

LAND FOR SALE

LISTING #16280

40 ACRES M/L
BURNETT, CLITNON COUNTY, IOWA



DOUGLAS R. YEGGE

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ALAN MCNEIL

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YEGGEMCNEILLAND.COM

Yeggemcneilland.com
PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

Part of the Southeast 1/4, laying south of Hwy. 61, Section 32, Township 83 North, Range 3 East of the 5th P.M., Clinton Co., IA.

COMMENTS & BUILDING INFORMATION:

Peoples Company is pleased to offer the Burnett farm of 40 acres m/l in Clinton County, Iowa, an excellent building opportunity. This farm is conveniently located right off Highway 61, in Section 32 of Bloomfield Township. It is located within the Central Dewitt Community School District. Per the Clinton Co. FSA there are 35.64 acres currently in row crop production carrying a CSR2 of 45.3. Primary soil types include Fayette silty clay loam and Downs silt loam with slopes ranging from 1 to 25 percent. With a short 6-minute commute to DeWitt, this property boasts opportunities for many buyers.

LEASE/FSA INFORMATION:

Open for the 2023 crop year.

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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 Alan@PeoplesCompany.com

Yeggemcneilland.com

Burnett, 40 Acres M/L, Clinton County, IA

TOTAL ACRES:	40
PRICE:	\$609,000
Price Per Acre:	\$15,225
Owner:	Burnett
Operator:	Rorah
County & State:	Clinton Co., IA
Location:	2 miles North of Welton, IA
Possession Date:	As agreed, subject to Tenant's rights
Drainage Info:	Natural
Average Productivity:	45.3 CSR2
Taxable Acres:	38.64
Net RE Taxes:	\$886
Taxes Payable In:	2021-2022
Topography:	Level to Gently Rolling

F.S.A. INFORMATION:

Farmland:	39.64
Crop Acres:	35.64
Effective DCP Cropland	
CRP Acres:	
Corn Base:	23.7
Corn Yield:	163
Soybean Base:	6.9
Soybean Yield:	50

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	40
Tillable Acres:	35.64
CRP Acres:	
Farmstead:	
Roads:	.50
Waste & Waterways:	3.86
Timber:	
Pasture:	

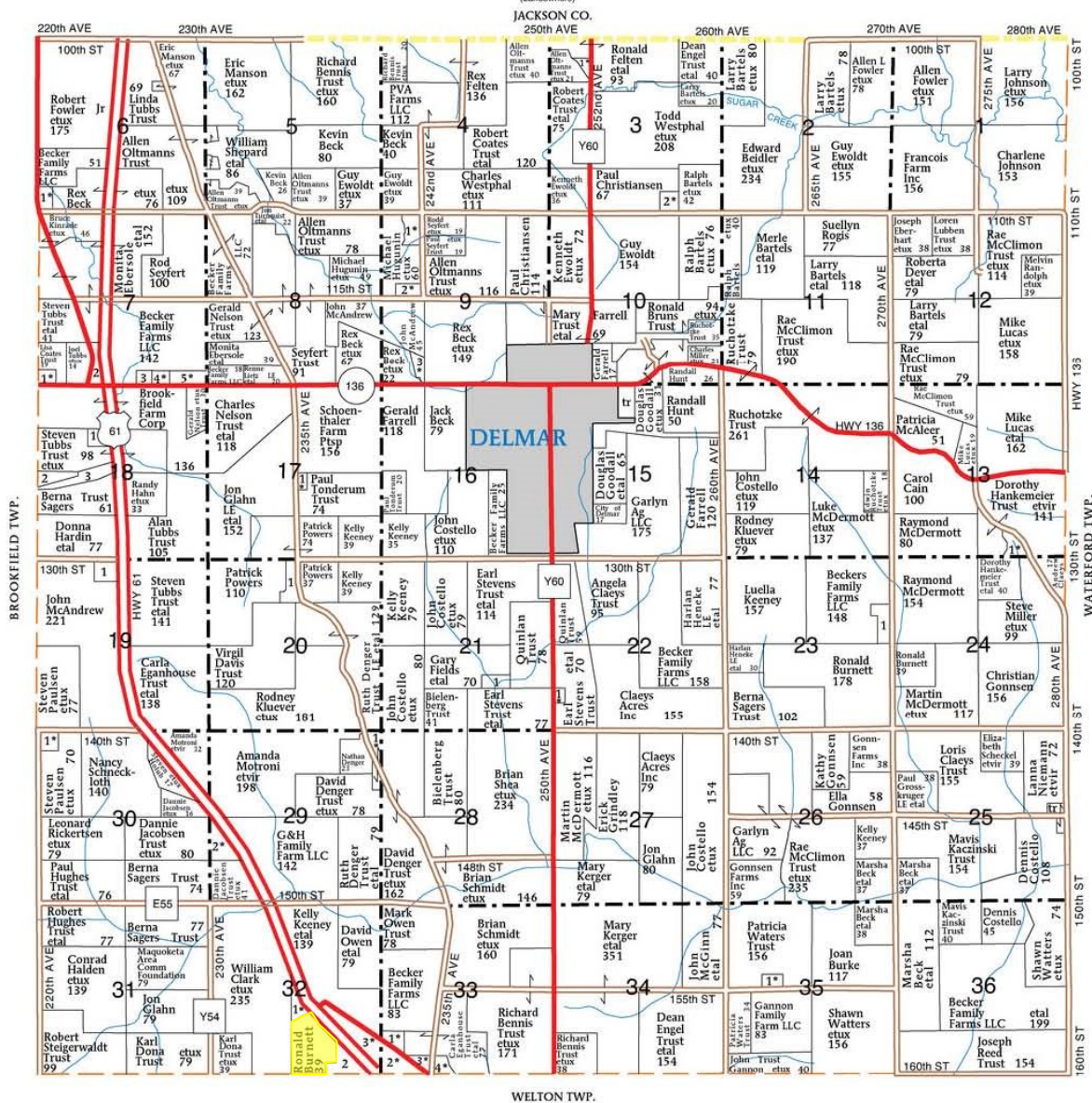
Yeggemcneilland.com
PeoplesCompany.com
563.659.8185

700 6th Ave
 DeWitt, Iowa 52742

T-83-N

BLOOMFIELD PLAT

R-3-E



BLOOMFIELD TOWNSHIP

SECTION 3

1. McClain, Ryan etux 7
2. Rorah, Gregory etux 10

SECTION 6

1. Sagers, Michael etux 8
2. Coates, Kendell etux 5
3. Contel Cellular of Davenport 5
4. Marshall, Martin etux 5
5. Nelson Trust, Gerald etux 9

SECTION 9

1. Carr, Kevin etux 10

2. Seyfert Trust, Paul etux 6
3. Beck, Thomas etux 9

SECTION 13

1. Ralston, James etux 9
2. Eberhart, Joseph etux 5

SECTION 18

1. Voy, Dennis 5
2. Brookfield Farm Corp 7
3. County of Clinton 12

SECTION 19

1. McAndrew, John 10
2. Samson, Dustin 11

SECTION 20

SECTION 21

1. Fields, Gary 9

SECTION 22

1. Hill, Larry etux 6

SECTION 23

1. McDermott, Raymond 10

SECTION 29

1. Denger Trust, David etux 9
2. Youmans, Mark etux 15

SECTION 30

1. Paulsen, Allen etux 7

SECTION 32

1. Roling, Loran etux 7
2. Neilson, Anthony 13

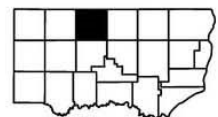
3. Neilson, Clifford etux 11

SECTION 33

1. Abbott, Scott etux 6
2. Neilson, Clifford etux 11
3. Quigley, John etux 6
4. Townsend, Steven etux 14

SECTION 35

1. Gannon, Bob etux 5

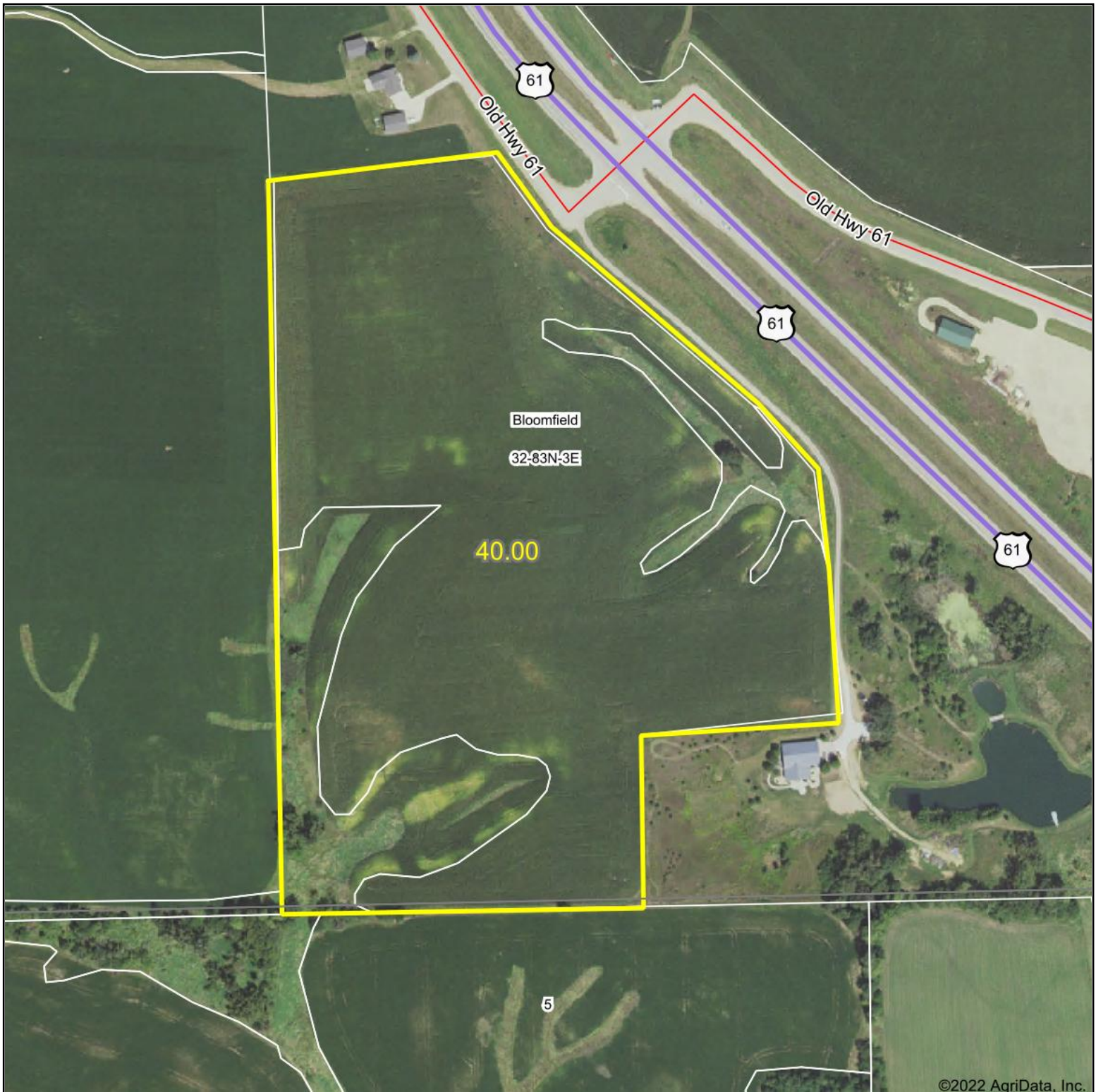


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CLINTON CO., IA

Aerial Map



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Map Center: 41° 56' 51.71, -90° 37' 60

0ft 359ft 718ft

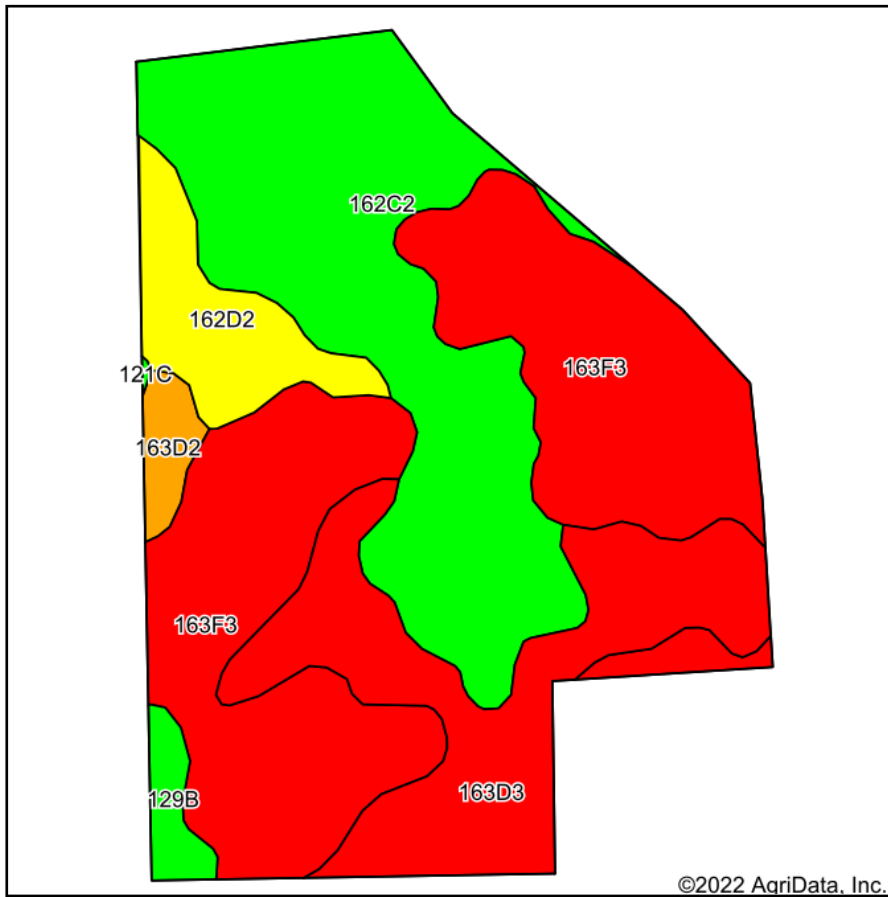
32-83N-3E
Clinton County
Iowa



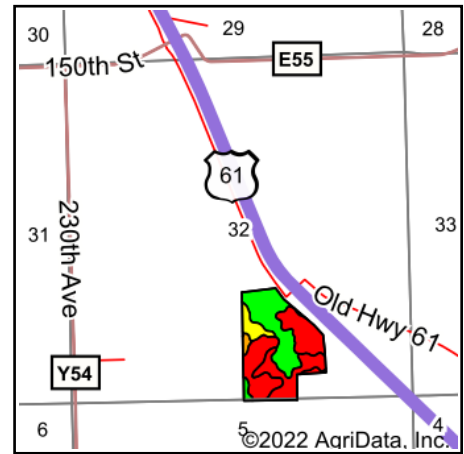
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **32-83N-3E**
 Township: **Bloomfield**
 Acres: **40**
 Date: **6/28/2022**

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 CUSTOMIZED ONLINE MAPPING
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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 Overall
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	15.74	39.4%		Vlle	105.6	3.0	30.6	12	57
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	12.57	31.4%		IIle	198.4	5.6	57.5	80	87
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	7.62	19.0%		IVe	153.6	4.3	44.5	40	74
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	2.66	6.6%		IIle	185.6	5.2	53.8	54	83
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	0.71	1.8%		IIle	164.8	4.6	47.8	46	80
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	0.70	1.7%		IIw	0.0	0.0	0.0	73	86
Weighted Average						4.75	148.4	4.2	43	72.3

**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.


*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- Cropland Acres







Map Center: 41° 56' 53.41, -90° 37' 58.73

32-83N-3E
Clinton County
Iowa

0ft 343ft 685ft

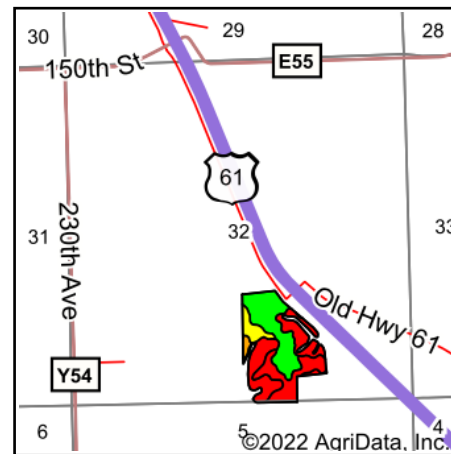
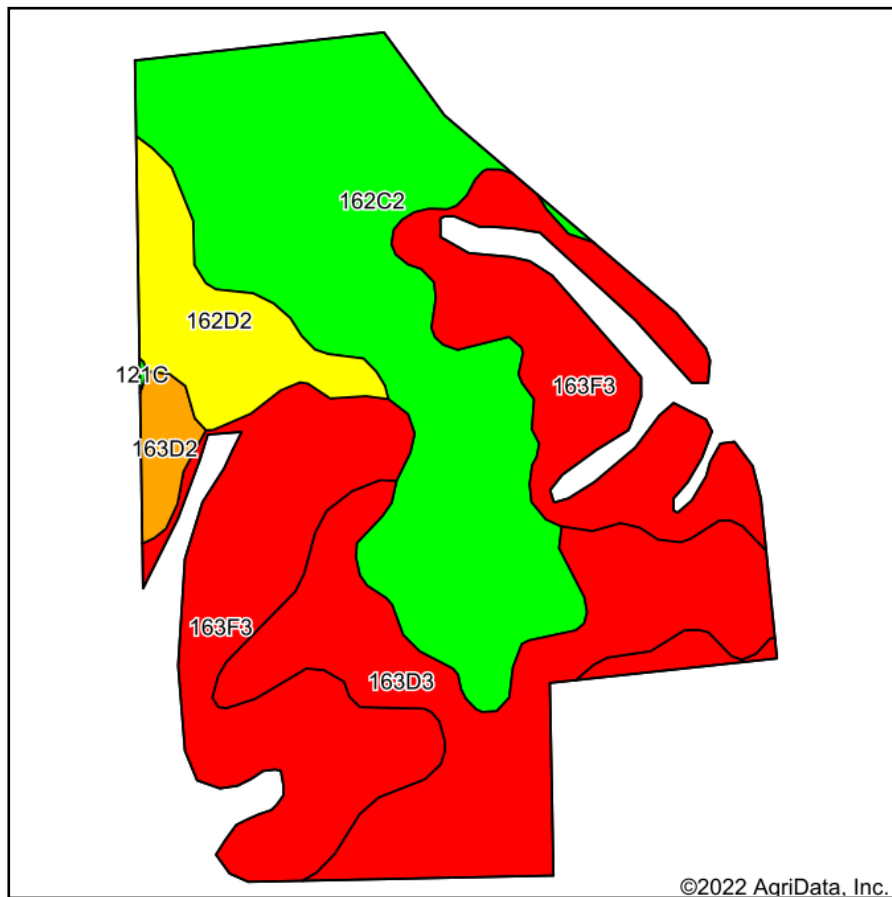


6/28/2022

Maps Provided By:

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

Soils Map- Burnett Cropland Acres



State: **Iowa**
 County: **Clinton**
 Location: **32-83N-3E**
 Township: **Bloomfield**
 Acres: **35.64**
 Date: **6/28/2022**

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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 Overall
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	12.39	34.8%		Vlle	105.6	3.0	30.6	12	57
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	12.34	34.6%		IIle	198.4	5.6	57.5	80	87
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	7.60	21.3%		IVe	153.6	4.3	44.5	40	74
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	2.62	7.4%		IIle	185.6	5.2	53.8	54	83
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	0.69	1.9%		IIle	164.8	4.6	47.8	46	80
Weighted Average					4.60	155	4.4	44.9	45.3	*n 73.4

**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.



United States
Department of
Agriculture

Clinton County, Iowa



Legend

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

NAIP/USDA_CONUS_PRIME

Wetland Determination Identifiers

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

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

Tract Cropland Total: 35.64 acres

2022 Program Year

Map Created April 22, 2022

Farm **6314**
Tract **12187**

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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 : 6314

Prepared : 6/17/22 11:20 AM

Crop Year : 2022

Abbreviated 156 Farm Record

Operator Name : GREGORY LYNN RORAH
Farms Associated with Operator : 19-045-28, 19-045-610, 19-097-925, 19-097-6082, 19-045-6314, 19-045-6790, 19-045-7078
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
39.26	35.64	35.64	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	35.64	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	23.70	0.00	163	
Soybeans	6.90	0.00	50	
TOTAL	30.60	0.00		

NOTES

Tract Number : 12187

Description : H-4 SE1/4 OF 32
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 : RON BURNETT
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
39.26	35.64	35.64	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	35.64	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 : 6314

Prepared : 6/17/22 11:20 AM

Crop Year : 2022

Abbreviated 156 Farm Record

Tract 12187 Continued ...

Corn	23.70	0.00	163
Soybeans	6.90	0.00	50

TOTAL	30.60	0.00	
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NOTES

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