

LAND AUCTION

84.21 SURVEYED ACRES

LISTING #18455

CLINTON COUNTY, IOWA



DOUGLAS R. YEGGE

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ALAN MCNEIL

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Alan@PeoplesCompany.com

YEGGEMCNEILLAND.COM

SEPT. 18, 2025 ~ 10:00 A.M.
DEWITT COMMUNITY CENTER
512 12TH ST., DEWITT, IA

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND AUCTION

LEGAL DESCRIPTION:

84.21 surveyed acres being part of the Southwest 1/4 of Section 35, Township 83 North, Range 3 East. Exact legal description to be taken from survey (See attached).

COMMENTS & BUILDING INFORMATION:

Clinton County, Iowa Land Auction
Mark your calendar for Thursday, September 18th, 2025, at 10:00 A.M. at the DeWitt Community Center, 512 12th St., DeWitt, IA

Peoples Company is pleased to be representing the Gannon Family in the sale of 84.21 surveyed acres located three miles north of Welton, Iowa, and approximately twelve miles north of DeWitt, Iowa. This high-quality Eastern Iowa farm comprises nearly 100% tillable acres, featuring 82.69 FSA cropland acres with an exceptional CSR2 soil rating of 90.1. Primary soil types include productive Tama silt loam, Colo Ely complex, and Atterberry silt loam. The farm is in soybeans for the 2025 crop year. The farm also includes a well-maintained 30 x 90 pole barn.

Located on the south side of 155th Street in Section 35 of Bloomfield Township, Clinton County, Iowa, this farm would make a great add-on to an existing farming operation or an investment for the Buyer looking to diversify their portfolio. Located in an ideal location close to US Highway 61, US Highway 136, as well as ADM in Clinton, Iowa.

The single tract will be offered on a price-per-acre basis via Public Auction and will take place on Thursday, September 18th, 2025, at 10:00 AM at the DeWitt Community Center in DeWitt, Iowa. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.

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

Gannon Auction, 84.21 Surveyed Acres , Clinton County, IA

TOTAL ACRES:	84.21 surveyed acres
PRICE:	
Price Per Acre:	
Owner:	Gannon Family Farm LLC
Operator:	
County & State:	Clinton Co., IA
Location:	Welton, IA
Possession Date:	At closing, subject to Tenant's rights
Drainage Info:	Tiled
Average Productivity:	90.1 CSR2
Taxable Acres:	82.81
Net RE Taxes:	\$4,014
Taxes Payable In:	2024-2025
Topography:	Level

F.S.A. INFORMATION:

Farmland:	82.69
Crop Acres:	82.69
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	50.6
Corn Yield:	196
Soybean Base:	31.5352
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

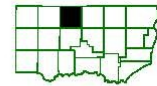
Total Acres:	84.21
Tillable Acres:	82.69
CRP Acres:	
Building:	.25
Roads:	1.27
Waterways:	
Timber:	
Pasture:	

PeoplesCompany.com
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700 6th Ave
DeWitt, Iowa 52742

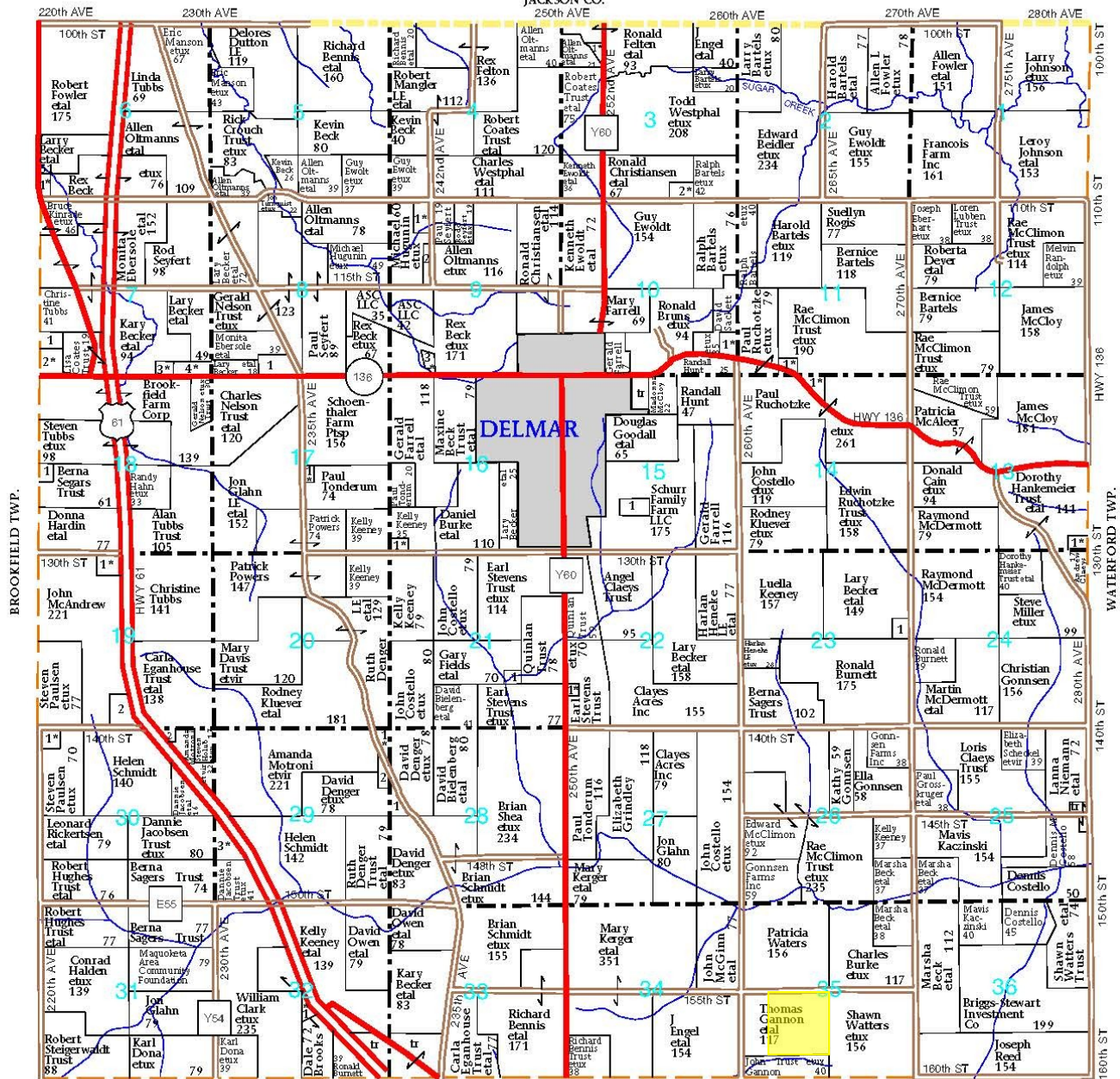
T-83-N

BLOOMFIELD PLAT



R-3-E

JACKSON CO.



WELTON TWP.

BLOOMFIELD TOWNSHIP**SECTION 3**

1. Fishwild, Steven 7
2. Rorah, Gregory 10

SECTION 6

1. Sagers, Michael 8

SECTION 7

1. New Horizon FS Inc 8
2. Tubbs, Joel 14
3. Witt, Dan 5

SECTION 8

1. Nelson Trust, Gerald 9
1. Shollenberger LE, Charlotte 20

SECTION 9

1. Carr, Kevin 10
2. Seyfert, Paul 6
3. Beck, Thomas 9

SECTION 10

1. Miller, Charles 21

SECTION 11

1. McClimon, Edward 5
1. Ralston, James 9

SECTION 14

1. McClimon Trust, Rae 5

SECTION 15

1. City of Delmar 15

SECTION 16

1. Overstake, Mikel 5

SECTION 17

1. Eberhart, Joseph 5
1. Brookfield Farm Corp 7

SECTION 19

1. Morris, Linda 10
2. State of Iowa 15

SECTION 21

1. Fields, Gary 9

SECTION 22

1. Hill, Larry 6

SECTION 23

1. McDermott, Raymond 9

SECTION 28

1. Denger, Jacob 13

SECTION 29

1. Denger, David 11
2. Denger, Jacob 6
3. Youmans, Mark 15

SECTION 30

1. Paulsen, Allen 7
2. Jacobsen, Dannie 6

SECTION 32

1. Roling, Loran 6

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CLINTON CO., IA



GANNON 84.21 ACRES CLINTON CO. IOWA (84.19 AC TOTAL, 82.69 AC TILLABLE)

AERIAL MAP



Center: 41.949900, -90.580748

35-83N-3E

Bloomfield Township

Clinton County, IA

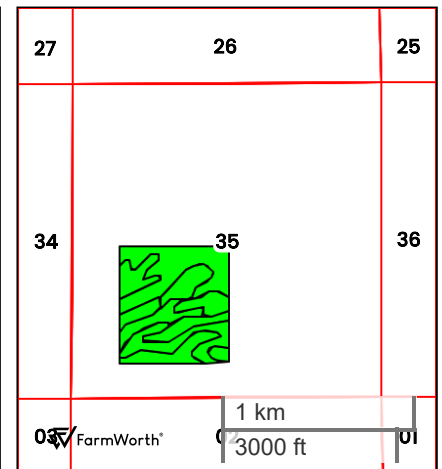
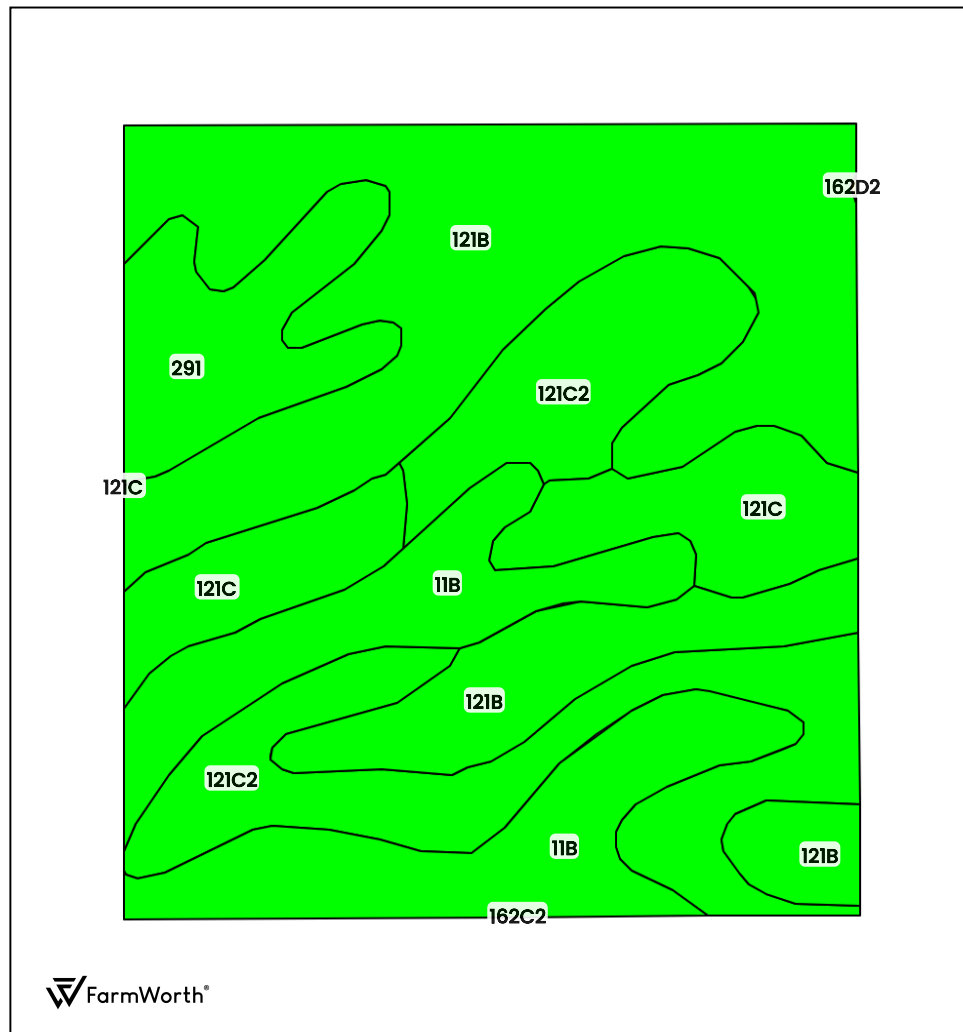


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GANNON 84.21 ACRES CLINTON CO. IOWA (84.19 AC TOTAL, 82.69 AC TILLABLE)

TOTAL SOILS



County: **Clinton County, IA**

Location: **35-83N-3E**

Township: **Bloomfield**

Acres: **84.19**

Date: **07/09/2025**



Field borders obtained from Farm Service Agency
as of 2008

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Code	Description	Acres	% of field	IA CSR2	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
121B	Tama silt loam, driftless, 2 to 6 percent slopes	33.68	40.01 %	95	92	-	2	Well drained
121C2	Tama silt loam, driftless, 5 to 9 percent slopes, moderately eroded	18.76	22.29 %	87	85	-	3	Well drained
11B	Colo-Ely complex, 0 to 5 percent slopes	15.98	18.98 %	86	91	-	2	Poorly drained
121C	Tama silt loam, driftless, 5 to 9 percent slopes	9.17	10.89 %	90	91	-	3	Well drained
291	Atterberry silt loam, 1 to 3 percent slopes	6.57	7.80 %	85	91	-	2	Somewhat poorly drained
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	0.02	0.02 %	54	81	-	3	Well drained
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	0.00	0.00 %	80	85	-	3	Well drained
Average:				90.2	90.1			

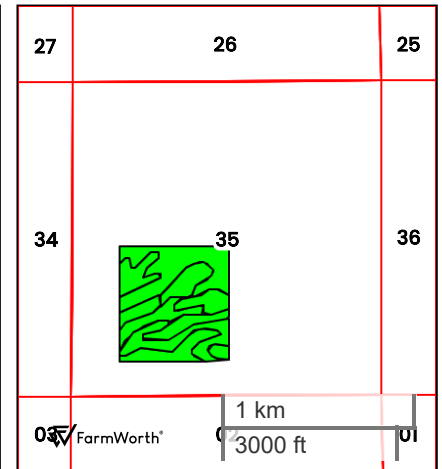
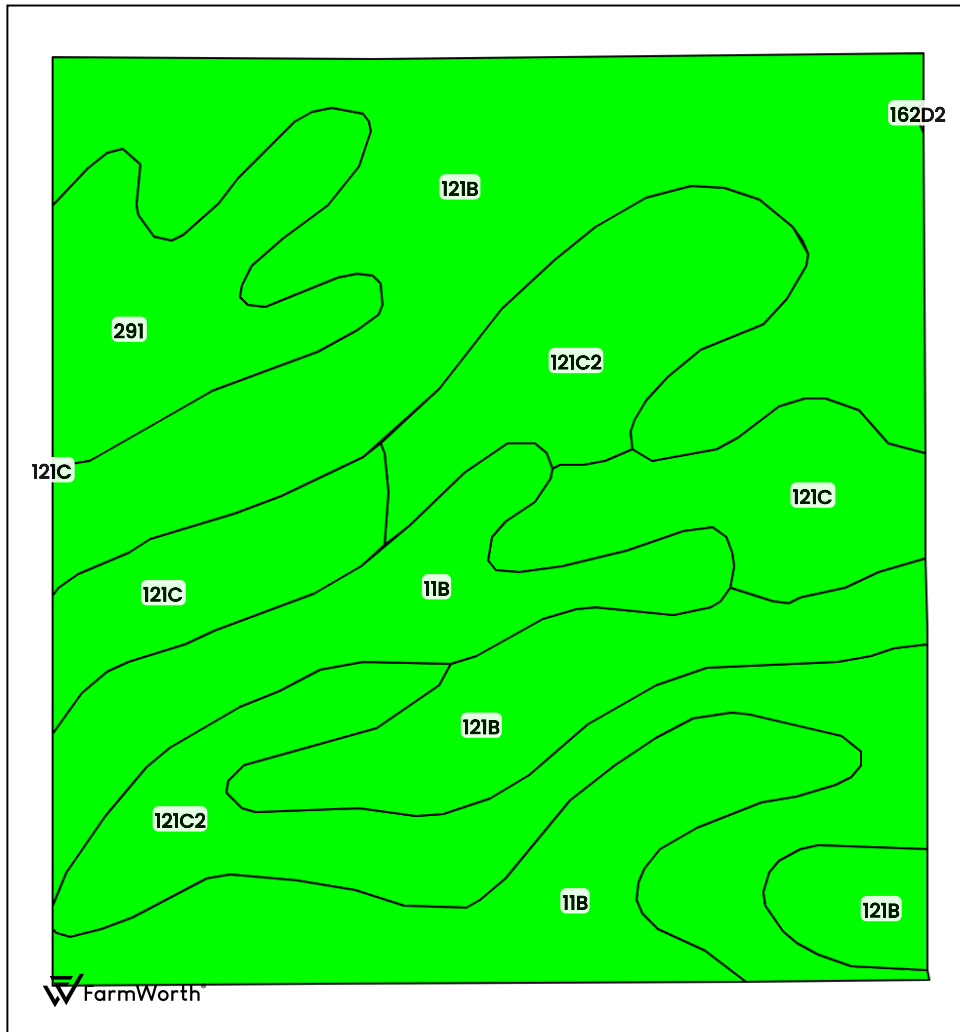
IA has updated the CSR values for each county to CSR2.

Soils data provided by USDA and NRCS.



GANNON 84.21 ACRES CLINTON CO. IOWA (84.19 AC TOTAL, 82.69 AC TILLABLE)

TILLABLE SOILS



County: **Clinton County, IA**

Location: **35-83N-3E**

Township: **Bloomfield**

Acres: **82.69**

Date: **07/09/2025**



Field borders obtained from Farm Service Agency
as of 2008

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Code	Description	Acres	% of field	IA CSR2	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
121B	Tama silt loam, driftless, 2 to 6 percent slopes	32.24	38.99 %	95	92	-	2	Well drained
121C2	Tama silt loam, driftless, 5 to 9 percent slopes, moderately eroded	18.74	22.66 %	87	85	-	3	Well drained
11B	Colo-Ely complex, 0 to 5 percent slopes	15.96	19.30 %	86	91	-	2	Poorly drained
121C	Tama silt loam, driftless, 5 to 9 percent slopes	9.16	11.08 %	90	91	-	3	Well drained
291	Atterberry silt loam, 1 to 3 percent slopes	6.57	7.95 %	85	91	-	2	Somewhat poorly drained
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	0.02	0.02 %	54	81	-	3	Well drained
Average:				90.1	90.0			

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

Soils data provided by USDA and NRCS.

Operator Name

:

MICHAEL A GANNON

CRP Contract Number(s)

:

None

Recon ID

:

19-045-2017-127

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
82.69	82.69	82.69	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	82.69		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	50.60	0.00	196	
Soybeans	31.53	0.00	52	
TOTAL	82.13	0.00		

NOTES

Tract Number

:

13393

Description

:

SW1/4 of 35 T83N,R3E

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

:

Wetland determinations not complete

WL Violations

:

None

Owners

:

GANNON FAMILY FARM LLC

Other Producers

:

None

Recon ID

:

19-045-2017-126

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
82.69	82.69	82.69	0.00	0.00	0.00	0.00	0.0

Tract 13393 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	82.69	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	50.60	0.00	196
Soybeans	31.53	0.00	52
TOTAL	82.13	0.00	

NOTES

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United States
Department of
Agriculture

Clinton County, Iowa



Legend

Non-Cropland	CRP	Iowa PLSS
Cropland	Tract Boundary	Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 82.69 acres

2024 Program Year

Map Created October 23, 2023

Farm **8021**
Tract **13393**

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SELLERS LAND DISCLOSURE

Address or location: 82 acres being part of the southwest 1/4 of section 35,

Zoning: Farming Township 83 North, Range 3 East

Does zoning currently allow for the intended use? ☒ Yes ☐ No ☐ Unknown

Basis of this sale: ☒ Gross Acres ☐ Net Acres ☐ Unknown

School district: Delwood

Covenants established for this location? ☐ Yes ☐ No ☒ Unknown If Yes, attach a copy.

1. Are buildings present on the property?

☒ Yes ☐ No ☐ Unknown

2. Is there an association that requires dues?

☐ Yes ☒ No ☐ Unknown

3. Water availability:

☐ Rural ☐ Well ☐ Combination

☒ None ☐ Unknown

4. What types of sewage disposal systems are present at this location?

☐ City Sewer ☐ Septic ☒ None ☐ Unknown

- If Septic is checked, is the system in compliance with county regulations?

☐ Yes ☐ No If No, please explain.

5. Electric company that provides service to this location:

none

6. What type of fuel is available at this location?

☐ LP Gas ☐ Natural Gas ☒ Other

☐ None ☐ Unknown Diesel

7. Are there any easements or other encumbrances on file for the location? ☐ Yes ☐ No ☒ Unknown

- If Yes, provide brief description.

8. Will a property survey be required?

☐ Yes ☐ No ☒ Unknown

- If Yes, who is responsible for the cost?

☐ Seller ☐ Buyer ☒ Unknown

9. Necessary to build a driveway to access the property?

☐ Yes ☒ No ☐ Unknown

Seller: Tracy A. Simon

Buyer: _____

10. Is there a private road located on this property?

☐ Yes ☒ No ☐ Unknown

11. Are fences present around the property?

☒ Yes ☐ No ☐ Unknown

- If Yes, what is the condition of the property line fences?

☐ New ☐ Properly Maintained ☒ Poor ☐ Unknown

- Are the fences accurate in comparison to property lines?

☒ Yes ☐ No ☐ Unknown

12. What type(s) of improvements are present to this property?

☐ Terraces ☐ Grain Bins ☒ Tile ☐ Springs ☐ Ponds

☐ Other ☐ Unknown

13. Is there currently a tenant on this property?

☒ Yes ☐ No ☐ Unknown

- If Yes, has tenant been provided a termination notice?

☐ Yes ☐ No ☐ Unknown

- What are the terms of the current agreement?

See #8 in attached farm lease

14. Is the land enrolled in any government programs?

☒ Yes ☐ No ☐ Unknown

- If Yes, identify the programs:

☐ CRP ☐ DCP ☐ Conservation Agreements

☐ Wetlands ☐ Forest Service ☒ Other

15. Environmental concerns are present on this property?

☐ Feedlots ☐ Landfills Burial Grounds

☐ Underground Storage Tanks ☐ Illegal Dump Sites

☒ None ☐ Other

Additional remarks: Please use back side for more information.

Date: March 27, 2007

Date: _____

