



Land For Sale

ACREAGE:

**64.65 Acres More/Less
\$11,000/Acre or \$710,000**

LOCATION:

Clinton County, IA



Property *Key Features*

- Great location southside of Highway 30
- Extremely strong market area
- Straight shot to ADM Corn Plant Scale nine miles east on Highway 30
- Average CSR2– 58.28 Points/Acre
- Total 3,667 CRS2 Points Per Assessor on 62.9 Tillable Acres

Josh Binneboese

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DeWitt, IA 52742

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John Ahlberg

563-221-1524

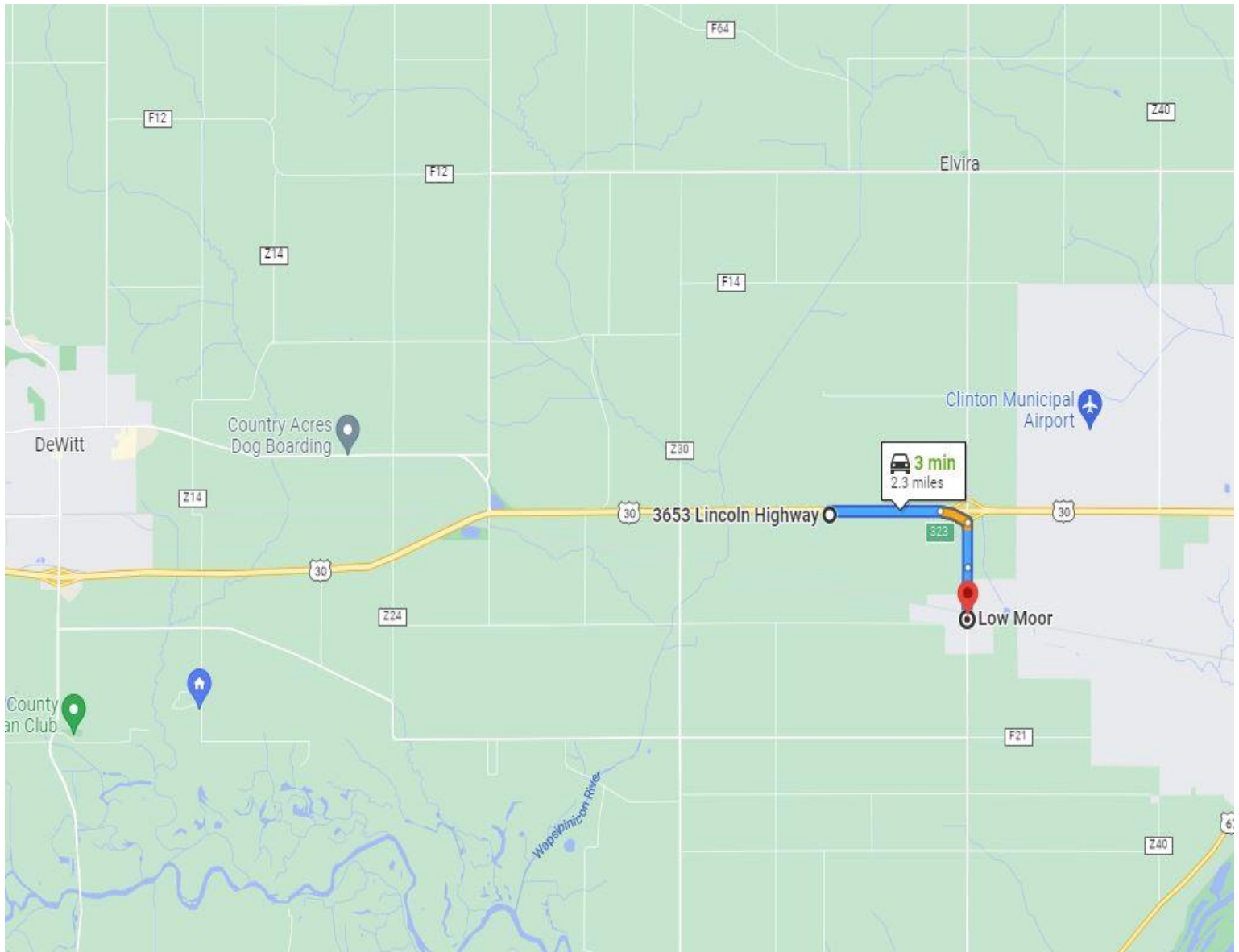
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Area Map

Eden Township, Clinton County, IA

**Location: From Clinton, Iowa, nine miles straight west on south side of Highway 30.
One mile north and one and one-half miles west of Low Moor, Iowa.**



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Aerial Photo-



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Clinton County - ASSESSOR INFORMATION

Summary - Auditor's Office

Parcel ID 2205410000
Alternate ID 1921200007
Property Address N/A
Sec/Twp/Rng 21-81-5
Brief Tax Description 21-81-5 PRT OF SW NE & PRT OF NW NE
(Note: Not to be used on legal documents)
Deed Book/Page 2017-09385 (12/29/2017)
Contract Book/Page
Gross Acres 52.00
Net Acres 52.00
Class A - Agriculture
(Note: This is for tax purposes only. Not to be used for zoning.)
District 0230 - EDEN TWP\CENTRAL SCHOOL
School District CENTRAL COMMUNITY SCHOOL

Assessment Record Link

Land - Assessor's Office

Lot Area 52.00 Acres ; 2,265,120 SF

Sales - Assessor's Office

Columns ▼							
Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
12/28/2017	B&H TRUST INVESTMENTS LLC	B&H INVESTMENT GROUP LLC	2017-09385	Corporate Merger or Reorganization	Deed	Y	\$499,000.00
9/29/2014		P & B VENTURES LLC	2014/06645	[EMPTY]	Deed		\$581,850.00
5/17/2007		LAGER JAMES	2007/04128	[EMPTY]	Deed		\$360,000.00
6/30/2003			2003/08672	[EMPTY]	Deed		\$256,000.00
7/19/1999			1999/06848	[EMPTY]	Deed		\$168,000.00

There are other parcels involved in one or more of the above sales:

[Recording: 2017-09385 - Parcel: 2205430000](#)
[Recording: 2014/06645 - Parcel: 2205430000](#)
[Recording: 2007/04128 - Parcel: 2205430000](#)
[Recording: 2003/08672 - Parcel: 2205430000](#)
[Recording: 1999/06848 - Parcel: 2205430000](#)

Valuation - Assessor's Office

Columns ▼					
	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$93,210	\$72,550	\$72,550	\$76,060	\$76,060
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$93,210	\$72,550	\$72,550	\$76,060	\$76,060
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$93,210	\$72,550	\$72,550	\$76,060	\$76,060

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☐ Taxation - Auditor/Treasurer's Office

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021	2018 Pay 2019-2020
+ Taxable Land Value	\$64,599	\$63,914	\$61,976	\$62,054
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$64,599	\$63,914	\$61,976	\$62,054
- Military Credit	\$0	\$0	\$0	\$0
= Net Taxable Value	\$64,599	\$63,914	\$61,976	\$62,054
x Levy Rate (per \$1000 of value)	26.22041	26.51149	25.73856	26.45145
= Gross Taxes Due	\$1,693.81	\$1,694.46	\$1,595.17	\$1,641.42
- Ag Land Credit	(\$68.15)	(\$68.53)	(\$62.00)	(\$59.72)
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,626.00	\$1,626.00	\$1,534.00	\$1,582.00

☐ TaxHistory (Verify all Payoff info with Treasurer)

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$813	No		464660
	September 2022	\$813	Yes	9/14/2022	
2020	March 2022	\$4	Yes	4/19/2022	420298
	September 2021	\$0	No		
2020	March 2022	\$813	Yes	4/19/2022	420298
	September 2021	\$813	Yes	9/24/2021	
2020	March 2022	\$12	Yes	4/19/2022	420298
	September 2021	\$0	No		
2019	March 2021	\$767	Yes	3/26/2021	382394
	September 2020	\$767	Yes	9/30/2020	
2018	March 2020	\$791	Yes	3/31/2020	347040
	September 2019	\$791	Yes	9/10/2019	

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WENDLING

Summary - Auditor's Office

Parcel ID	2205430000
Alternate ID	1921400005
Property Address	N/A
Sec/Twp/Rng	21-81-5
Brief Tax Description	21-81-5 PRT OF NW SEEXC PARCELS #11 & 11A (Note: Not to be used on legal documents)
Deed Book/Page	2017-09385 (12/29/2017)
Contract Book/Page	
Gross Acres	12.65
Net Acres	12.65
Class	A - Agriculture (Note: This is for tax purposes only. Not to be used for zoning.)
District	0230 - EDEN TWP/CENTRAL SCHOOL
School District	CENTRAL COMMUNITY SCHOOL

Assessment Record Link

[Click here for Assessment Data](#)

Land - Assessor's Office

Lot Area 12.65 Acres ; 551,034 SF

Agricultural Buildings - Assessor's Office

Plot #	Type	Description	Width	Length	Year Built
	Silo - Concrete	Stave Silo	14	40	1900
	Shed - Loafing	Cattle/Lf Shed	0	0	1900

Sales - Assessor's Office

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
12/28/2017	B&H TRUST INVESTMENTS LLC	B&H INVESTMENT GROUP LLC	2017-09385	NO LONGER USED	Deed		\$449,000.00
9/29/2014		P & B VENTURES LLC	2014/06645	[EMPTY]	Deed		\$581,850.00
5/17/2007		LAGER JAMES	2007/04128	[EMPTY]	Deed		\$360,000.00
6/30/2003			2003/08672	[EMPTY]	Deed		\$256,000.00
7/19/1999			1999/06848	[EMPTY]	Deed		\$168,000.00

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[Recording: 2014/06645 - Parcel: 2205410000](#)

[Recording: 2007/04128 - Parcel: 2205410000](#)

[Recording: 2003/08672 - Parcel: 2205410000](#)

[Recording: 1999/06848 - Parcel: 2205410000](#)

Valuation - Assessor's Office

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$22,620	\$17,600	\$17,600	\$18,560	\$18,560
+ Assessed Building Value	\$330	\$250	\$250	\$370	\$370
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$22,950	\$17,850	\$17,850	\$18,930	\$18,930
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$22,950	\$17,850	\$17,850	\$18,930	\$18,930

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Valuation - Assessor's Office

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$22,620	\$17,600	\$17,600	\$18,560	\$18,560
+ Assessed Building Value	\$330	\$250	\$250	\$370	\$370
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$22,950	\$17,850	\$17,850	\$18,930	\$18,930
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$22,950	\$17,850	\$17,850	\$18,930	\$18,930

Taxation - Auditor/Treasurer's Office

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021	2018 Pay 2019-2020
+ Taxable Land Value	\$15,671	\$15,596	\$15,123	\$15,145
+ Taxable Building Value	\$223	\$311	\$301	\$208
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$15,894	\$15,907	\$15,424	\$15,353
- Military Credit	\$0	\$0	\$0	\$0
= Net Taxable Value	\$15,894	\$15,907	\$15,424	\$15,353
x Levy Rate (per \$1000 of value)	26.22041	26.51149	25.73856	26.45145
= Gross Taxes Due	\$416.75	\$421.72	\$396.99	\$406.11
- Ag Land Credit	(\$16.63)	(\$16.72)	(\$15.13)	(\$14.57)
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$400.00	\$406.00	\$382.00	\$392.00

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Beacon™ Clinton County, IA

Summary

Parcel ID	2205410000
Gross Acres	52.00
ROW Acres	0.00
Gross Taxable Acres	52.00
Exempt Acres	0.00
Net Taxable Acres	52.00 (Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	57.30 (2979.5 CSR2 Points / 52 Gross Taxable Acres)

Agland Active Config FY2021

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	50.81	58.35	2,964.89	2,964.89
Non-Crop	1.19	12.28	14.61	11.39
Total	52.00		2,979.50	2,976.28

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	377B	Dinsdale silt loam, 2 to 5 percent slopes	95.00	2.40	228.00	228.00
100% Value	351	Atterberry silt loam, sandy substratum, 0 to 2 percent slope	78.00	15.24	1,188.72	1,188.72
100% Value	404	Thorp silt loam, 0 to 2 percent slopes	60.00	2.90	174.00	174.00
100% Value	350B	Waukegan silt loam, 2 to 5 percent slopes	55.00	3.87	212.85	212.85
100% Value	213B	Rockton loam, 30 to 40 inches to limestone, 2 to 5 percent s	53.00	7.00	371.00	371.00
100% Value	409B	Dickinson fine sandy loam, loam substratum, 2 to 5 percent s	51.00	2.20	112.20	112.20
100% Value	175B	Dickinson fine sandy loam, 2 to 5 percent slopes	50.00	1.34	67.00	67.00
100% Value	214B	Rockton loam, 20 to 30 inches to limestone, 2 to 5 percent s	49.00	10.63	520.87	520.87
100% Value	175C	Dickinson fine sandy loam, 5 to 9 percent slopes	45.00	0.03	1.35	1.35
100% Value	41B	Sparta loamy fine sand, 2 to 5 percent slopes	39.00	0.27	10.53	10.53
100% Value	809B	Bertram fine sandy loam, 2 to 5 percent slopes	39.00	1.58	61.62	61.62
100% Value	412D	Sogn loam, 5 to 14 percent slopes	5.00	3.35	16.75	16.75
100% Value	351	Atterberry silt loam, sandy substratum, 0 to 2 percent slope	78.00	0.02	1.56	0.83
Non-Crop	213B	Rockton loam, 30 to 40 inches to limestone, 2 to 5 percent s	53.00	0.15	7.95	5.46
Non-Crop	412D	Sogn loam, 5 to 14 percent slopes	5.00	1.02	5.10	5.10
Total				52.00	2,979.50	2,976.28

Beacon™ Clinton County, IA

Summary

Parcel ID	2205430000
Gross Acres	12.65
ROW Acres	0.00
Gross Taxable Acres	12.65
Exempt Acres	0.00
Net Taxable Acres	12.65 (Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	57.71 (730.06 CSR2 Points / 12.65 Gross Taxable Acres)

Agland Active Config FY2021

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	12.09	58.05	701.85	701.85
Non-Crop	0.56	50.38	28.21	20.08
Total	12.65		730.06	721.93

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	351	Atterberry silt loam, sandy substratum, 0 to 2 percent slope	78.00	3.89	303.42	303.42
100% Value	404	Thorp silt loam, 0 to 2 percent slopes	60.00	0.04	2.40	2.40
100% Value	213B	Rockton loam, 30 to 40 inches to limestone, 2 to 5 percent s	53.00	3.43	181.79	181.79
100% Value	175B	Dickinson fine sandy loam, 2 to 5 percent slopes	50.00	2.63	131.50	131.50
100% Value	175C	Dickinson fine sandy loam, 5 to 9 percent slopes	45.00	0.14	6.30	6.30
100% Value	41B	Sparta loamy fine sand, 2 to 5 percent slopes	39.00	1.96	76.44	76.44
100% Value	213B	Rockton loam, 30 to 40 inches to limestone, 2 to 5 percent s	53.00	0.07	3.71	2.55
Non-Crop	175B	Dickinson fine sandy loam, 2 to 5 percent slopes	50.00	0.49	24.50	17.53
Total				12.65	730.06	721.93

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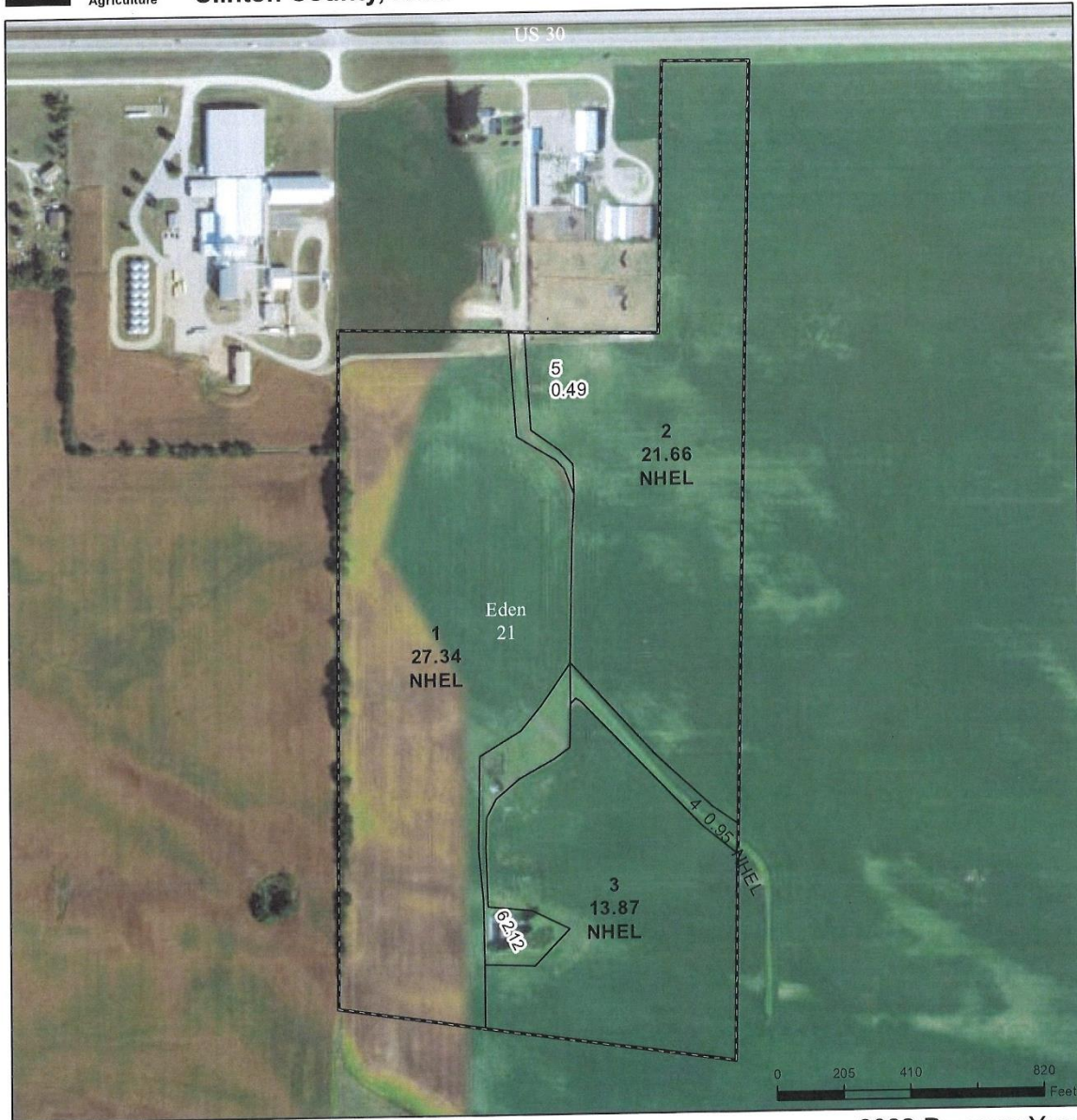
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FSA Map and Info



Clinton County, Iowa



Legend

Non-Cropland	CRP	Iowa PLSS
Cropland	Tract Boundary	Iowa Roads

Wetland Determination Identifiers

● Restricted Use	NAIPUSDA_CONUS_PRIME
▼ Limited Restrictions	RGB
■ Exempt from Conservation	Red: Band_1
■ Compliance Provisions	Green: Band_2
	Blue: Band_3

Tract Cropland Total: 63.82 acres

2022 Program Year

Map Created April 23, 2022

Farm 7481

Tract 13037

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).

USDA is an equal opportunity provider, employer, and lender.

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IOWA
CLINTON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7481

Prepared : 9/12/22 10:41 AM

Crop Year : 2022

Operator Name : MR BRAD H TOBEY
Farms Associated with Operator : 19-045-7160, 19-045-7376, 19-045-7382, 19-045-7383, 19-045-7480, 19-045-7481, 19-045-8039
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
66.43	63.82	63.82	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	63.82	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	44.50	0.00	159	
Soybeans	19.00	0.00	46	
TOTAL	63.50	0.00		

NOTES

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Tract Number : 13037
Description : NE,SE of 21, T81N,R5E
FSA Physical Location : IOWA/CLINTON
ANSI Physical Location : IOWA/CLINTON
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : B&H INVESTMENT GROUP, LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
66.43	63.82	63.82	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	63.82	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

Abbreviated 156 Farm Record

FARM : 7481

Prepared : 9/12/22 10:41 AM

Crop Year : 2022

Tract 13037 Continued ...

Corn	44.50	0.00	159
Soybeans	19.00	0.00	46
TOTAL	63.50	0.00	

NOTES

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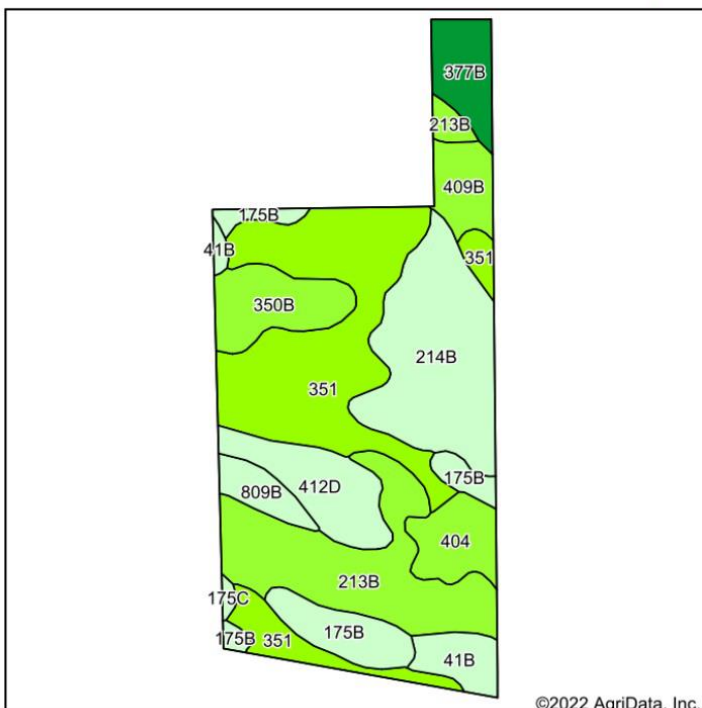
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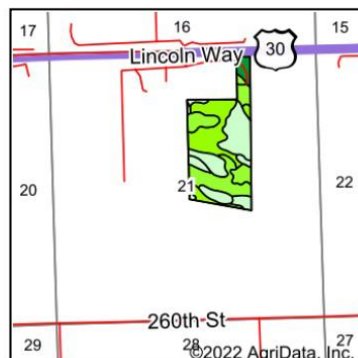
Soil Information

Soils Map



Soils data provided by USDA and NRCS.

©2022 AgriData, Inc.



State: Iowa
County: Clinton
Location: 21-81N-5E
Township: Eden
Acres: 64.02
Date: 9/12/2022

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	17.72	27.7%		Iw		80	73	92	92	69	87
213B	Rockton loam, 30 to 40 inches to limestone, 2 to 5 percent slopes	10.85	16.9%		Ile		53	76	75	75	67	61
214B	Rockton loam, 20 to 30 inches to limestone, 2 to 5 percent slopes	10.72	16.7%		Ile		49	59	72	72	63	56
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	4.54	7.1%		Ile		50	56	63	63	54	37
412D	Sogn loam, 5 to 14 percent slopes	4.35	6.8%		Vls		5	8	37	37	31	26
350B	Waukegan silt loam, 2 to 5 percent slopes	3.87	6.0%		Ile		55	69	81	81	72	50
404	Thorp silt loam, 0 to 2 percent slopes	2.88	4.5%		Iw		60	57	92	78	34	92
377B	Dinsdale silt loam, 2 to 5 percent slopes	2.77	4.3%		Ile		95	90	87	87	70	75
409B	Dickinson fine sandy loam, loam substratum, 2 to 5 percent slopes	2.33	3.6%		Ile		51	57	61	61	52	33
41B	Sparta loamy fine sand, 2 to 5 percent slopes	2.19	3.4%		IVs	Ile	39	40	56	56	46	32
809B	Bertram fine sandy loam, 2 to 5 percent slopes	1.59	2.5%		IVs		39	22	57	57	50	44
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	0.21	0.3%		Ile		45	41	63	63	54	37
Weighted Average					2.22	*-	57.7	62.2	*n 75.8	*n 75.1	*n 60.7	*n 62.1

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

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Josh Binneboese

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The farm shall be sold subject to an existing farm lease, which is valid for crop years 2023 and expires on the last day of February 2024. Call for additional information about the current tenant arrangements, farm income and options.

Property Information 64.65 Acres, m/l

Legal Description: Part of NW SE EXC Parcels #11 and 11A; and Part of SW NE & Part of NW NE all in Section 21 Township 81 North, Range 5 East of the 5th P.M, Eden Township, Clinton County, Iowa.

Approximate Address

3600 Block of Highway 30, DeWitt, Iowa 52742

Price & Terms

- \$11,000/acre Total: \$710,000
- Negotiable 10% down upon acceptance of offer; balance due in cash at closing
- Closing after December 1, 2023, but Negotiable

Possession

At closing (subject to farm lease)

Real Estate Tax—Estimated

Current taxes are \$2,026/year

Deed Restriction

All property will be sold subject to a deed restriction that it cannot be mined. Sold as-is where-is.

Information

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Wendling Quarries Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

Video Link: <https://youtu.be/ny8b0S2kJqw>

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Photos



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