

LAND FOR SALE

LISTING #17553

6.7 ACRES M/L
CLINTON COUNTY, IOWA



DOUGLAS R. 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

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

6.7 Acres being part of the NW 1/4 of Section 8, Township 81 North, Range 6 East, Clinton Co., Iowa. Parcel to be surveyed. The exact legal to come from Survey.

COMMENTS & BUILDING INFORMATION:

Peoples Company is pleased to market 6.7 acres m/l of income-producing farmland with potential gardening & recreational opportunities, located within the city limits of Clinton, Iowa. This parcel offers a nice blend of tillable acres and timber with a tree-lined creek bordering the south side. This acreage sits just North of Highway 30 along 2nd Avenue South in the Brandenburg Subdivision. This 6.7 acres, to be surveyed, consists of 4.5 estimated tillable acres.

LEASE/FSA INFORMATION:

Leased for the 2024 crop year.

6.7 Acres M/L (to be surveyed), Clinton County, IA

TOTAL ACRES:	6.7 Acres (to be surveyed)
PRICE:	\$79,730
Price Per Acre:	\$11,900
Owner:	Brandenburg
Operator:	Sweeney
County & State:	Clinton Co., Iowa
Location:	City of Clinton
Possession Date:	Closing, subject to Tenant's rights
Drainage Info:	Natural
Average Productivity:	63.5
Taxable Acres:	6.7
Net RE Taxes:	\$228
Taxes Payable In:	2023-2024
Topography:	Level

F.S.A. INFORMATION: ESTIMATED

Farmland:	6.7 est.
Crop Acres:	4.5 est.
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	4.5 est.
Corn Yield:	164
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	6.7
Tillable Acres:	4.5
CRP Acres:	
Farmstead:	
Roads:	
Waterways:	
Timber:	2.2
Pasture:	

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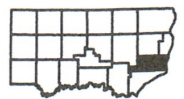
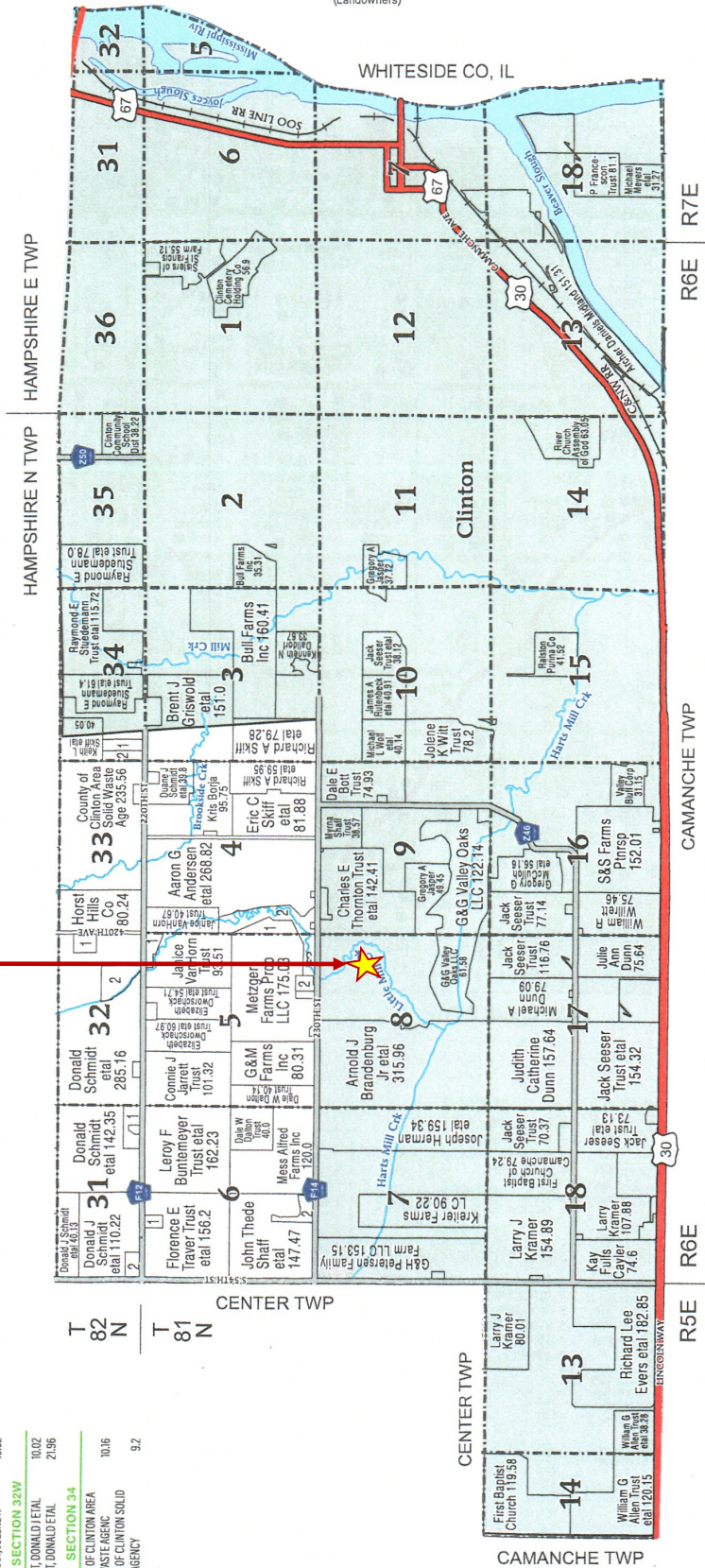
(Landowners)

6.7 Acres

HAMPSHIRE S TOWNSHIP	
SECTION 4	
1 METZGER FARMS PROP LLC	14.69
2 ROYER, DWIGHT L ETAL	35.77
SECTION 5W	
1 GEBER, DALE A ETAL	10.12
2 OTTENS JR, DUWAYNE JR ETAL	6.58
3 ROYER, DWIGHT L ETAL	14.15
SECTION 6W	
1 SCHMIDT, DYLAN	5.48
2 HANSEN, CHRISTOPHER D	12.9
SECTION 31W	
1 SCHMIDT, DUANE J ETAL	15.44
2 WITT TRUST, JOLENE K	10.02
SECTION 32W	
1 SCHMIDT, DONALD J ETAL	10.02
2 SCHMIDT, DONALD ETAL	21.96
SECTION 34	
1 COUNTY OF CLINTON AREA SOLID WASTE AGENCY	10.16
2 COUNTY OF CLINTON SOLID WASTE AGENCY	9.2

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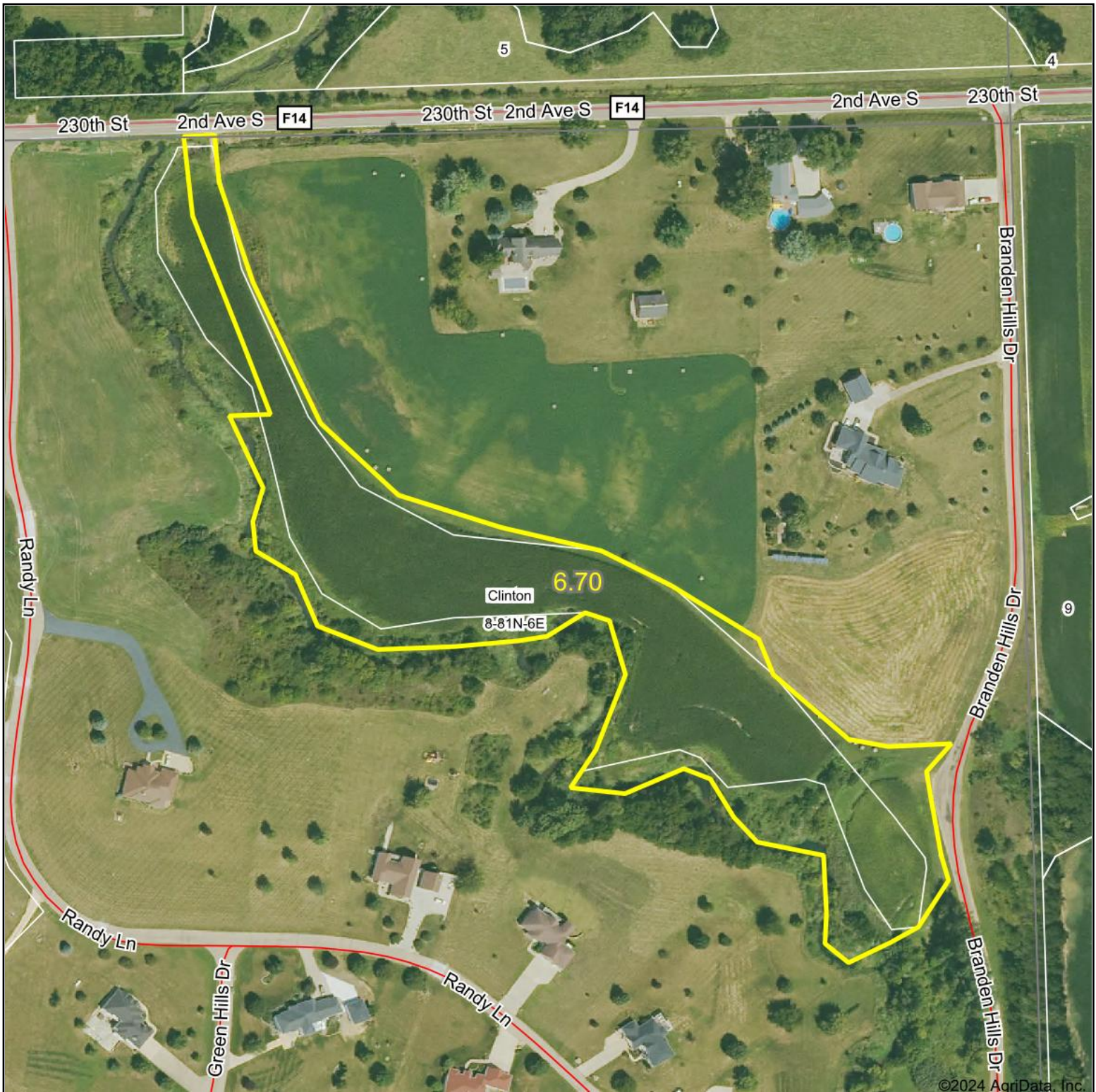


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Alan McNeil 563-321-1125

Peoplescompany.com

Aerial Map



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Boundary Center: 41° 50' 33.82, -90° 16' 46.33

0ft 240ft 480ft

8-81N-6E
Clinton County
Iowa



Maps Provided By:



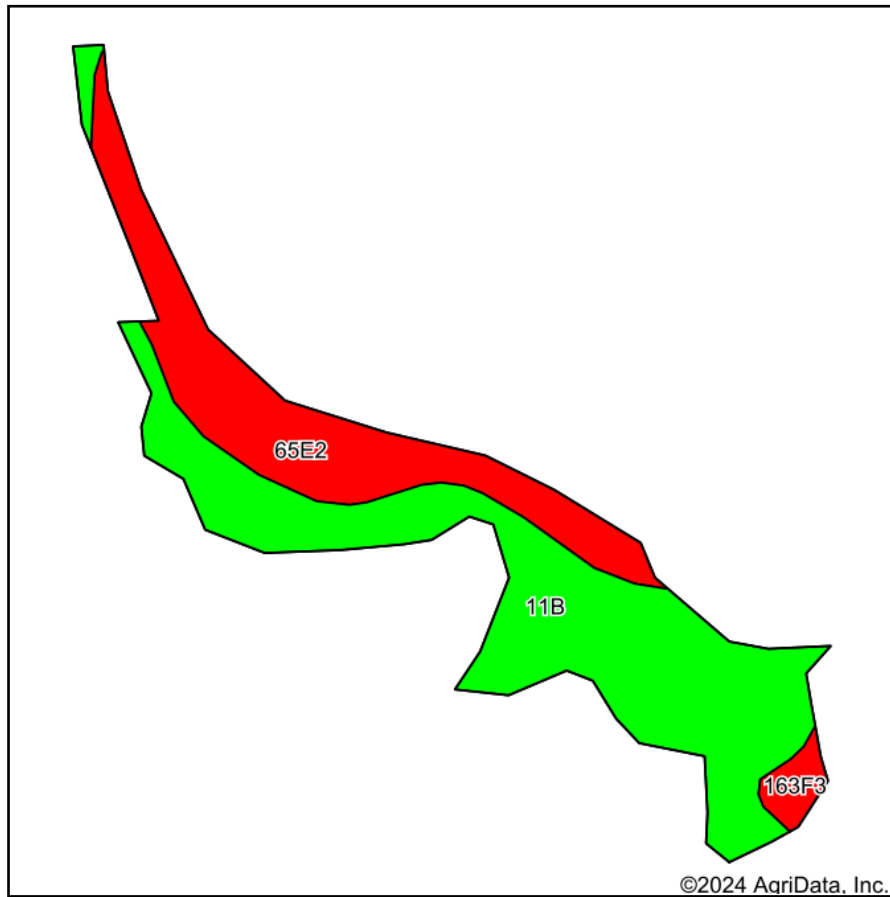
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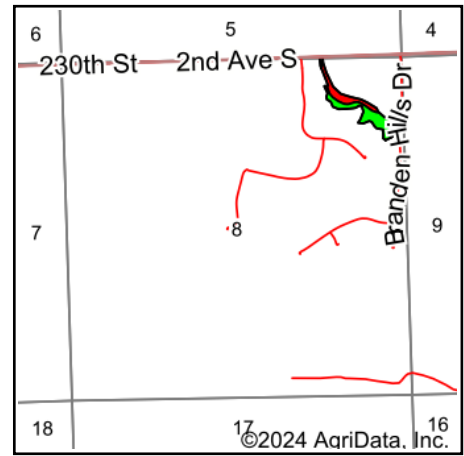
4/25/2024

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: **8-81N-6E**
 Township: **Clinton**
 Acres: **6.7**
 Date: **4/25/2024**

PEOPLES
 COMPANY
 INTEGRATED LAND SOLUTIONS

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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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
11B	Colo-Ely complex, 0 to 5 percent slopes	4.17	62.2%		Ilw	204.8	4.3	59.4	86	92
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	2.32	34.6%		Vle	134.4	3.8	39.0	28	70
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	0.21	3.1%		Vlle	105.6	3.0	30.6	12	56
Weighted Average					3.54	177.3	4.1	51.4	63.6	*n 83.3

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

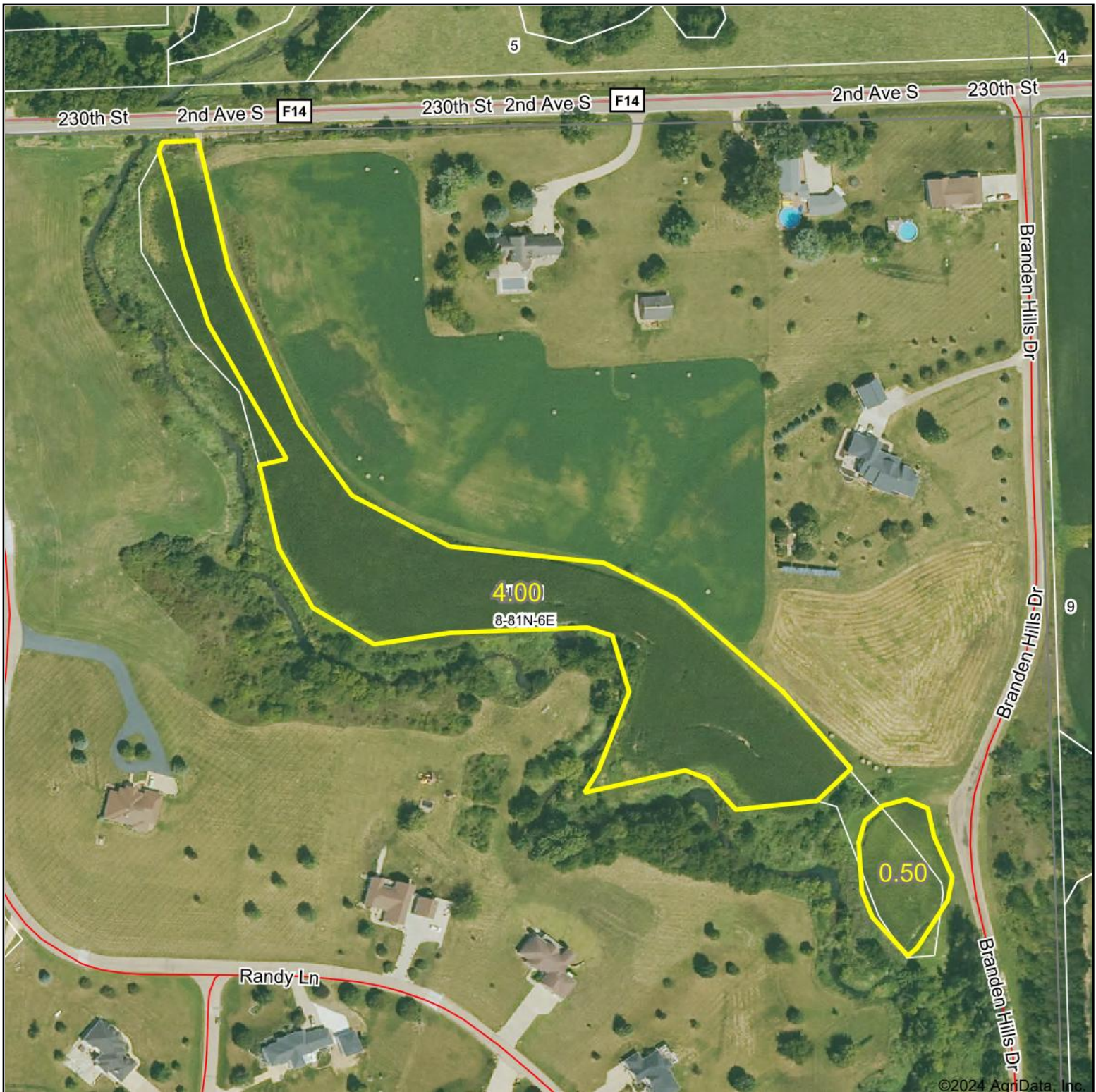
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*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



Boundary Center: 41° 50' 33.99, -90° 16' 46.63

0ft 230ft 461ft

8-81N-6E
Clinton County
Iowa



Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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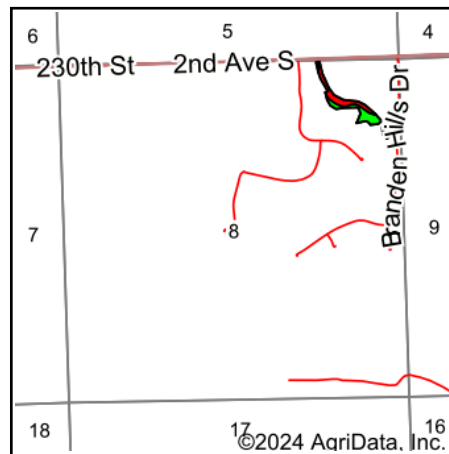
4/25/2024

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: **8-81N-6E**
 Township: **Clinton**
 Acres: **4.5**
 Date: **4/25/2024**



Maps Provided By:



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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
11B	Colo-Ely complex, 0 to 5 percent slopes	2.40	53.3%		Ilw	204.8	4.3	59.4	86	92
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	1.97	43.8%		Vle	134.4	3.8	39.0	28	70
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	0.13	2.9%		Vlle	105.6	3.0	30.6	12	56
Weighted Average					3.90	171.1	4	49.6	58.5	*n 81.3

**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"

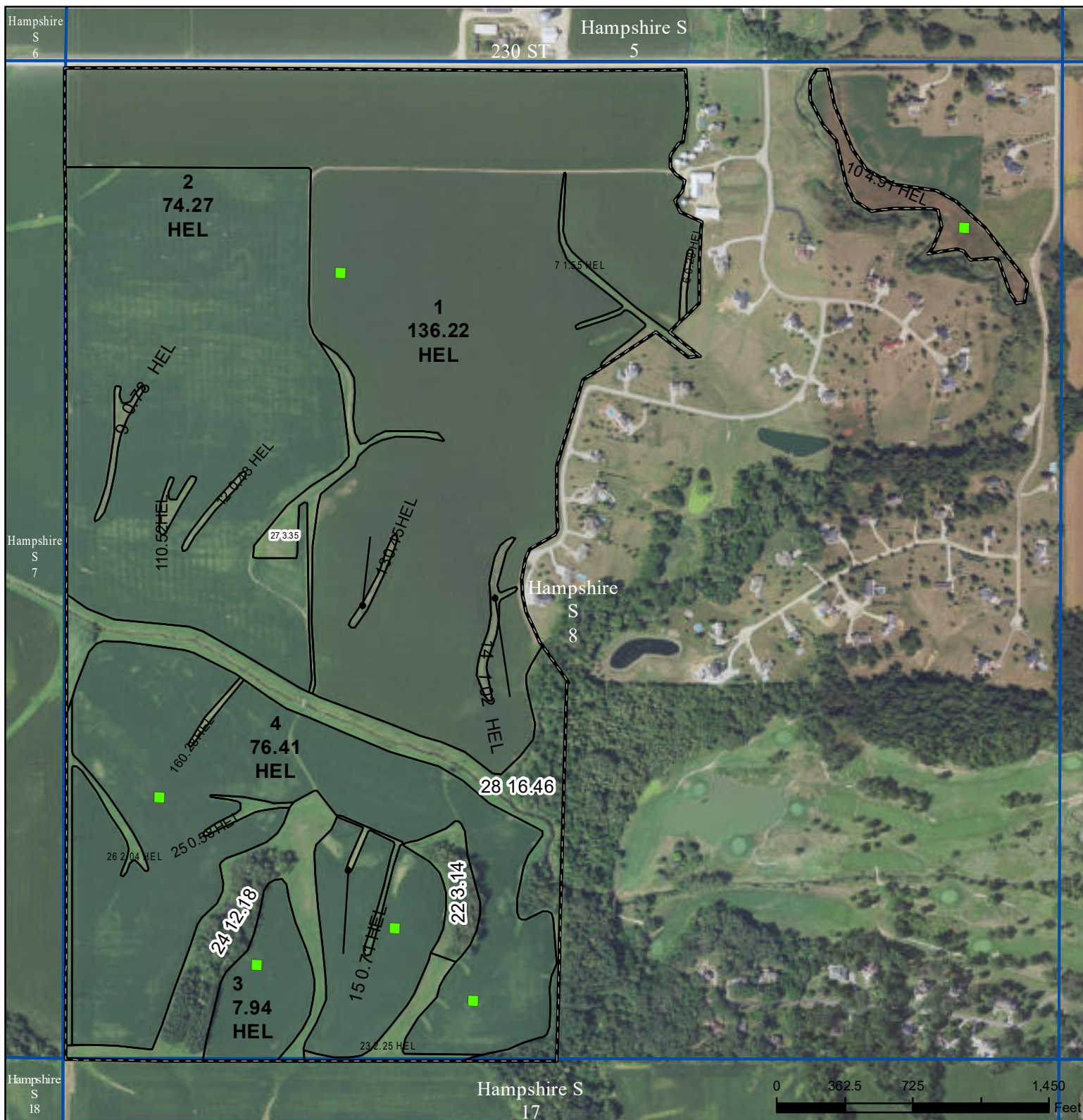
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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

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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

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