LISTING #14740

LAND FOR SALE

80 ACRES M/L
HUNTER, 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

YEGGEMCNEILLAND.COM

PeopleCompany.com
563.659.8185
700 6th Ave
DeWitt, Iowa 52742
LEGAL DESCRIPTION:
Being part of the West 1/2 of the Southwest 1/4 of Section 28, Township 82 North, Range 4 East of the 5th P.M., Clinton Co., IA

COMMENTS & BUILDING INFORMATION:
Peoples Company is proud to present 80 acres m/l of quality farmland located in Clinton County, Iowa. This farm consists of 80 acres m/l with 76.33 cropland acres. The farm carries a CSR2 rating of 75.4. The farm primarily consists of Tama and Downs silt loams. This property is located 3 miles North of DeWitt. The property is located in Section 28 of Washington Township in Clinton County Iowa.

LEASE/FSA INFORMATION:
Open for the 2020 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
Yeggemcneilland.com

TOTAL ACRES: 80
PRICE: $925,000
Price Per Acre: $11,563
Owner: Hunter
Operator: Banowetz
County & State: Clinton Co., IA
Location: 3 miles North of DeWitt, IA
Possession Date: To be agreed
Drainage Info: Natural
Average Productivity: 75.4
Taxable Acres: 77
Net RE Taxes: $3,132
Taxes Payable In: 2018-2019
Topography: Level to Gentle slope

F.S.A. INFORMATION:
Farmland: 76.33 est.
Crop Acres: 76.33 est.
Effective DCP Cropland
CRP Acres:
Corn Base: 62.25 est.
Corn Yield: 167
Soybean Base: 11 est.
Soybean Yield: 45

APPROXIMATE BREAKDOWN OF ACRES:
Total Acres: 80
Tillable Acres: 76.33
CRP Acres:
Farmstead:
Roads: 3.67
Waterways:
Timber:
Pasture:
Aerial Map - Total Acres

Clinton County
Iowa

Map Center: 41° 52' 35.58, -90° 30' 27.56

28-82N-4E
Clinton County
Iowa

Field borders provided by Farm Service Agency as of 5/21/2008.
**IA has updated the CSR values for each county to CSR2.**

- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

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

*i: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

<table>
<thead>
<tr>
<th>Soil Type</th>
<th>Loam Material</th>
<th>Slope</th>
<th>Erosion</th>
<th>Illa</th>
<th>Ill</th>
<th>Ay</th>
<th>Aa</th>
<th>Eta</th>
<th>Eta</th>
<th>Eta</th>
<th>Eta</th>
<th>Weighted Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>121D2 Tama silt loam, driftless, 9 to 14 percent slopes, moderately eroded</td>
<td>3.99</td>
<td>5.0%</td>
<td>Ille</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>86</td>
<td>74</td>
<td>74</td>
<td>53</td>
</tr>
<tr>
<td>162B Downs silt loam, 2 to 6 percent slopes</td>
<td>1.17</td>
<td>1.5%</td>
<td>Ille</td>
<td>219.2</td>
<td>6.1</td>
<td>63.6</td>
<td>3.9</td>
<td>6.6</td>
<td>90</td>
<td>90</td>
<td>92</td>
<td>92</td>
</tr>
<tr>
<td>163F3 Fayette silt clay loam, 18 to 25 percent slopes, severely eroded</td>
<td>0.32</td>
<td>0.4%</td>
<td>Vlle</td>
<td>105.6</td>
<td>3.0</td>
<td>30.6</td>
<td>1.9</td>
<td>3.2</td>
<td>12</td>
<td>25</td>
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<tr>
<td>163C2 Fayette silt loam, 5 to 9 percent slopes, moderately eroded</td>
<td>0.07</td>
<td>0.1%</td>
<td>Ille</td>
<td>193.6</td>
<td>5.4</td>
<td>56.1</td>
<td>3.5</td>
<td>5.8</td>
<td>72</td>
<td>68</td>
<td>75</td>
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<tr>
<td>11B Colo-Ely complex, 0 to 5 percent slopes</td>
<td>0.06</td>
<td>0.1%</td>
<td>Ilw</td>
<td>204.8</td>
<td>4.3</td>
<td>59.4</td>
<td>3.7</td>
<td>6.1</td>
<td>86</td>
<td>68</td>
<td>95</td>
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</table>

**Weighted Average** 71.2 2 20.6 1.3 2.1 75.5 *- *n 83.1 *n 83.1 *n 60.8 *n 73.4
State: Iowa  
County: Clinton  
Location: 28-82N-4E  
Township: Washington  
Acres: 76.33  
Date: 10/22/2019

Soils Map - Tillable Acres

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>CSR2 Legend</th>
<th>Non-Irr Class °c</th>
<th>*i Com</th>
<th>*i Alfalfa</th>
<th>*i Soybeans</th>
<th>*i Bluegrass</th>
<th>*i Tall Grasses</th>
<th>CSR2**</th>
<th>CSR</th>
<th>*n NCCPI Overall</th>
<th>*n NCCPI Corn</th>
<th>*n NCCPI Small Grains</th>
<th>*n NCCPI Soybeans</th>
</tr>
</thead>
<tbody>
<tr>
<td>121B</td>
<td>Tama silt loam, driftless, 2 to 6 percent slopes</td>
<td>19.20</td>
<td>25.2%</td>
<td>IIe</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>95</td>
<td>94</td>
<td>94</td>
<td>71</td>
<td>84</td>
<td></td>
</tr>
<tr>
<td>121C</td>
<td>Tama silt loam, driftless, 5 to 9 percent slopes</td>
<td>16.24</td>
<td>21.3%</td>
<td>IIe</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>90</td>
<td>93</td>
<td>93</td>
<td>70</td>
<td>83</td>
<td></td>
</tr>
<tr>
<td>162E2</td>
<td>Downs silt loam, 14 to 18 percent slopes, moderately eroded</td>
<td>15.24</td>
<td>20.0%</td>
<td>IVe</td>
<td>145.6</td>
<td>4.1</td>
<td>42.2</td>
<td>2.6</td>
<td>4.4</td>
<td>42</td>
<td>53</td>
<td>69</td>
<td>69</td>
<td>48</td>
<td>58</td>
<td></td>
</tr>
<tr>
<td>162C2</td>
<td>Downs silt loam, 5 to 9 percent slopes, moderately eroded</td>
<td>7.92</td>
<td>10.4%</td>
<td>IIe</td>
<td>198.4</td>
<td>5.6</td>
<td>57.5</td>
<td>3.6</td>
<td>6</td>
<td>80</td>
<td>77</td>
<td>77</td>
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<td>54</td>
<td>67</td>
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</tr>
<tr>
<td>162D2</td>
<td>Downs silt loam, 9 to 14 percent slopes, moderately eroded</td>
<td>7.88</td>
<td>10.3%</td>
<td>IIe</td>
<td>185.6</td>
<td>5.2</td>
<td>53.8</td>
<td>3.3</td>
<td>5.6</td>
<td>54</td>
<td>63</td>
<td>73</td>
<td>73</td>
<td>51</td>
<td>63</td>
<td></td>
</tr>
<tr>
<td>129B</td>
<td>Arenzville-Chaseburg complex, 1 to 5 percent slopes</td>
<td>5.63</td>
<td>7.4%</td>
<td>Iiw</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>73</td>
<td>84</td>
<td>84</td>
<td>63</td>
<td>81</td>
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</table>

Soils data provided by USDA and NRCS.
<table>
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<tr>
<th></th>
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<td>Tama silt loam, driftless, 9 to 14 percent slopes, moderately eroded</td>
<td>3.23</td>
<td>4.2%</td>
<td>IIe</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>86</td>
<td>74</td>
<td>74</td>
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<td>64</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Downs silt loam, 2 to 6 percent slopes</td>
<td>0.93</td>
<td>1.2%</td>
<td>IIe</td>
<td>219.2</td>
<td>6.1</td>
<td>63.6</td>
<td>3.9</td>
<td>6.6</td>
<td>90</td>
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<tr>
<td><strong>Weighted Average</strong></td>
<td>71.6</td>
<td>2</td>
<td>20.7</td>
<td>1.3</td>
<td>2.2</td>
<td>75.4</td>
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<td>*-</td>
<td>*n 83.2</td>
<td>*n 83.2</td>
<td>*n 61</td>
<td>*n 73.5</td>
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Soils Map - Total Acres

State: Iowa
County: Clinton
Location: 28-82N-4E
Township: Washington
Acres: 80
Date: 10/18/2019

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<table>
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<tbody>
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<td>121B</td>
<td>Tama silt loam, driftless, 2 to 6 percent slopes</td>
<td>19.79</td>
<td>24.7%</td>
<td>IIe</td>
<td>0</td>
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<td>94</td>
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<td>71</td>
<td>84</td>
</tr>
<tr>
<td>121C</td>
<td>Tama silt loam, driftless, 5 to 9 percent slopes</td>
<td>17.15</td>
<td>21.4%</td>
<td>IIle</td>
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<td>0</td>
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<tr>
<td>162E2</td>
<td>Downs silt loam, 14 to 18 percent slopes, moderately eroded</td>
<td>15.43</td>
<td>19.3%</td>
<td>IVe</td>
<td>145.6</td>
<td>4.1</td>
<td>42.2</td>
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<td>4.4</td>
<td>42</td>
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<td>8.39</td>
<td>10.5%</td>
<td>IIle</td>
<td>185.6</td>
<td>5.2</td>
<td>53.8</td>
<td>3.3</td>
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<td>54</td>
<td>63</td>
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</tr>
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<td>198.4</td>
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<td>67</td>
</tr>
<tr>
<td>129B</td>
<td>Arenzville-Chaseburg complex, 1 to 5 percent slopes</td>
<td>5.70</td>
<td>7.1%</td>
<td>IIw</td>
<td>0</td>
<td>0</td>
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</table>
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.
The document is an Abbreviated 156 Farm Record by the USDA. The key details include:

**Operator Name:** [Redacted]


**CRP Contract Number(s):** None

**Recon ID:** 19-045-2019-36

**ARCP LC G/IIF Eligibility:** Eligible

### Farm Land Data

<table>
<thead>
<tr>
<th>Farmland</th>
<th>Cropland</th>
<th>DCP Cropland</th>
<th>WBP</th>
<th>WRP</th>
<th>CRP</th>
<th>GRP</th>
<th>Sugarcane</th>
<th>Farm Status</th>
<th>Number Of Tracts</th>
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<tbody>
<tr>
<td>155.55</td>
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<td>150.42</td>
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<td>State Conservation</td>
<td>Other Conservation</td>
<td>Effective DCP Cropland</td>
<td>Double Cropped</td>
<td>MPL</td>
<td>Acre Election</td>
<td>EWP</td>
<td>DCP Ag, Rel. Activity</td>
<td>Broken From Native Sod</td>
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### Crop Election Choice

<table>
<thead>
<tr>
<th>ARC Individual</th>
<th>ARC County</th>
<th>Price Loss Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
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<tr>
<td>ARC Individual - Default</td>
<td>ARC County - Default</td>
<td>Price Loss Coverage - Default</td>
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<td>None</td>
<td>OATS, CORN, SOYBN</td>
<td>None</td>
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</table>

### DCP Crop Data

<table>
<thead>
<tr>
<th>Crop Name</th>
<th>Base Acres</th>
<th>CCC-505 CRP Reduction Acres</th>
<th>PLC Yield</th>
<th>HIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oats</td>
<td>1.60</td>
<td>0.00</td>
<td>70</td>
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</tr>
<tr>
<td>Corn</td>
<td>124.50</td>
<td>0.00</td>
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<tr>
<td>Soybeans</td>
<td>22.00</td>
<td>0.00</td>
<td>45</td>
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<tr>
<td>TOTAL</td>
<td>148.10</td>
<td>0.00</td>
<td></td>
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</tbody>
</table>

### NOTES

**Tract Number:** 1813

**Description:** K-7 SW1/4 OF 28; NW1/4 OF 33

**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:** ARSEY'S FARM LLC

**Other Producers:** [Redacted]

**Recon ID:** None

### Tract Land Data

<table>
<thead>
<tr>
<th>Farmland</th>
<th>Cropland</th>
<th>DCP Cropland</th>
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Page: 1 of 2
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<td>0.00</td>
<td>45</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>148.10</strong></td>
<td><strong>0.00</strong></td>
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**NOTES**

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