

LAND FOR SALE

345.88 ACRES M/L

CLINTON COUNTY, IA

LISTING #17501



DOUG 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

www.Yeggemcneilland.co

PeoplesCompany.com

563.659.8185

700 6th Ave

DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

345.88 surveyed acres. The West 1/2 of Section 8, and part of the Northwest 1/4 of Northeast 1/4 and Southwest 1/4 of Northeast 1/4, Section 8, Township 81 North, Range 6 East, Clinton Co., IA. Exact Legal description to come from the survey.

345.88 Acres M/L, Clinton County, Iowa

COMMENTS & BUILDING INFORMATION:

Peoples Company is pleased to present a unique, 345.88 surveyed acre, property situated inside the City limits of Clinton, Iowa. There are 310.64 FSA cropland acres with a CSR2 of 71.4. The primary soil types include Downs, Tama, and Fayette silt loams. The new buyer will have plenty of options for grain merchandising, as there are local grain marketing elevators along with Archer Daniels Midland (ADM) located on the river in Clinton, Iowa. These grain outlets can be accessed by both county and state paved highways.

The farm features a 48 x 52 pole building, built in 2005, and currently being used for storage. The farm also contains an older barn and 5 older grain bins. Additionally, the property boasts recreational opportunities with the South half of the farm containing a small creek and two small blocks of timber.

LEASE/FSA INFORMATION:

Leased for the 2024 crop year.

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

F.S.A. INFORMATION:

Farmland:	345.77
Crop Acres:	310.64
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	307.6
Corn Yield:	164
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	345.88
Tillable Acres:	310.64
CRP Acres:	
Farmstead:	3.24
Roads:	1
Waterways:	14
Timber:	17
Pasture:	

www.Yeggemcneilland.com

PeoplesCompany.com
563.659.8185

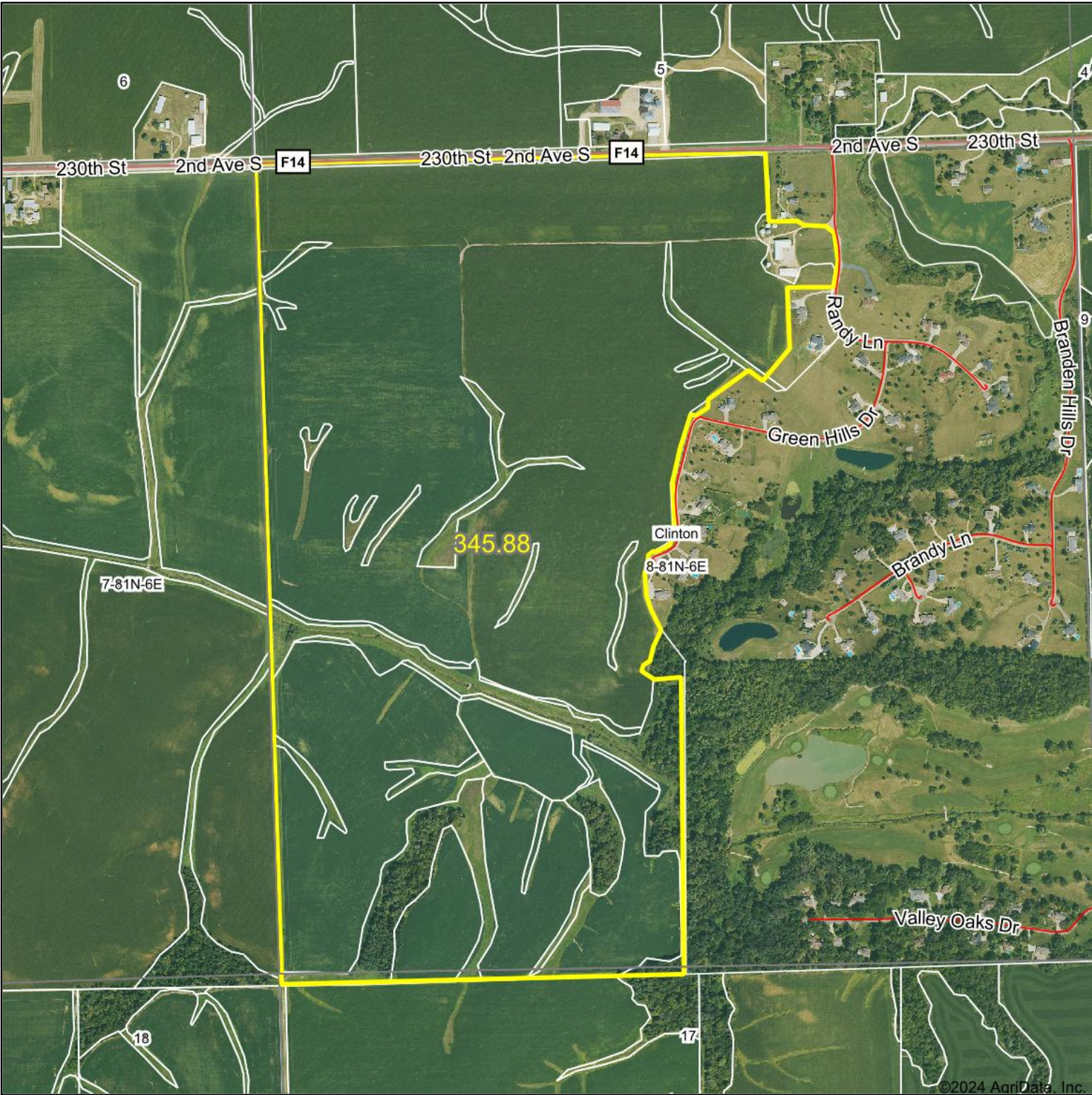
700 6th Ave
 DeWitt, Iowa 52742


WHITESIDE CO, IL



© Farm and Home Publishers, LTD. | CLINTON CO., IA

Aerial Map - Total Acres







PEOPLES[™]
COMPANY
INTEGRATED LAND SOLUTIONS


Boundary Center: 41° 50' 14.27, -90° 17' 22.22

8-81N-6E
Clinton County
Iowa

0ft 1007ft 2014ft



Maps Provided By:



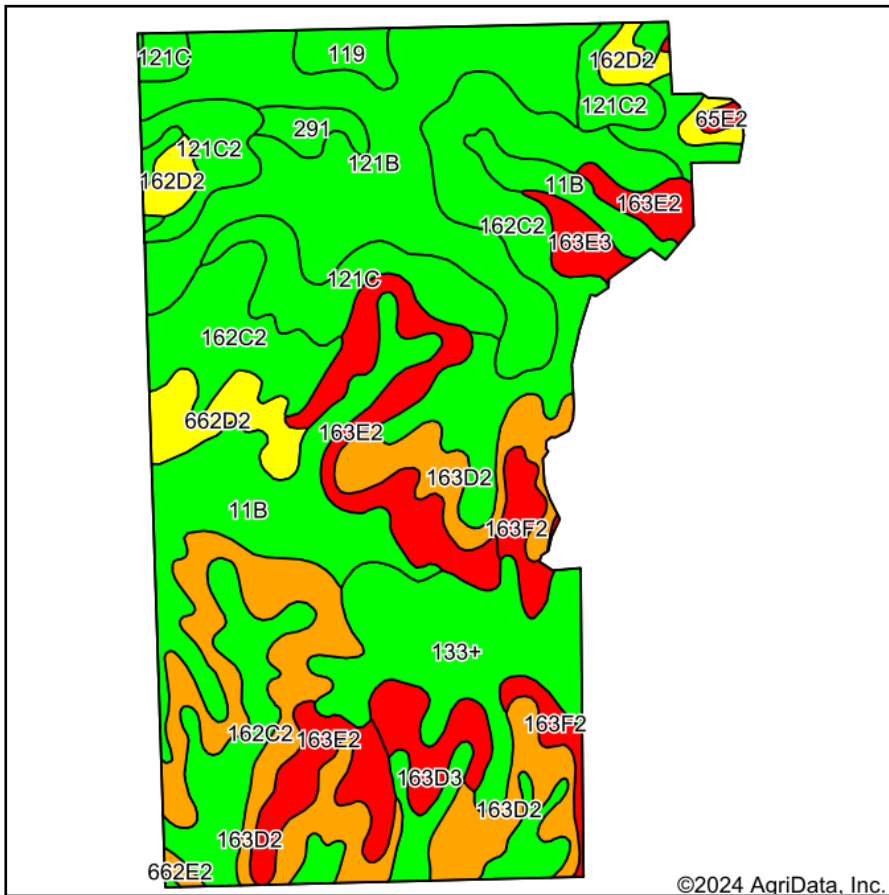
surety[®]
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgriDataInc.com

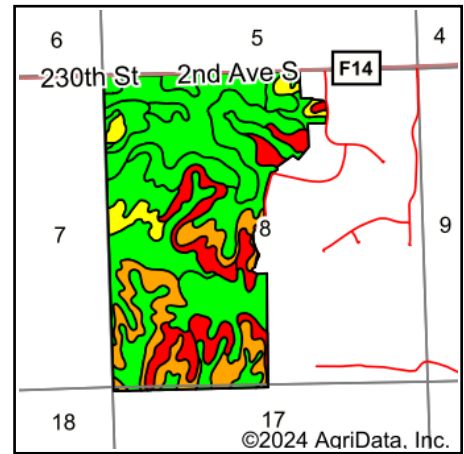
Field borders provided by Farm Service Agency as of 5/21/2008.

3/21/2024

Soils Map - Total Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Clinton**
Location: **8-81N-6E**
Township: **Clinton**
Acres: **345.88**
Date: **3/21/2024**



Maps Provided By:



Area Symbol: IA045, Soil Area Version: 29

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
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	71.12	20.6%		IIIe	198.4	5.6	57.5	80	85
121B	Tama silt loam, driftless, 2 to 6 percent slopes	54.63	15.8%		Ile	0.0	0.0	0.0	95	93
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	50.22	14.5%		IIIe	164.8	4.6	47.8	46	78
11B	Colo-Ely complex, 0 to 5 percent slopes	36.41	10.5%		IIw	204.8	4.3	59.4	86	92
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	30.41	8.8%		IVe	140.8	3.9	40.8	35	74
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	29.11	8.4%		IIw	204.8	4.3	59.4	78	82
121C	Tama silt loam, driftless, 5 to 9 percent slopes	15.93	4.6%		IIIe	0.0	0.0	0.0	90	91
121C2	Tama silt loam, driftless, 5 to 9 percent slopes, moderately eroded	11.86	3.4%		IIIe	0.0	0.0	0.0	87	86
662D2	Mt. Carroll silt loam, 9 to 14 percent slopes, moderately eroded	8.09	2.3%		IIIe	169.6	4.7	49.2	55	78
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	7.77	2.2%		VIe	116.8	3.3	33.9	18	59
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	7.29	2.1%		IVe	153.6	4.3	44.5	40	73
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	6.48	1.9%		IIIe	185.6	5.2	53.8	54	81
119	Muscatine silt loam, 1 to 3 percent slopes	3.95	1.1%		Ie	240.0	6.2	69.6	94	90

Soils data provided by USDA and NRCS.

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
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	3.92	1.1%		Vle	129.6	3.6	37.6	29	70
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	3.71	1.1%		Ille	193.6	5.4	56.1	72	81
291	Atterberry silt loam, 1 to 3 percent slopes	3.40	1.0%		Ile	224.0	5.8	65.0	85	91
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	0.87	0.3%		Vle	134.4	3.8	39.0	28	70
662E2	Mt. Carroll silt loam, 14 to 18 percent slopes, moderately eroded	0.71	0.2%		Ive	153.6	4.3	44.5	43	74
Weighted Average					2.84	138.3	3.6	40.1	70.7	*n 83.8

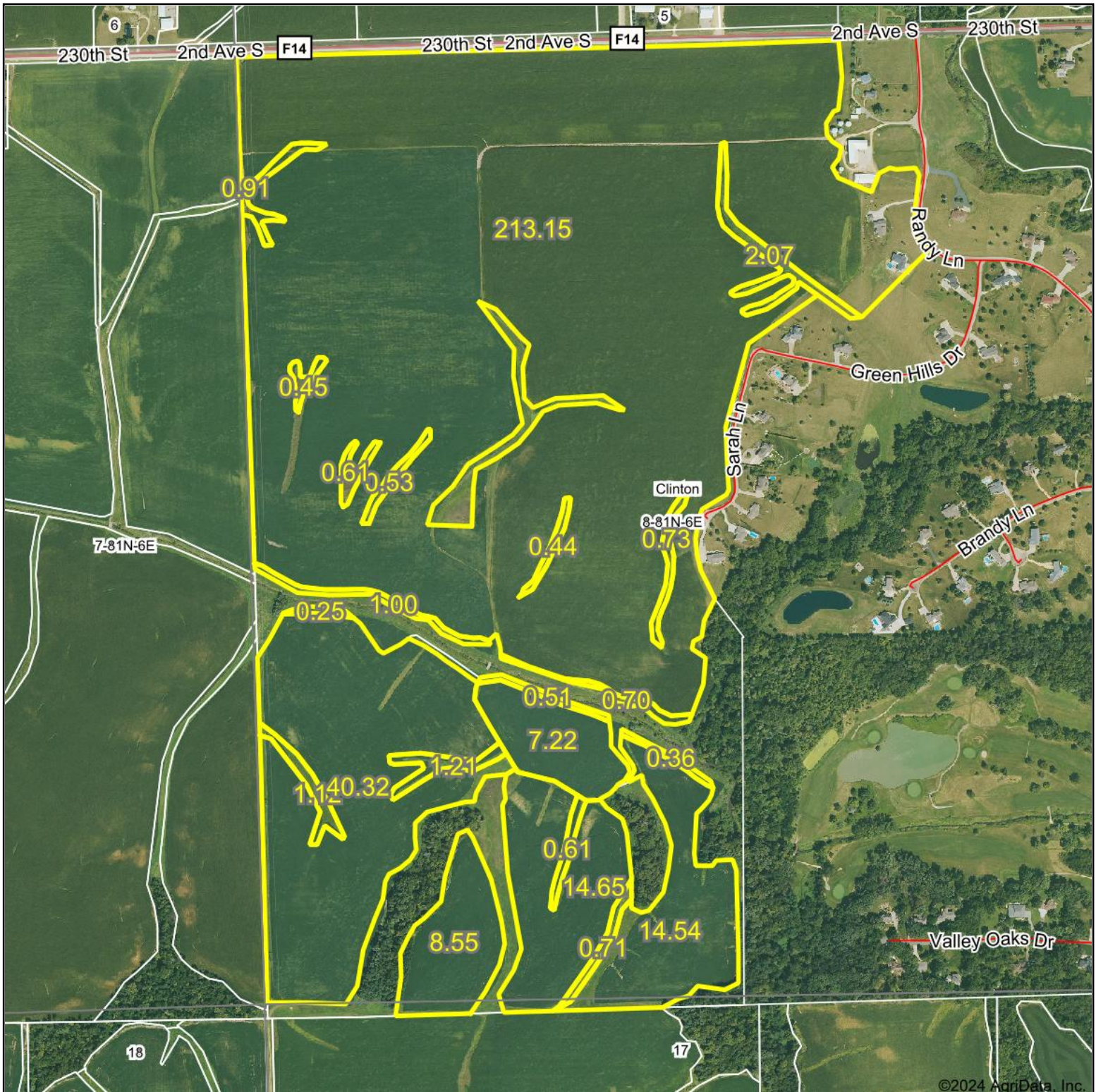
**IA has updated the CSR values for each county to CSR2.

*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

Aerial Map - Tillable Acres



©2024 AgriData, Inc.



Boundary Center: 41° 50' 14.08, -90° 17' 22.14

0ft 853ft 1707ft

8-81N-6E
Clinton County
Iowa



Maps Provided By:



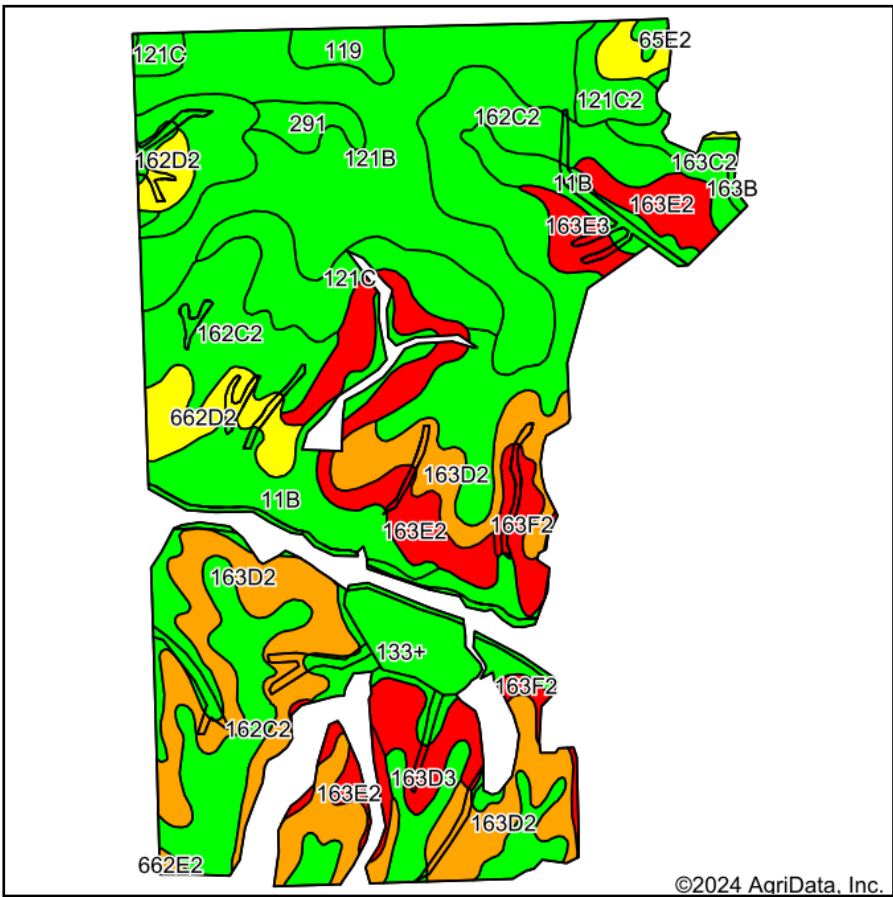
© AgriData, Inc. 2023

www.AgriDataInc.com

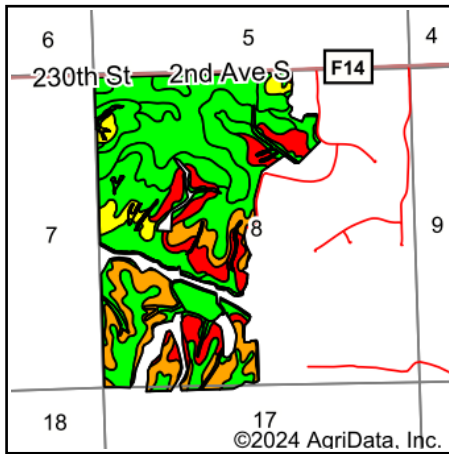
3/26/2024

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: **8-81N-6E**
Township: **Clinton**
Acres: **310.64**
Date: **3/26/2024**



Maps Provided By:



Area Symbol: IA045, Soil Area Version: 29

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
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	70.22	22.6%		IIIe	198.4	5.6	57.5	80	85
121B	Tama silt loam, driftless, 2 to 6 percent slopes	53.24	17.1%		Ile	0.0	0.0	0.0	95	93
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	47.34	15.2%		IIIe	164.8	4.6	47.8	46	78
11B	Colo-Ely complex, 0 to 5 percent slopes	29.65	9.5%		IIw	204.8	4.3	59.4	86	92
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	24.30	7.8%		IVe	140.8	3.9	40.8	35	74
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	16.92	5.4%		IIw	204.8	4.3	59.4	78	82
121C	Tama silt loam, driftless, 5 to 9 percent slopes	15.52	5.0%		IIIe	0.0	0.0	0.0	90	91
121C2	Tama silt loam, driftless, 5 to 9 percent slopes, moderately eroded	11.70	3.8%		IIIe	0.0	0.0	0.0	87	86
662D2	Mt. Carroll silt loam, 9 to 14 percent slopes, moderately eroded	8.02	2.6%		IIIe	169.6	4.7	49.2	55	78
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	6.75	2.2%		IVe	153.6	4.3	44.5	40	73
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	6.00	1.9%		VIe	116.8	3.3	33.9	18	59
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	5.18	1.7%		IIIe	185.6	5.2	53.8	54	81
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	4.03	1.3%		IIIe	193.6	5.4	56.1	72	81

Soils data provided by USDA and NRCS.

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
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	3.92	1.3%		Vle	129.6	3.6	37.6	29	70
119	Muscataine silt loam, 1 to 3 percent slopes	3.54	1.1%		Ie	240.0	6.2	69.6	94	90
291	Atterberry silt loam, 1 to 3 percent slopes	3.40	1.1%		Ile	224.0	5.8	65.0	85	91
662E2	Mt. Carroll silt loam, 14 to 18 percent slopes, moderately eroded	0.42	0.1%		IVe	153.6	4.3	44.5	43	74
163B	Fayette silt loam, 2 to 6 percent slopes	0.38	0.1%		Ile	214.4	6.0	62.2	83	88
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	0.11	0.0%		Vle	134.4	3.8	39.0	28	70
Weighted Average					2.84	134.6	3.5	39	71.4	*n 84.1

**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.

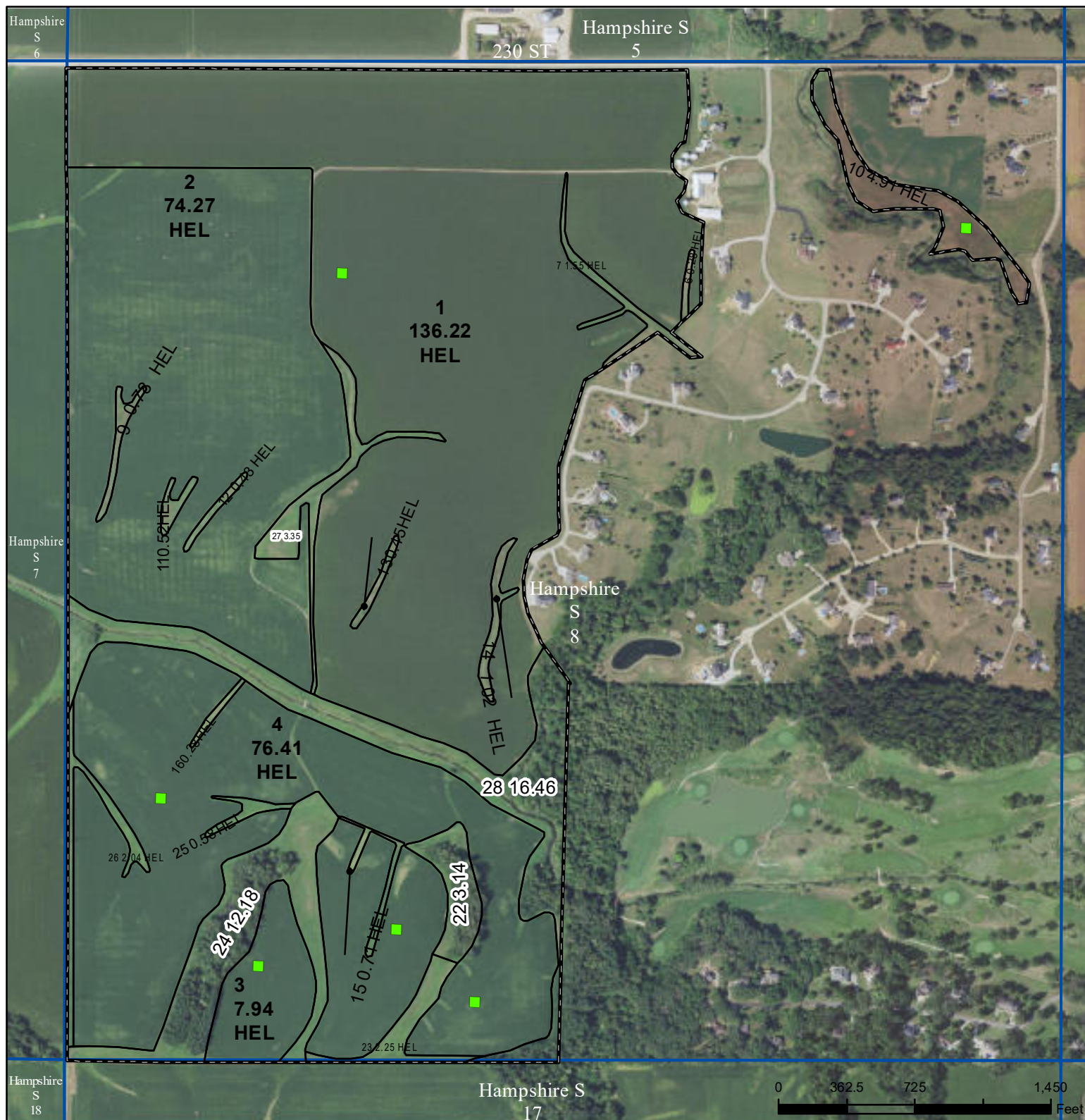
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method



United States
Department of
Agriculture

Clinton County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- 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).

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

2024 Program Year

Map Created October 23, 2023

Farm **2705**

Tract **9897**

Tract Cropland Total: 310.64 acres

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 : 2705

Prepared : 3/26/24 3:20 PM CST

Crop Year : 2024

Operator Name : CHAD R SWEENEY

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
345.77	310.64	310.64	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	310.64	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	307.60	0.00	164	

TOTAL 307.60 0.00

NOTES

Tract Number : 9897

Description : P-8 SE1/4 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 : A JOHN BRANDENBURG

Other Producers : R S FARM CORP

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
345.77	310.64	310.64	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	310.64	0.00	0.00	0.00	0.00	0.00

Abbreviated 156 Farm Record

Tract 9897 Continued ...

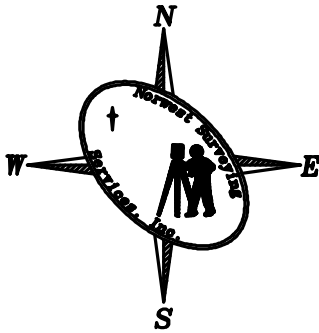
DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	307.60	0.00	164
TOTAL	307.60	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



TOTAL AREA
342.254 ACRES
ROW = 2.464 ACRES
NET = 339.790 ACRES

Surveyor's Note:
The Surveyor's Certificate and
Description of the property
depicted hereon are attached
hereto and made a part hereof.

0 250' 500' 1000'
SCALE: 1"=500'

RESERVED FOR RECORDER

PT. P.I.N.
88-0198-0000
88-0199-0000
88-0201-0000
88-0204-0000
88-0205-0000
88-0208-0000

REQUESTOR:

RANDY BRANDENBURG
401 RANDY DRIVE
CLINTON, IA 52732

PROPRIETORS:

BRANDENBURG FAMILY TR
401 RANDY DR
CLINTON, IA 52732

SURVEYOR:

WILLIAM E. HOLT,
IPLS NO. 14105
NORWEST SURVEYING SRVS
301 EAST LINCOLNWAY
MORRISON, IL 61270
(815) 772-7179
weh@nwsurveying.com

PT SECTION 8-81-6

NW CORNER NW 1/4
SECTION 8-81-6
(INST NO. 9597-92)

NW 1/4 NW 1/4
SECTION 8-81-6
40.417 ACRES

NE 1/4 NW 1/4
SECTION 8-81-6
40.384 ACRES

SW 1/4 NW 1/4
SECTION 8-81-6
40.399 ACRES

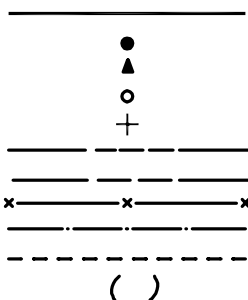
NW 1/4 SW 1/4
SECTION 8-81-6
40.570 ACRES

SW 1/4 SW 1/4
SECTION 8-81-6
40.419 ACRES

SE 1/4 SW 1/4
SECTION 8-81-6
40.336 ACRES

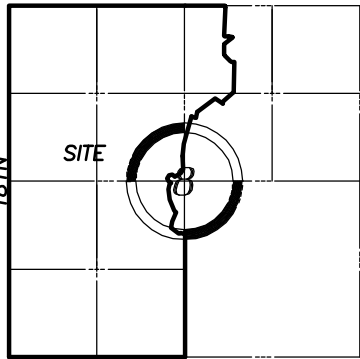
SE 1/4
SECTION 8-81-6

LEGEND



BOUNDARY OF SURVEY
MONUMENT FOUND
STONE FOUND
SET IRON PIN W/CAP
CHISELED "X"
SECTION LINE
RIGHT OF WAY LINE
FENCE LINE
BUILDING SETBACK
UTILITY EASEMENT
DEED/PLAT DIMENSION

NOTE: BEARINGS ARE ASSUMED



NORWEST SURVEYING SERVICES, INC.
PROFESSIONAL LAND SURVEYORS & LAND PLANNERS
301 EAST LINCOLNWAY MORRISON, ILLINOIS 61270
PHONE (815) 772-7179 NWSURVEYING@MCHSI.COM
SERVING ILLINOIS & IOWA SINCE 1974

SURVEYED BY JMW, CFW	FIELD WORK COMPLETED 7-7-23	JOB NO. 2023140	DRAWN BY WEH
BOOK NO. 267-6	PLAT NO. 2023140B	DRAWING NAME 200261	DRAWING DATE 10 JUL 23
REVISION DATES	CHECKED BY 2000261	SCALE 1'=500'	

PROJECT
FARM PARCEL SURVEY
TITLE
BRANDENBURG TRUST