

# LAND FOR SALE

LISTING #16038

17 ACRES M/L  
HOFFMANN, CLINTON COUNTY, IOWA



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[YEGGEMCNEILLAND.COM](http://YEGGEMCNEILLAND.COM)

**Yeggemcneilland.com**  
**PeoplesCompany.com**  
**563.659.8185**

700 6th Ave  
DeWitt, Iowa 52742

# LAND FOR SALE

LEGAL DESCRIPTION: 17 Acres being Part of the South 1/2 of the Northwest 1/4 of Section 5, Township 82 North, Range 5 East, Center Township Clinton Co., Iowa. Exact legal to come from abstract.

#### COMMENTS & BUILDING INFORMATION:

Peoples Company is pleased to present this exceptional and affordable 17-acre m/l property in Clinton County, Iowa, just south of Goose Lake, Iowa. This location would serve as an ideal spot to build an executive-style home, with proximity to County Road Z36 pavement and Quad City Metro. This property features nearly everything an acreage buyer could want; open buildable acres, mature timber that offers seclusion and privacy, recreational value, and a creek running along the south side of the property. There are no covenants in place on this land, allowing you to build whatever you desire. The property is located within the Northeast Community School District. This property is located just over 2 miles south of Goose Lake, Iowa, in Section 5 of Center Township in Clinton County, Iowa.

Hoffmann, 17 Acres M/L, Clinton County, IA

TOTAL ACRES:	17
PRICE:	\$221,000
Price Per Acre:	\$13,000
Owner:	Hoffmann
Operator:	
County & State:	Clinton Co., IA
Location:	Goose Lake, IA
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	62.9
Taxable Acres:	15.5
Net RE Taxes:	\$572
Taxes Payable In:	2021-2022
Topography:	Level

#### LEASE/FSA INFORMATION:

##### TO CONTACT LISTING AGENT:

Call: Douglas R. Yegge  
Cell: 563.320.9900  
Office: 563.659.8185  
Doug@PeoplesCompany.com

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

[Yeggemcneilland.com](http://Yeggemcneilland.com)

#### F.S.A. INFORMATION:

Farmland:	15.05
Crop Acres:	15.05
Effective DCP Cropland	
CRP Acres:	
Corn Base:	9.3
Corn Yield:	121
Soybean Base:	.20
Soybean Yield:	70

#### APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	17
Tillable Acres:	15.05
CRP Acres:	
Farmstead:	
Roads:	.5
Waterways:	
Timber:	1.45
Pasture:	

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**PeoplesCompany.com**  
**563.659.8185**

700 6th Ave  
DeWitt, Iowa 52742



## R-5-E

DEEP CREEK TWP.



T. Wulwer

13

1. Gradert, Joan 9

36


HAMPSHIRE 'S' TWP






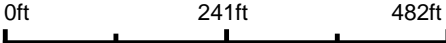
Aerial Map - Total Acres






Map Center: 41° 56' 29.04, -90° 24' 36.58

**5-82N-5E**  
Clinton County  
Iowa



2/14/2022

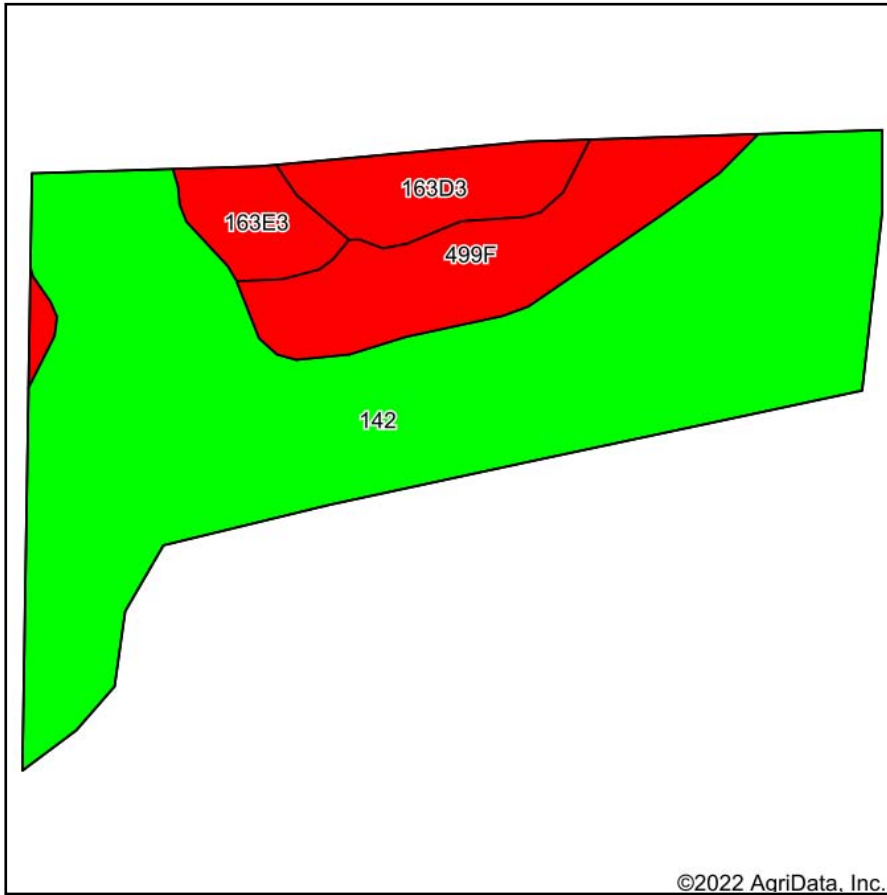
Maps Provided By:



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

# Soils Map - Total Acres



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Clinton**  
 Location: **5-82N-5E**  
 Township: **Center**  
 Acres: **17**  
 Date: **2/14/2022**



Maps Provided By:



Area Symbol: IA045, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans
142	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	12.43	73.1%		IIw	180.8	5.1	52.4	79	84	86
499F	Nordness silt loam, 14 to 25 percent slopes	2.49	14.6%		VIIIs	88	2.5	25.5	5	43	27
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	1.20	7.1%		IVe	153.6	4.3	44.5	40	74	54
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	0.88	5.2%		Vle	129.6	3.6	37.6	29	71	51
<b>Weighted Average</b>					<b>3.08</b>	<b>162.6</b>	<b>4.6</b>	<b>47.1</b>	<b>62.8</b>	<b>*n 76.6</b>	<b>*n 73.3</b>

\*\*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.

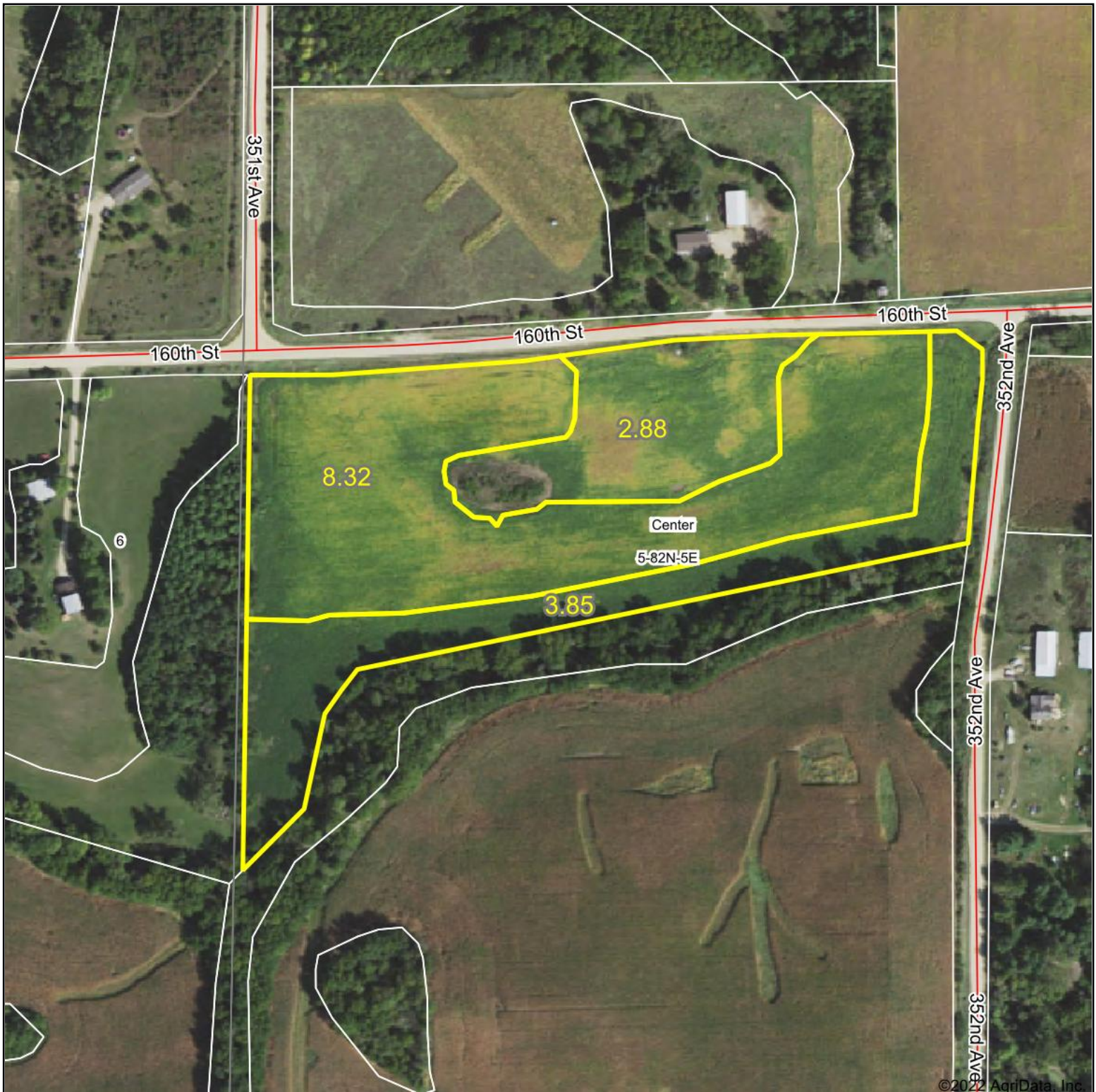
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# Aerial Map - Tillable Acres



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Map Center: 41° 56' 29.1, -90° 24' 38.3

0ft 278ft 557ft

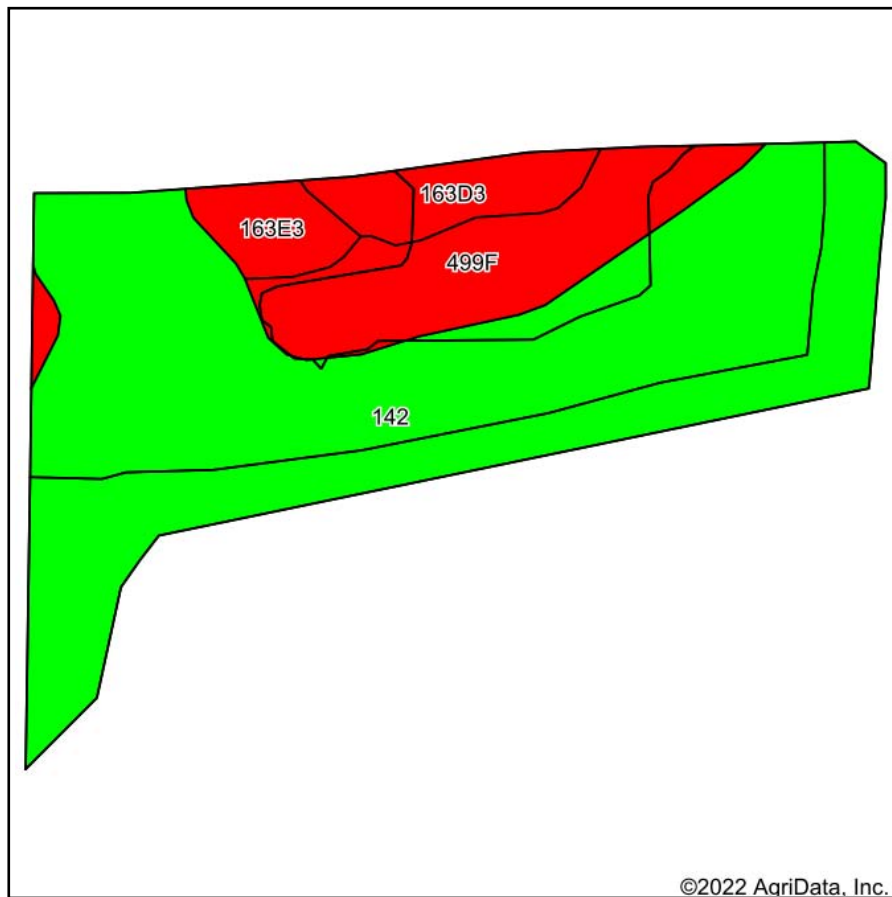
5-82N-5E  
Clinton County  
Iowa



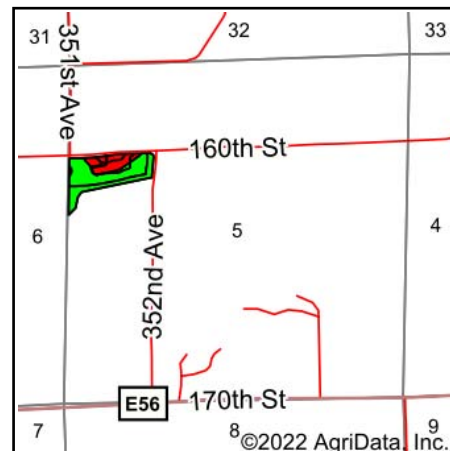
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Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Clinton**  
 Location: **5-82N-5E**  
 Township: **Center**  
 Acres: **15.05**  
 Date: **2/14/2022**



Maps Provided By:



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Area Symbol: IA045, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans
142	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	11.08	73.6%		IIw	180.8	5.1	52.4	79	84	86
499F	Nordness silt loam, 14 to 25 percent slopes	2.35	15.6%		VIIIs	88	2.5	25.5	5	43	27
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	0.88	5.8%		IVe	153.6	4.3	44.5	40	74	54
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	0.74	4.9%		VIe	129.6	3.6	37.6	29	71	51
<b>Weighted Average</b>					<b>3.09</b>	<b>162.2</b>	<b>4.6</b>	<b>47</b>	<b>62.7</b>	<b>*n 76.4</b>	<b>*n 73.2</b>

\*\*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.










United States  
Department of  
Agriculture


## Clinton County, Iowa



### Wetland Determination Identifiers

 Non-Cropland	 CRP	 Iowa PLSS
 Restricted Cropland	 Tract Boundary	 Iowa Roads

 Limited Restrictions

 Exempt from Conservation Compliance Provisions

Tract Cropland Total: 15.05 acres

2021 Program Year

Map Created March 22, 2021

Farm **735**  
Tract **2101**

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IOWA  
CLINTON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

FARM : 735

Prepared : 2/10/22 2:44 PM

Crop Year : 2022

### Abbreviated 156 Farm Record

Operator Name : KEVIN M HOFFMANN  
Farms Associated with Operator : 19-045-735, 19-045-3404, 19-045-7386, 19-045-7387, 19-045-8105  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

#### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
15.05	15.05	15.05	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	15.05	0.00		0.00		0.00	0.00	0.00

#### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	OATS, CORN	None

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	0.20	0.00	70	
Corn	9.30	0.00	121	
<b>TOTAL</b>	<b>9.50</b>	<b>0.00</b>		

#### NOTES

Tract Number : 2101

Description : M-5 NW1/4 OF 5  
FSA Physical Location : IOWA/CLINTON  
ANSI Physical Location : IOWA/CLINTON  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : GERALD R HOFFMANN ESTATE  
Other Producers : None  
Recon ID : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
15.05	15.05	15.05	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	15.05	0.00	0.00	0.00	0.00	0.00

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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IOWA  
CLINTON

Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 735

Prepared : 2/10/22 2:44 PM

Crop Year : 2022

### Abbreviated 156 Farm Record

#### Tract 2101 Continued ...

Oats	0.20	0.00	70
Corn	9.30	0.00	121

<b>TOTAL</b>	<b>9.50</b>	<b>0.00</b>	
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#### NOTES

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