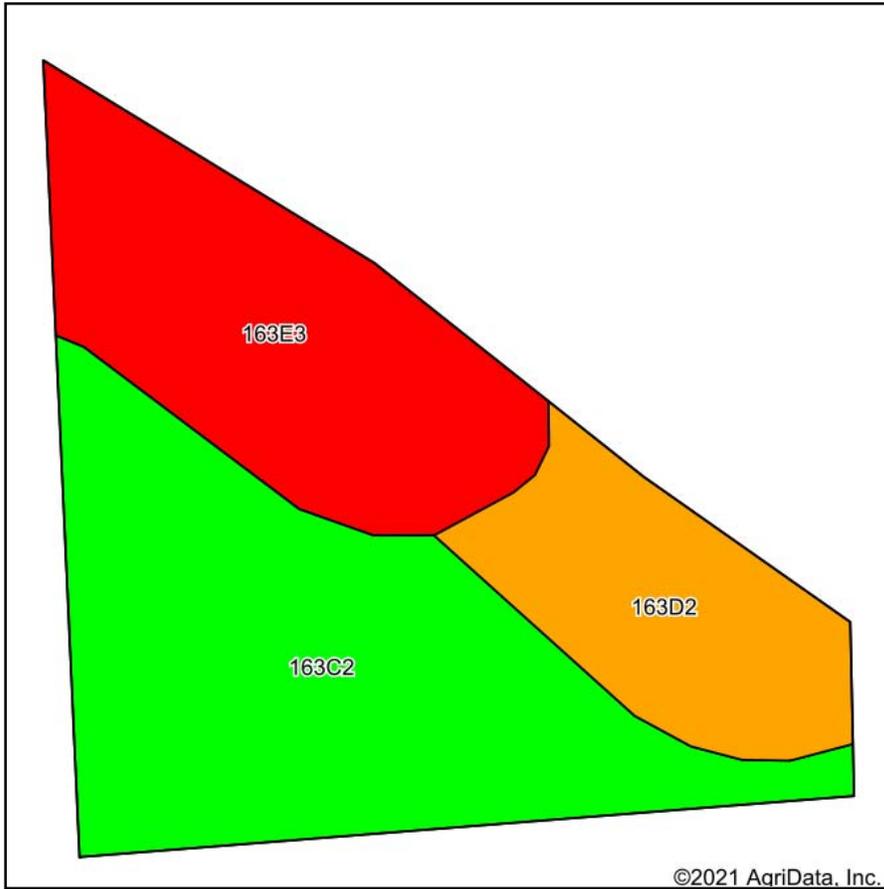
10-83N-4E
Clinton County
Iowa



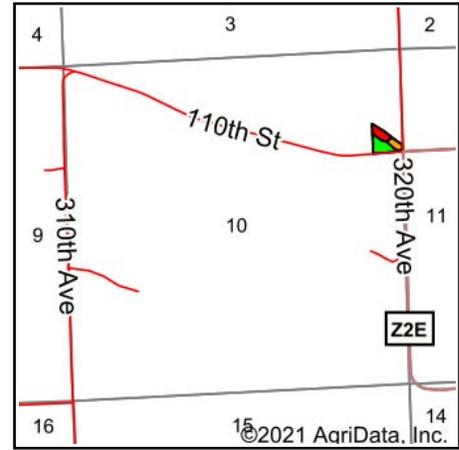
5/28/2021



Soils Map - Tract #4



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **10-83N-4E**
 Township: **Waterford**
 Acres: **3.15**
 Date: **5/28/2021**



Maps Provided By:



Area Symbol: IA045, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	1.56	49.5%		IIIe	193.6	5.4	56.1	72	83	68
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	0.99	31.4%		VIe	129.6	3.6	37.6	29	70	50
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	0.60	19.0%		IIIe	164.8	4.6	47.8	46	79	63
Weighted Average						168	4.7	48.7	53.5	*n 78.2	*n 61.4

**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.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



"As Is" Addendum



Once accepted and agreed to, a Purchase Contract on a property sold "As-Is" is a binding contract to all parties.

If Buyer wants to inspect for property condition information, they should inspect property **prior** to making an offer. This form Part (1) conforms to this understanding.

If Seller would agree to allow a Buyer the right to cancel the Purchase Agreement after inspections, complete Part (2).

If Seller may negotiate on potential repairs, complete Part (3).

Seller Estate of Shirley E. Boehmer

Buyer _____

Property Address 3194 110th St.

Charlotte, IA 52731

- (1) The property is sold in the condition presented. Any inspections, including but not limited to termite, building, mechanical, plumbing, environmental, cosmetic, or structural inspection is waived by the Buyer. No repairs or corrections will be made by the Seller.
- (2) While the property is being sold "As-Is", the Buyer requests a building, mechanical, termite, structural or environmental inspection to determine the status of the property. This option includes the right of the Buyer to cancel this contract if the results of the inspections are unsatisfactory. Seller will make no repairs.
- (3) While the property is being sold "As-Is", the Buyer is entitled to all rights allowed in the termite, building, mechanical, structural and environmental inspection clauses of the contract, including the right to ask for repairs. It is understood that the Seller's position may be to deny any requests for repairs. If parties cannot agree in writing to repairs, the Offer for Real Estate shall be void and Earnest Money returned to Buyer.

It is further understood by all parties that an "As-Is" sale does not relieve the Seller of the obligation to properly fill out a Seller's Property Condition form (when required), and that all real estate licensees must disclose all Material Adverse Facts of which he/she has knowledge or which are readily available or observable relating the condition of the property.

Shirley Boehm Est. by Paula Meyer POA for Marlene Green Jester Date 5-24-21

Buyer Date

Seller Date

Buyer Date



SEPTIC SYSTEM INSPECTION AND REPAIR ADDENDUM



This agreement is an addendum to the Offer for Real Estate dated 06/30/2021

between Seller(s) Estate of Shirley E. Boehmer and Buyer(s) _____

Property Address:

3194 110th St., Charlotte, IA 52731

Purpose of Addendum: Iowa Code 455B.172 mandates the inspection of septic systems, unless exempt, prior to the transfer of property. The Code applies to transfer of property which includes at least one but not more than four dwelling units. This property has a septic system and is not connected to a sanitary sewer system.

Exempt Properties: Properties exempted from the Septic System Inspection Requirements include (IA Code 455B.172): Bare ground; property containing 5 or more dwellings units; court ordered transfers; foreclosures; lenders selling foreclosed properties; fiduciaries in the course of an administration of an decedent's estate, guardianship, conservatorship, or trust; between joint tenants or tenants in common; intra family transfers; between divorcing spouses; transfers, for which consideration is \$500 or less; certain intra-family or intra-company business organization transfers; properties which have been inspected within the last two years.

Also, the inspection requirement does not apply to a transfer in which the transferee intends to demolish or raze the building. An Iowa Department of Natural Resources (DNR) form must be used to certify the intent to raze or destroy.

Seller(s) certifies that the property is exempt from the requirement(s) of Iowa Code 455B because one of the above exemptions apply. If so, Seller(s) may stop here. The Exemption will need to be filled in on the Groundwater Hazard Statement.

<u>Shirley Boehmer</u> Seller	<u>5-24-21</u> Date	_____	_____
<u>Miranda Greene</u> Buyer	_____	_____	_____

Section I:

Seller's Disclosure Statement: Sellers warrant, to the best of their knowledge, that the septic system is entirely located on the above property is in good working order at the time of this offer. Brokerage makes no statements or warranty as to the septic system. Seller authorizes Agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any other inspection the purchaser may wish to obtain.

Has the system been inspected by a DNR certified inspector within 2 years, or pumped/cleaned within 3 years?
Yes [No [] Unknown []

Date of inspection _____ Unknown []
Date system last cleaned/pumped _____ Unknown []

(Note: If inspected within 2 years of closing date, system may not need inspection and if pumped within 3 years may not need pumping/cleaning.)

Any known problems?
Yes [If Yes, Explain _____

No [] Unknown []
General location of system _____
Location Unknown [] Age _____ Unknown []
Attached additional pages if necessary.