

# LAND FOR SALE

**57.01 ACRES M/L**  
CLINTON COUNTY, IOWA

LISTING #18105



**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:**

57.01 Acres m/l being part of the Northeast 1/4 of Section 17, Township 81 North, Range 4 East, Clinton Co., IA. Exact legal description to come for the abstract.

**57.01 Acres M/L, Clinton County, IA**

**COMMENTS & BUILDING INFORMATION:**

Affordable Land Investment or Rural Building Opportunity!

Discover this exceptional 57.01-acre property in Clinton County just east of DeWitt, Iowa. Whether you're seeking a versatile land investment or a potential building site, this farmland offers a range of possibilities.

Featuring 56.2 FSA tillable acres with an impressive CSR2 rating of 87.7, this land is ideal for corn and soybean production. It's a perfect addition to an existing farming operation, an affordable entry point for beginning farmers or landowners, or an excellent option for portfolio diversification.

Located in Section 17 of DeWitt North Township, Clinton County, Iowa, this property provides endless opportunities for rural living or agricultural investment.

**LEASE/FSA INFORMATION:**

<b>TOTAL ACRES:</b>	<b>57.01</b>
<b>PRICE:</b>	<b>\$1,054,500</b>
<b>Price Per Acre:</b>	\$18,500
<b>Owner:</b>	Payson
<b>Operator:</b>	
<b>County &amp; State:</b>	Clinton Co., IA
<b>Location:</b>	1.5 miles east of DeWitt, IA
<b>Possession Date:</b>	As agreed
<b>Drainage Info:</b>	Natural
<b>Average Productivity:</b>	87.7 CSR2
<b>Taxable Acres:</b>	57.01
<b>Net RE Taxes:</b>	\$2,722
<b>Taxes Payable In:</b>	2024-2025
<b>Topography:</b>	Level to gentle slope

**F.S.A. INFORMATION:**

<b>Farmland:</b>	56.78
<b>Crop Acres:</b>	56.2
<b>CRP Acres:</b>	
<b>Oat Base:</b>	1.86
<b>Oat Yield:</b>	52
<b>Corn Base:</b>	34.36
<b>Corn Yield:</b>	153
<b>Soybean Base:</b>	13.27
<b>Soybean Yield:</b>	54

**APPROXIMATE BREAKDOWN OF ACRES:**

<b>Total Acres:</b>	57.01
<b>Tillable Acres:</b>	56.2
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	.81
<b>Waterways:</b>	
<b>Timber:</b>	
<b>Pasture:</b>	

**DOUGLAS R. YEGGE**

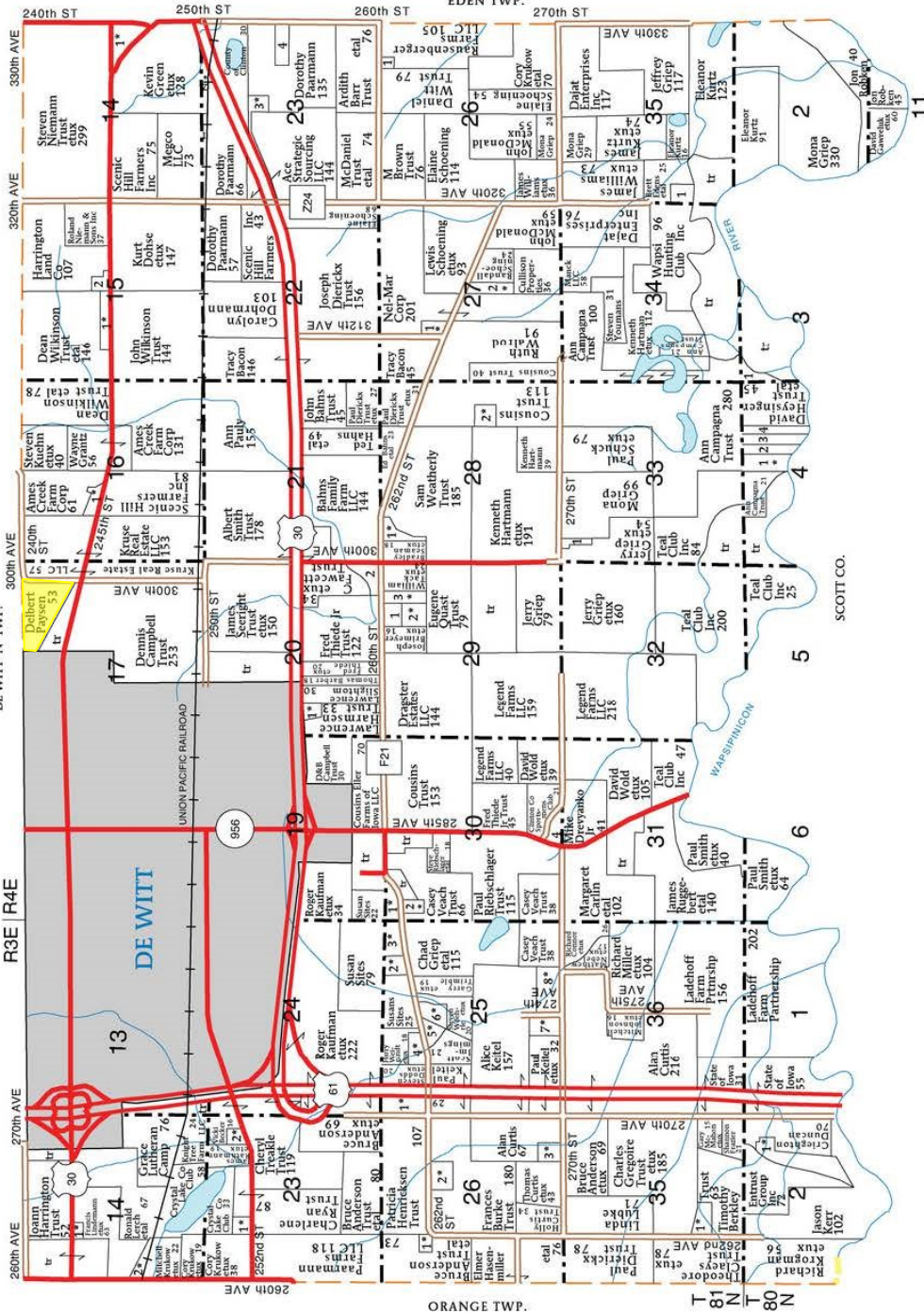
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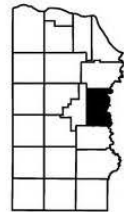
700 6th Ave  
DeWitt, Iowa 52742



- SECTION 35E  
1. Wapsi Hunting Club Inc
- SECTION 35W  
1. Schultz, Mikaela etvir 10

- DEWITT 'S' TOWNSHIP  
SECTION 2W  
1. McMahon, David etux 10
- SECTION 3  
1. Campagna Trust, Ann 8
- SECTION 4  
1. Griep, Terry etux 14  
2. Evers, David 5  
3. Griep, Jeffrey 9  
4. Campagna Trust, Ann
- SECTION 14E  
1. Hartmann, Wade etux 11
- SECTION 14W  
1. Swin, Neil etux 5  
2. Sasser, Alan etux 8
- SECTION 15  
1. Pappentrop, Gary etux 9  
2. Petersen, Amy 6  
3. Meyer, Mark etux 7
- SECTION 20  
1. Broome, Larry etux 8  
2. Brodman, Kathryn 11
- SECTION 28E  
1. Megoo LLC 6  
2. Green, Kevin etux 11  
3. Beer, Robert etux 7  
4. Kunde, Arnold 14
- SECTION 23W  
1. Burken, Janet etvir 5  
2. Courney, Peter etux 9
- SECTION 25  
1. Kaufman, Roger etux 10  
2. Maynard, Robert etux 6  
3. Roing, Michael etux 8  
4. Weigandt, Chad etux 15  
5. Purman, Rodney etux 7  
6. McMahon, Dale etux 7  
8. Kerei, Dennis etux 22
- SECTION 26E  
1. Slapnicka, Charies 6
- SECTION 26W  
1. Anderson, Bruce etux 6  
2. Barber, Curtis etux 14  
3. Kerr, Jason etux 10
- SECTION 27  
1. Duray, Stephen etux 10  
2. Bull, Wilson etux 13
- SECTION 28  
1. Frame Trust, Timothy etux 9  
2. Crank, Douglas etux 11
- SECTION 29  
1. Fort, Bryan 7  
2. Fort, Lothar etux 11  
3. Naughton, Michael etux 11
- SECTION 30  
1. Roing, Michael etux 8  
2. Eberhart, Daniel etux 7  
4. Drevyanko Jr, Michael 6
- SECTION 33  
1. Griep, Rodney 5

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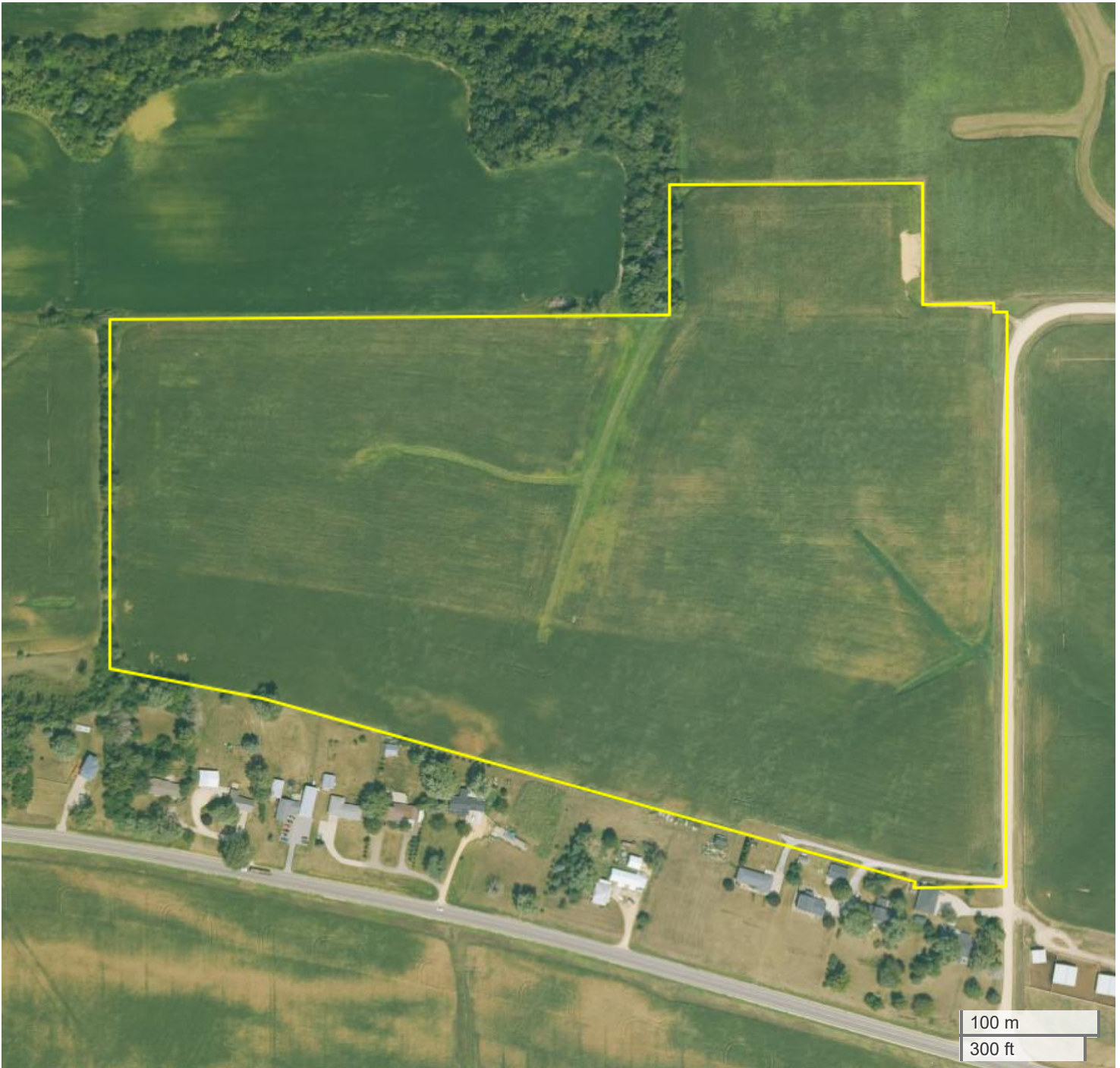


CLINTON CO., IA



57 ACRES CLINTON CO. IA

# AERIAL MAP

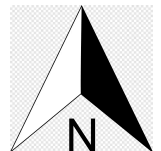


Center: 41.828353, -90.515946

17-81N-4E

DeWitt Township

Clinton County, IA

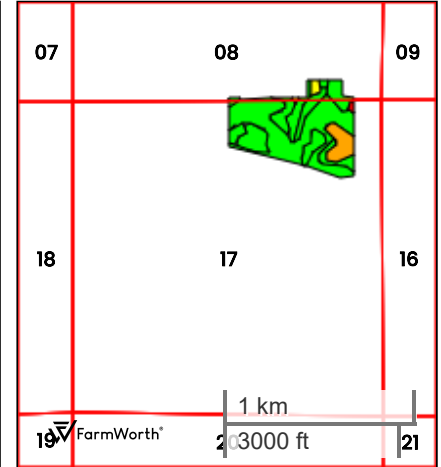
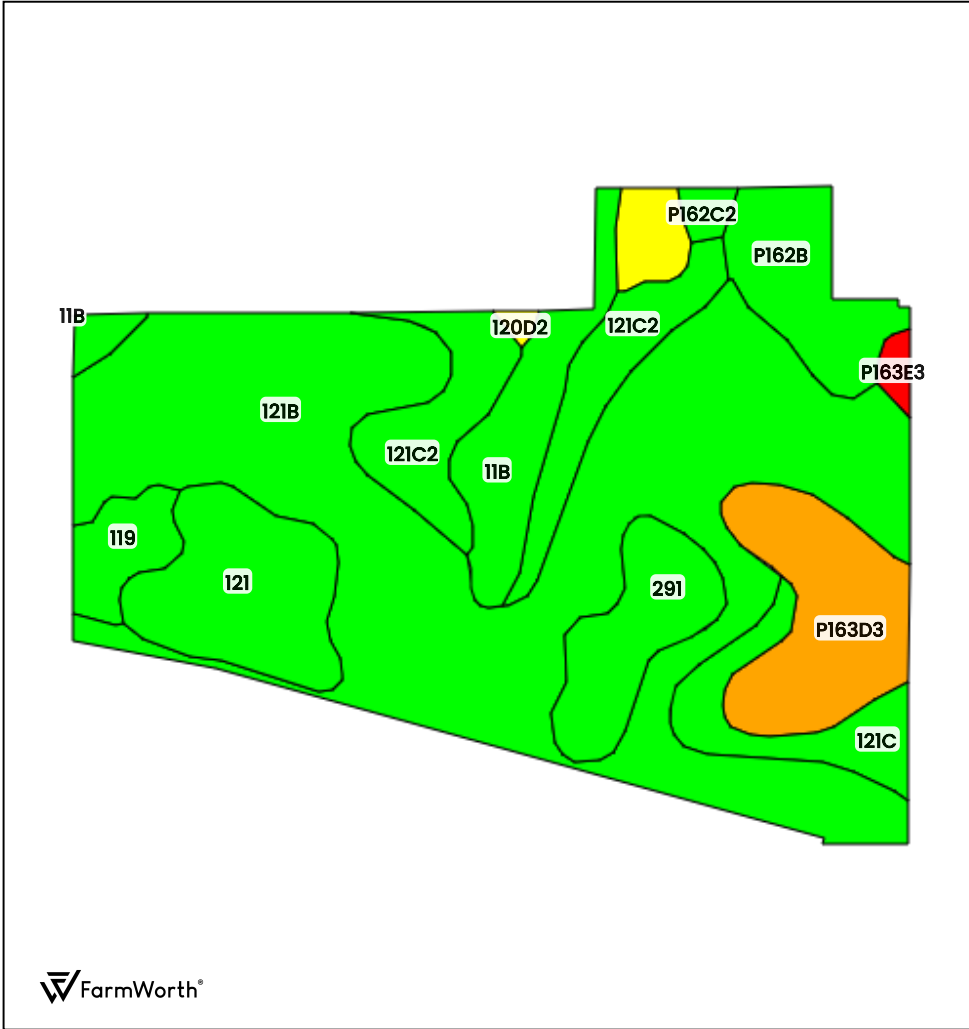


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57 ACRES CLINTON CO. IA (57.01 AC TOTAL, 56.20 AC TILLABLE)

# TOTAL SOILS



County: **Clinton County, IA**  
 Location: **17-81N-4E**  
 Township: **DeWitt**  
 Acres: **57.01**  
 Date: **01/20/2025**



Field borders obtained from Farm Service Agency as of 2008

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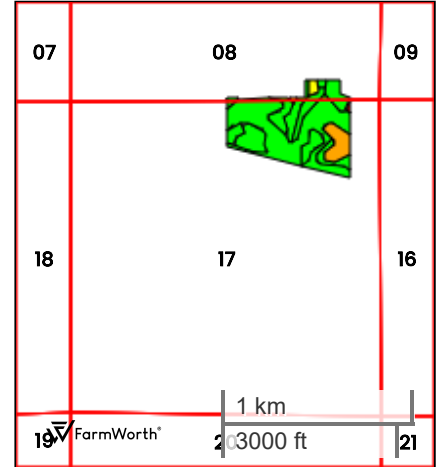
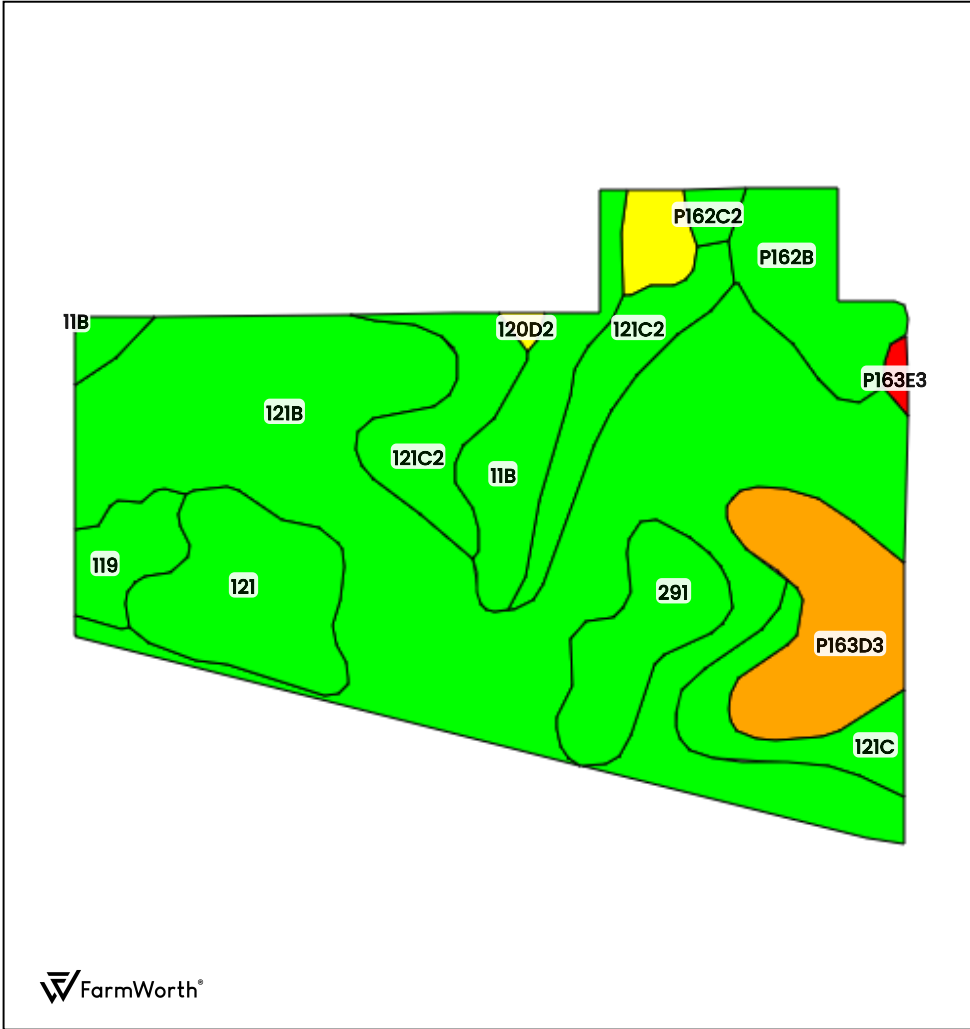
Code	Description	Acres	% of field	IA CSR2	Overall NCCPI
121B	Tama silt loam, driftless, 2 to 6 percent slopes	27.77	48.71 %	95	92
121C2	Tama silt loam, driftless, 5 to 9 percent slopes, moderately eroded	5.55	9.74 %	87	85
P163D3	Fayette silty clay loam, paha, 9 to 14 percent slopes, severely eroded	4.69	8.23 %	40	70
121	Tama silt loam, driftless, 0 to 2 percent slopes	4.40	7.72 %	100	93
11B	Colo-Ely complex, 0 to 5 percent slopes	3.12	5.47 %	86	91
P162B	Downs silt loam, paha, 2 to 5 percent slopes	3.04	5.33 %	90	87
291	Atterberry silt loam, 1 to 3 percent slopes	3.01	5.28 %	85	91
121C	Tama silt loam, driftless, 5 to 9 percent slopes	2.30	4.03 %	90	91
119	Muscatine silt loam, 1 to 3 percent slopes	1.41	2.47 %	94	91
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	1.07	1.88 %	62	84
P162C2	Downs silt loam, paha, 5 to 9 percent slopes, eroded	0.34	0.60 %	82	81
P163E3	Fayette silty clay loam, paha, 14 to 18 percent slopes, severely eroded	0.31	0.54 %	28	67
<b>Average:</b>				<b>87.5</b>	<b>88.8</b>

IA has updated the CSR values for each county to CSR2.  
 Soils data provided by USDA and NRCS.



57 ACRES CLINTON CO. IA (57.01 AC TOTAL, 56.20 AC TILLABLE)

# TILLABLE SOILS



County: **Clinton County, IA**  
 Location: **17-81N-4E**  
 Township: **DeWitt**  
 Acres: **56.20**  
 Date: **01/20/2025**

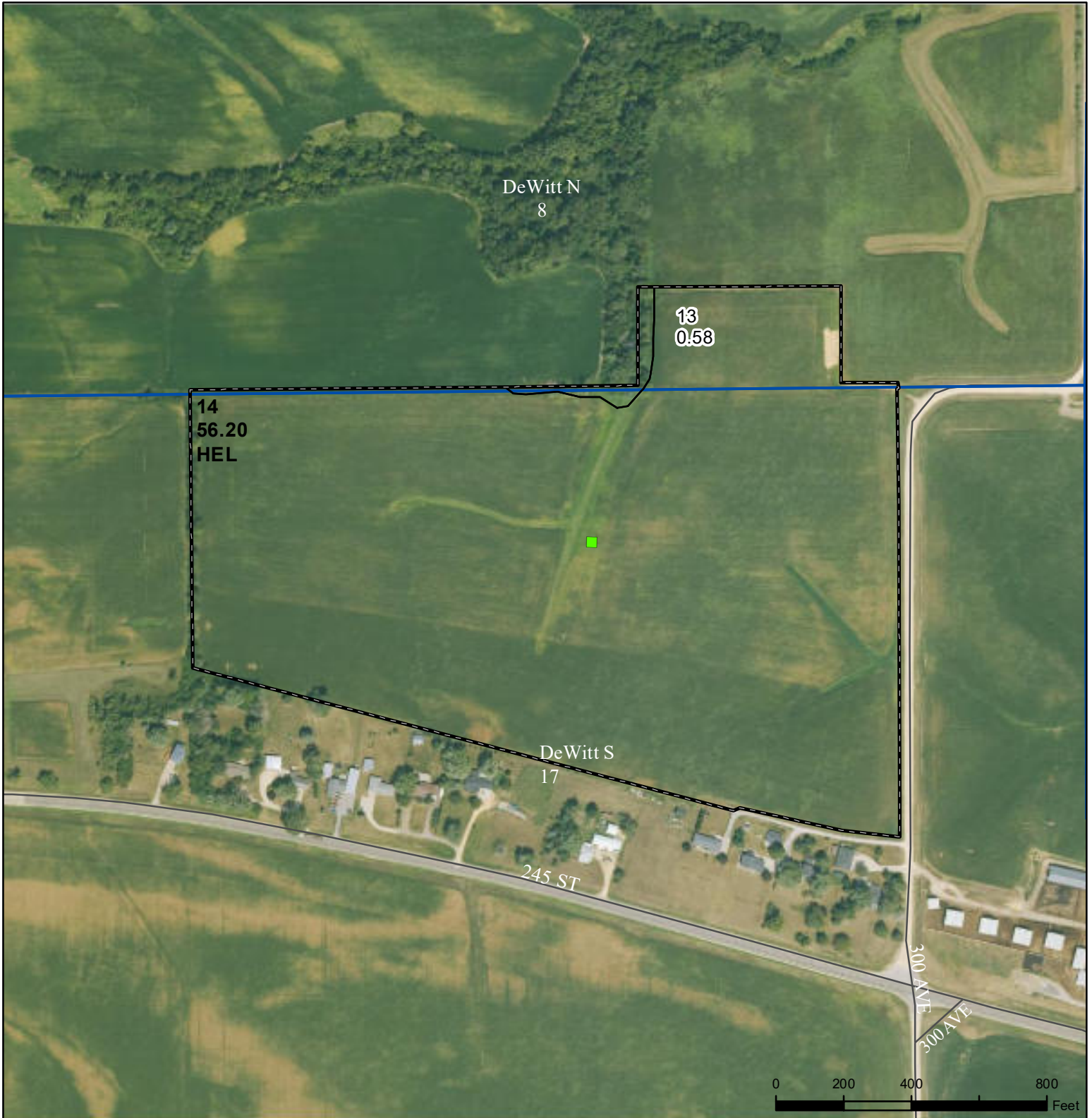


Field borders obtained from Farm Service Agency as of 2008

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Code	Description	Acres	% of field	IA CSR2	Overall NCCPI
121B	Tama silt loam, driftless, 2 to 6 percent slopes	27.13	48.27 %	95	92
121C2	Tama silt loam, driftless, 5 to 9 percent slopes, moderately eroded	5.64	10.04 %	87	85
P163D3	Fayette silty clay loam, paha, 9 to 14 percent slopes, severely eroded	4.49	7.99 %	40	70
121	Tama silt loam, driftless, 0 to 2 percent slopes	4.40	7.83 %	100	93
11B	Colo-Ely complex, 0 to 5 percent slopes	3.16	5.62 %	86	91
P162B	Downs silt loam, paha, 2 to 5 percent slopes	3.09	5.50 %	90	87
291	Atterberry silt loam, 1 to 3 percent slopes	3.01	5.36 %	85	91
121C	Tama silt loam, driftless, 5 to 9 percent slopes	2.13	3.79 %	90	91
119	Muscatine silt loam, 1 to 3 percent slopes	1.47	2.62 %	94	91
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	1.10	1.96 %	62	84
P162C2	Downs silt loam, paha, 5 to 9 percent slopes, eroded	0.37	0.66 %	82	81
P163E3	Fayette silty clay loam, paha, 14 to 18 percent slopes, severely eroded	0.21	0.37 %	28	67
<b>Average:</b>				<b>87.7</b>	<b>88.8</b>

IA has updated the CSR values for each county to CSR2.  
 Soils data provided by USDA and NRCS.



- 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: 56.20 acres

2024 Program Year  
Map Created April 25, 2024

Farm **8576**  
Tract **13796**

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**Abbreviated 156 Farm Record**

**Operator Name** : RODNEY PAYSSEN  
**CRP Contract Number(s)** : None  
**Recon ID** : 19-045-2022-51  
**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
56.78	56.20	56.20	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	56.20	0.00		0.00	0.00	0.00	0.00	

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	OATS, CORN, SOYBN	None

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	1.86	0.00	52	
Corn	34.36	0.00	153	
Soybeans	13.27	0.00	54	
<b>TOTAL</b>	<b>49.49</b>	<b>0.00</b>		

**NOTES**

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**Tract Number** : 13796

**Description** : SE1/4 of 8, NE1/4 of 17 T81N,R4E  
**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 contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : RODNEY PAYSSEN, DEBRA PAYSSEN  
**Other Producers** : None  
**Recon ID** : 19-045-2022-50

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
56.78	56.20	56.20	0.00	0.00	0.00	0.00	0.0

**Abbreviated 156 Farm Record**

**Tract 13796 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	56.20	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	1.86	0.00	52
Corn	34.36	0.00	153
Soybeans	13.27	0.00	54
<b>TOTAL</b>	<b>49.49</b>	<b>0.00</b>	

**NOTES**

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