

Davis-Brinkman Farm



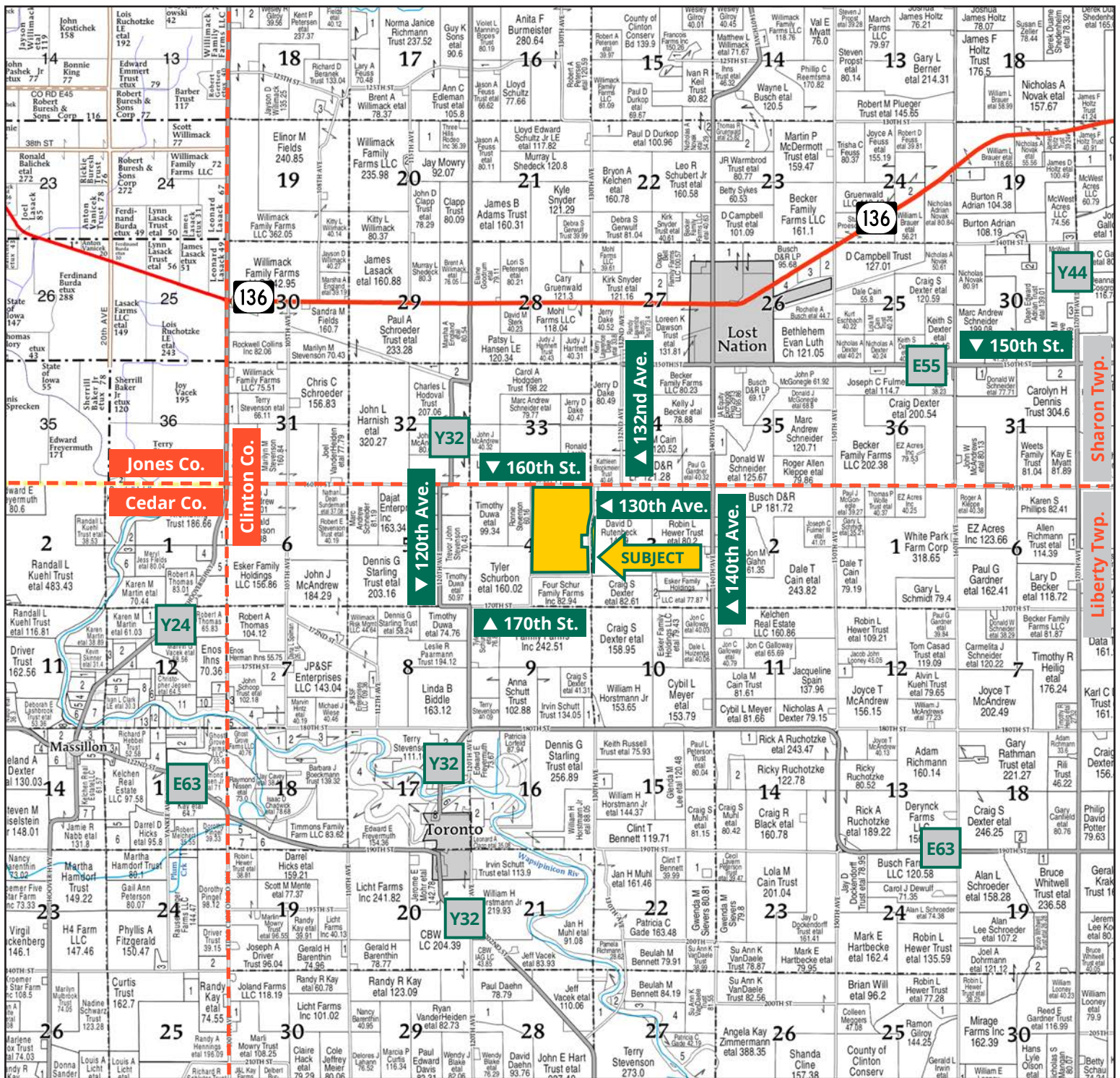
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229.60 Acres, m/l
Clinton County, IA



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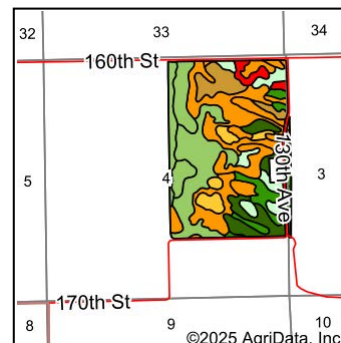
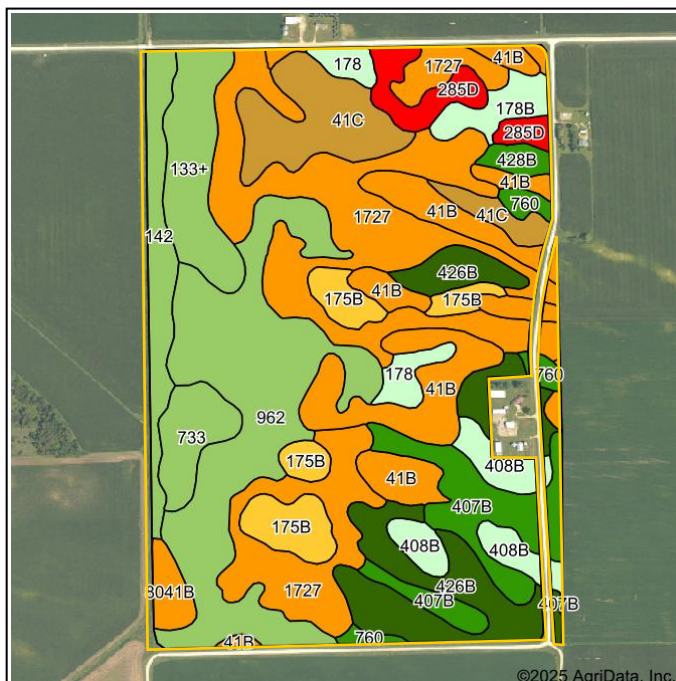
Est. FSA/Eff. Crop Acres: 228.31 | Soil Productivity: 60.90 CSR2



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State: **Iowa**
County: **Clinton**
Location: **4-82N-1E**
Township: **Liberty**
Acres: **228.31**
Date: **12/22/2025**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IA045, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
1727	Udolpho loam, 0 to 2 percent slopes	50.51	22.1%		IIw		48
962	Elvira silty clay loam, 0 to 2 percent slopes, occasionally flooded	38.10	16.7%		IIw		73
41B	Sparta loamy sand, 2 to 5 percent slopes	25.64	11.2%		IVs	Ile	42
426B	Aredale loam, 2 to 5 percent slopes	20.17	8.8%		Ile		91
41C	Sparta loamy sand, 5 to 9 percent slopes	14.79	6.5%		IVs	Ile	37
407B	Schley loam, 1 to 4 percent slopes	13.24	5.8%		IIw		81
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	11.53	5.1%		IIw		78
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	10.39	4.6%		IIIe		50
142	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	9.17	4.0%		IIw		79
408B	Olin sandy loam, 2 to 5 percent slopes	7.48	3.3%		Ile		64
733	Calco silty clay loam, 0 to 2 percent slopes	6.06	2.7%		IIw		78
285D	Burkhardt sandy loam, 5 to 14 percent slopes	5.99	2.6%		IVe	IIIe	5
178	Waukee loam, 0 to 2 percent slopes	4.17	1.8%		IIs		69
178B	Waukee loam, 2 to 5 percent slopes	3.97	1.7%		IIs		64
8041B	Sparta loamy sand, terrace, 2 to 5 percent slopes, rarely flooded	2.70	1.2%		IVs	Ile	43
760	Ansgar silt loam, 0 to 2 percent slopes	2.60	1.1%		IIw		85
428B	Ely silt loam, 2 to 5 percent slopes	1.80	0.8%		Ile		87
Weighted Average				2.48	*		60.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.
Soils data provided by USDA and NRCS.

Location

From Lost Nation: 1 mile south on 140th Ave. and 1 mile west on 160th St. The property is on the southwest side of the intersection of 160th St. and 130th Ave.

Simple Legal

The NE¼, and the N½ of the SE¼ of Section 4, Township 82 North, Range 1 East of the 5th P.M., Clinton County, Iowa, excluding the house and buildings on approximately 3.40 acres. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$2,640,400.00
- \$11,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable. Subject to 2026 lease.

Real Estate Tax

Taxes Payable 2025-2026: \$8,161.00*

Net Taxable Acres: 229.60*

Tax per Net Taxable Acre: \$35.55*

**Taxes estimated due to pending survey and tax parcel split. Clinton County Treasurer/Assessor will determine final tax figures.*

Lease Status

Farm is leased for the 2026 crop year.

FSA Data

Farm 1361, Tract 266

FSA/Eff. Crop Acres: 228.31*

Corn Base Acres: 222.78*

Corn PLC Yield: 160 Bu.

**Acres are estimated pending reconstitution of farm by the Clinton County FSA office.*

Soil Types/Productivity

Primary soils are Udolpho, Elvira and Sparta. CSR2 on the estimated FSA/Eff. crop acres is 60.90. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

The farm is gently rolling.

Drainage

Drainage is natural with some tile.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is an efficient and productive Clinton County farm!



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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South Side Looking North



Southwest Corner Looking Northeast



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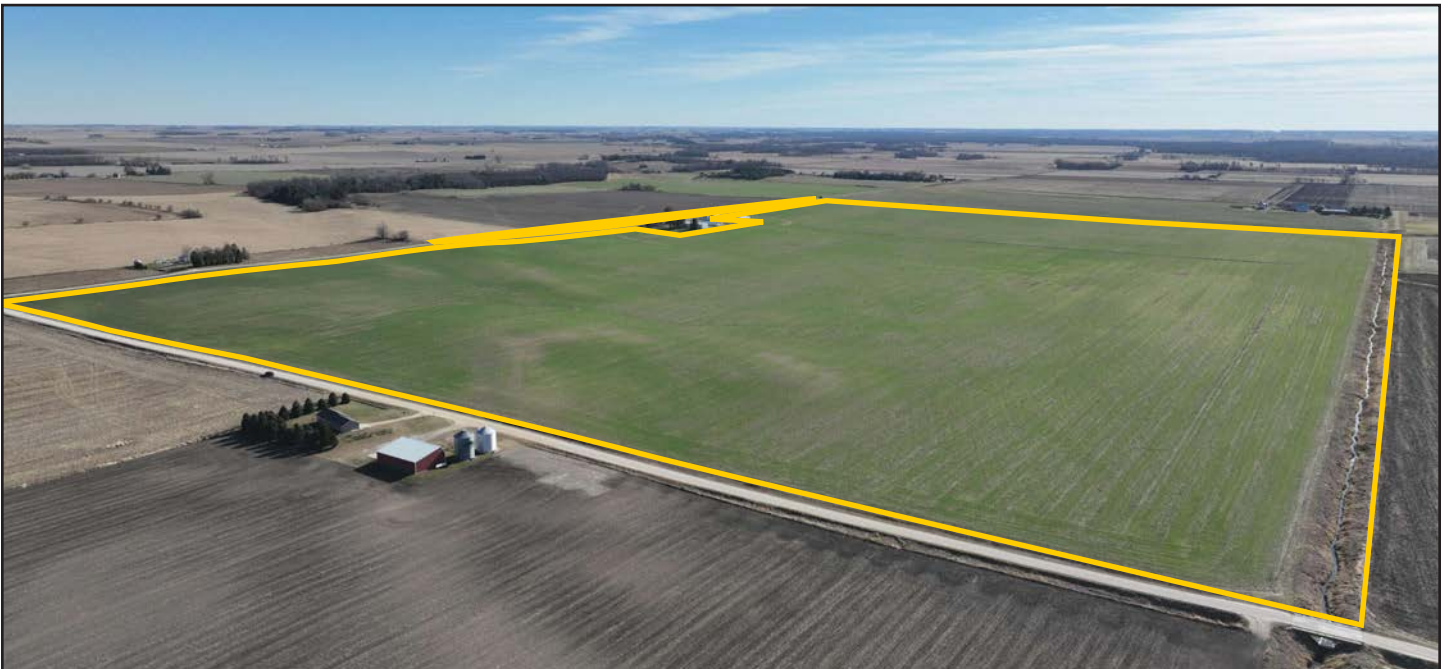
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North Looking South



Northwest Corner Looking Southeast



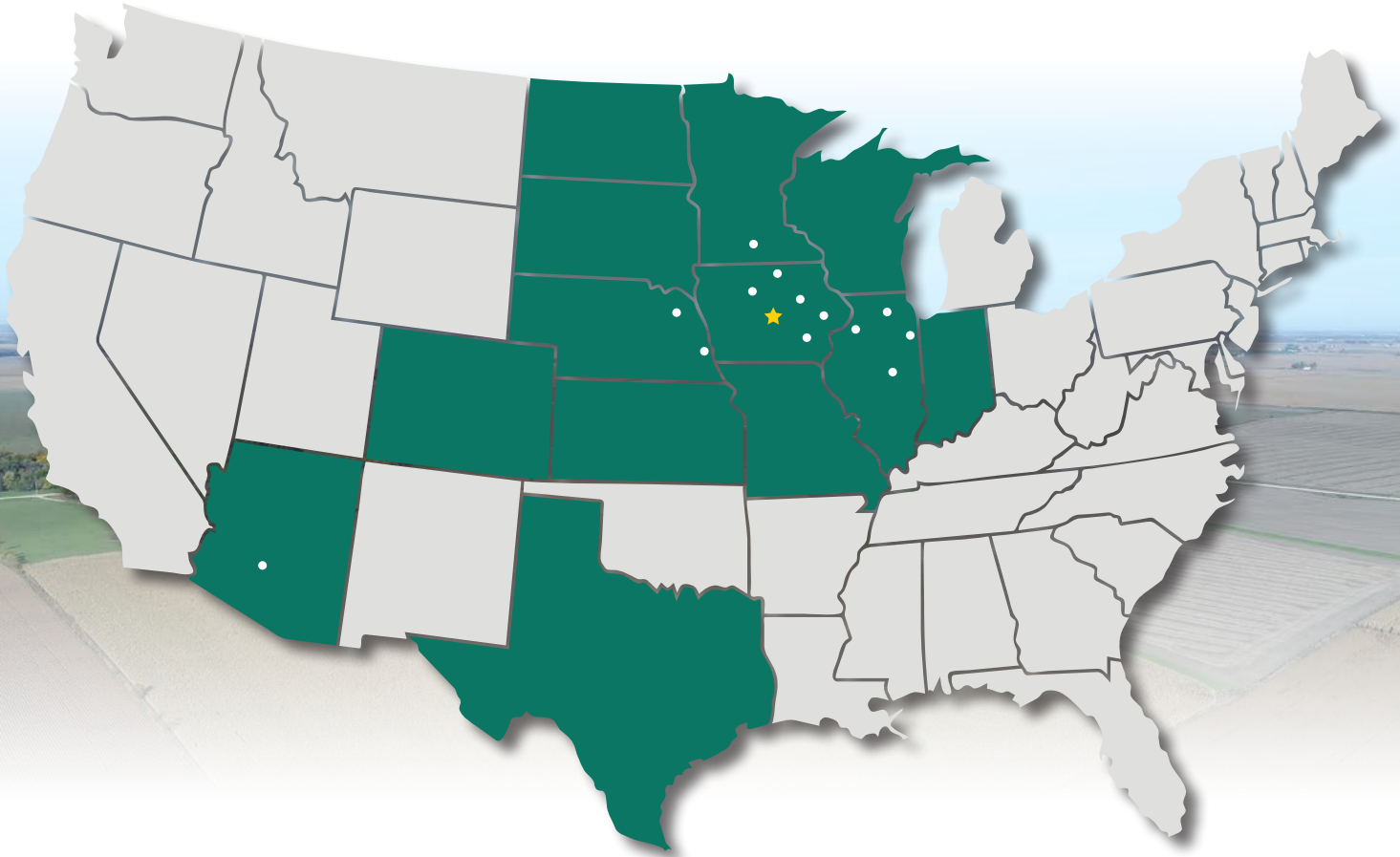
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