

ALL FIELDS DETAIL



MLS # Temp-31429
Class LAND
Type VACANT LAND
Area SOUTH
Asking Price \$366,560
Address 000 170th Avenue
Address 2
City Lost Nation
State IA
Zip 52254
Status Partial Listing
Sale/Rent For Sale
IDX Include Y



GENERAL

COUNTY	Clinton	Lot Size	1,376,496 Square Feet
Number of Acres	31.60	Price Per Acre	\$11,600
Agent	Charles J Schwager - cell: 563-599-4277	Listing Office 1	East Iowa Real Estate - office: 563-652-0000
Commission: BA		Commission Variable Y/N	No
Listing Date	11/22/2023	Expiration Date	5/22/2024
Parcel ID #	3002971000	Subdivision/Legal	
Zoning	Agricultural	Gross Taxes	\$1037.93
Directions	From Welton go west 9 miles on 190th Street to 170th Ave. , go north 1 mile property on left.	Off Market Date	
Search By Map		Tax ID	
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Update Date	11/22/2023	Status Date	11/22/2023
HotSheet Date	11/22/2023	Price Date	11/22/2023
Input Date	11/22/2023 11:08 AM	Associated Document Count	0
Original Price	\$366,560	Agent Hit Count	0
Cumulative DOM		Days On Market	
Is this a Limited Service Listing?		Is this an Arm's Length Transaction?	
Outside MLS/FSBO		Audio/video surveillance on the property?	NO
Permitted to shoot video/pictures of property?	YES	Seller 1	Larry M. Reuter Family Tr
Govt notice to seller for repair to property?	No	Auction Y/N	No
Seller 2		Geocode Quality	Manually Placed Pin
Picture Count	8	Sold Price Per SQFT	
Weekly Ad Copy #2		Input Date	11/22/2023 11:08 AM
Update Date	11/22/2023 11:12 AM	Listing Office 2	
Listing Agent 2			

FEATURES

TOPOGRAPHY	POSSESSION	EXTRAS	JR. HIGH/MIDDLE SCHOOL
Level	Agreed	NONE	Midland
UTILITIES	TERMS	FENCING	SR HIGH SCHOOL
Other	Cash	Barbed Wire	Midland
UTILITIES LOC.	Financed	GRADE SCHOOL	
Other	Exchange	Midland	

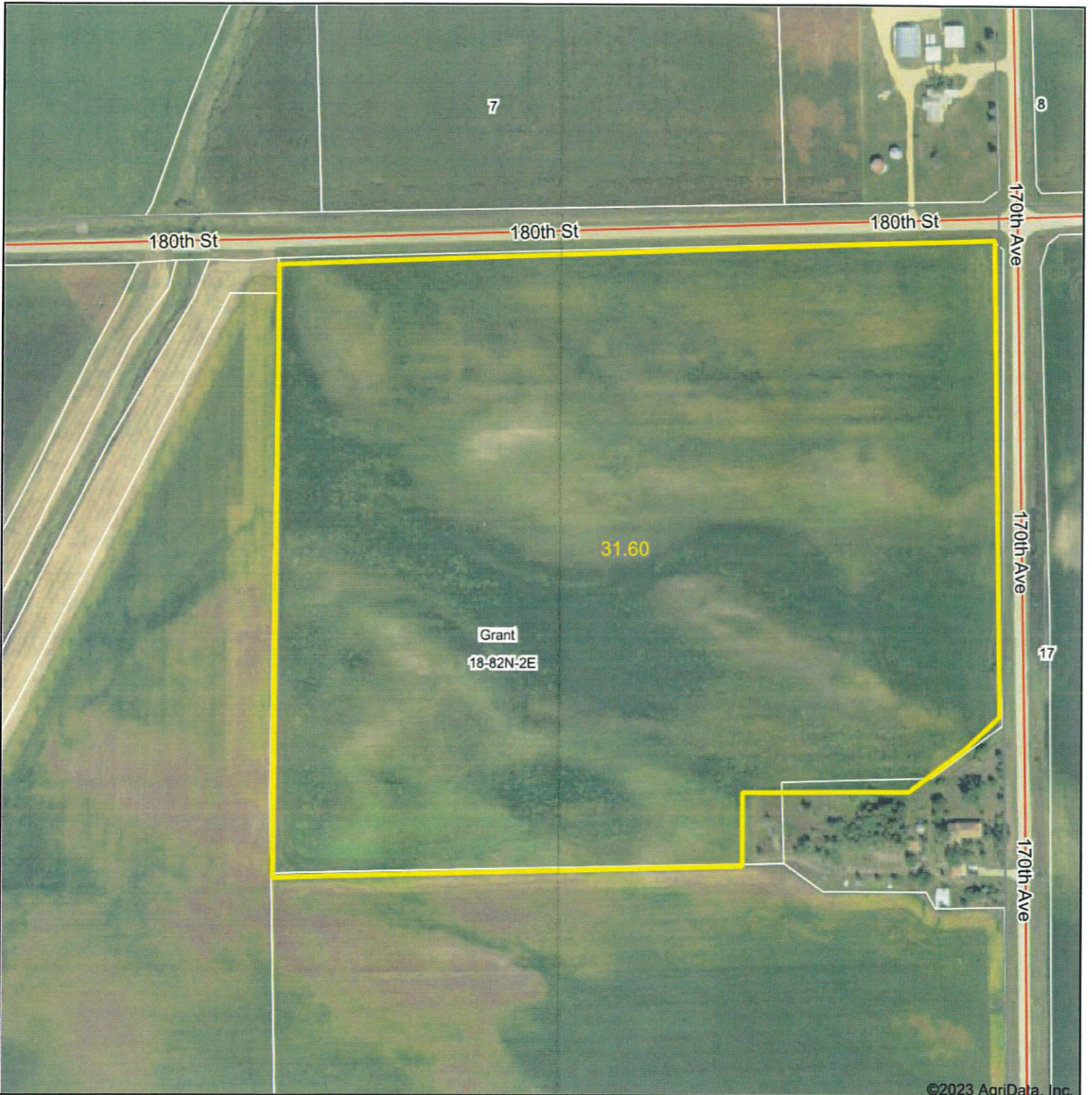
FINANCIAL

Client Hit Count	0	Financing Remarks	
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SOLD STATUS

How Sold	Contract Date
Closing Date	Sold Price
Selling Agent 1	Selling Office 1
Buyers Name	Down Payment \$
# of Years	Interest Rate
Buyer Points	Seller Points
Lease Date	Lease Terms
Other Comments	Seller Concession \$

Aerial Map



Boundary Center: 41° 54' 53.15, -90° 45' 52.23



EAST IOWA
REAL ESTATE

Maps Provided By:



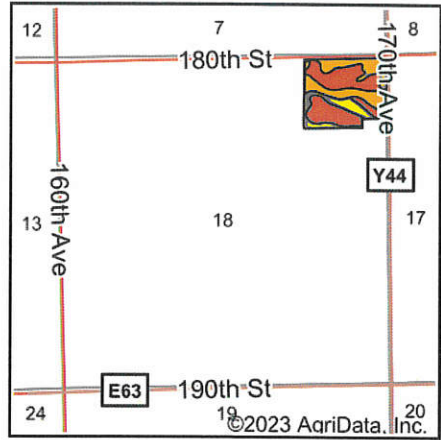
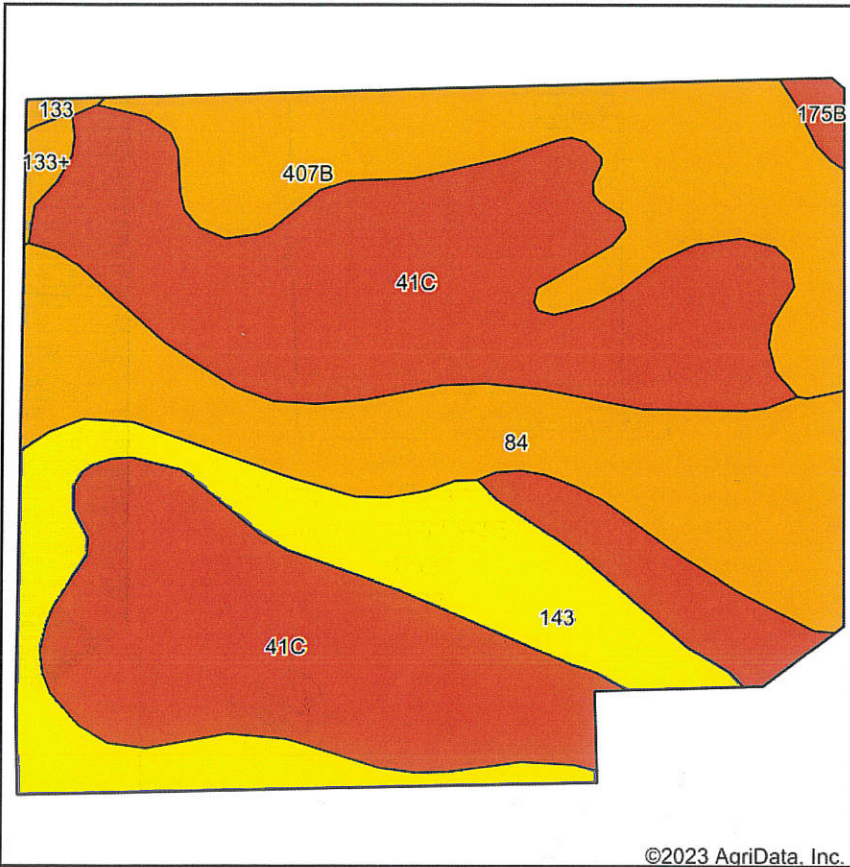
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18-82N-2E
Clinton County
Iowa



11/17/2023

Soils Map



State: **Iowa**
 County: **Clinton**
 Location: **18-82N-2E**
 Township: **Grant**
 Acres: **32.09**
 Date: **11/17/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IA045, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
41C	Sparta loamy sand, 5 to 9 percent slopes	15.20	47.4%		IVs	Ile	37	25	36
84	Clyde silty clay loam, 0 to 3 percent slopes	5.89	18.4%		IIw		88	77	85
407B	Schley loam, 1 to 4 percent slopes	5.41	16.9%		IIw		81	73	85
143	Brady sandy loam, 1 to 3 percent slopes	5.11	15.9%		IIw		61	60	50
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	0.20	0.6%		IIw		78	80	82
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	0.20	0.6%		IIIe		50	56	36
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.08	0.2%		IIw		78	85	75
Weighted Average									
					2.95	*-	58	48.9	*n 55.9

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

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

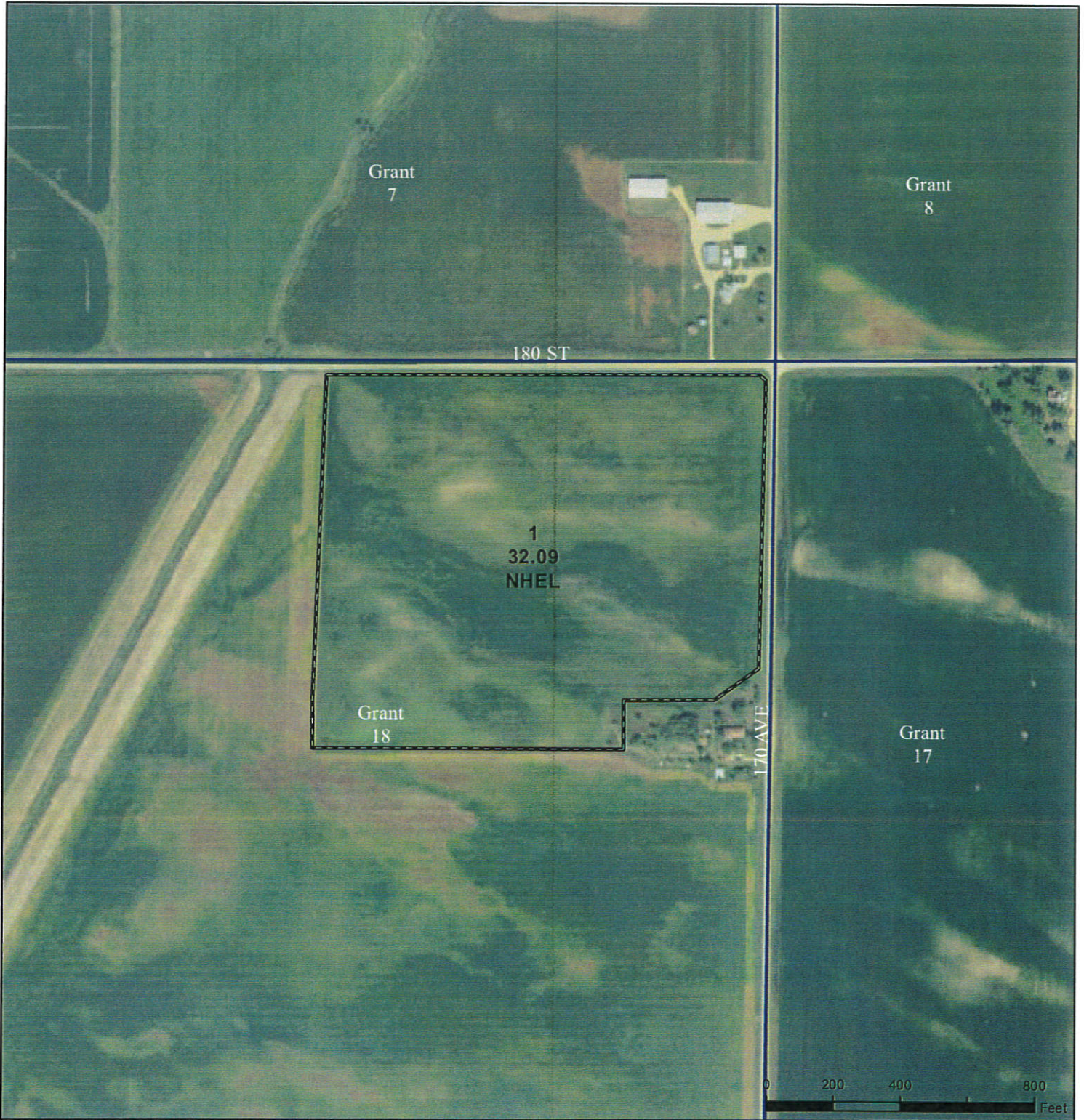
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.



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: 32.09 acres

2024 Program Year

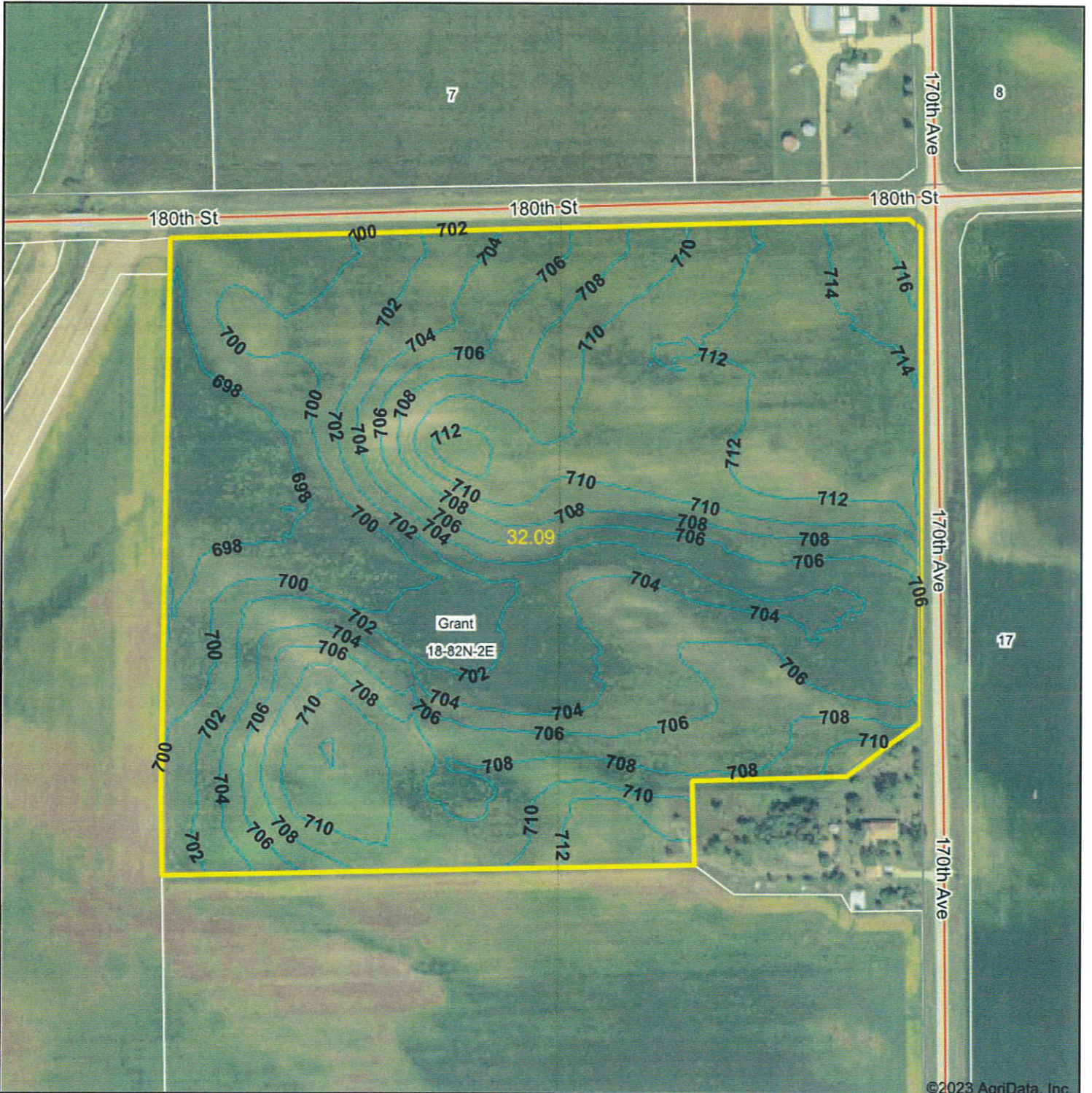
Map Created October 23, 2023

Farm 5601
Tract 11703

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Topography Contours



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Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 3 meter dem

Interval(ft): 2.0

Min: 696.5

Max: 716.8

Range: 20.3

Average: 706.2

Standard Deviation: 4.82 ft



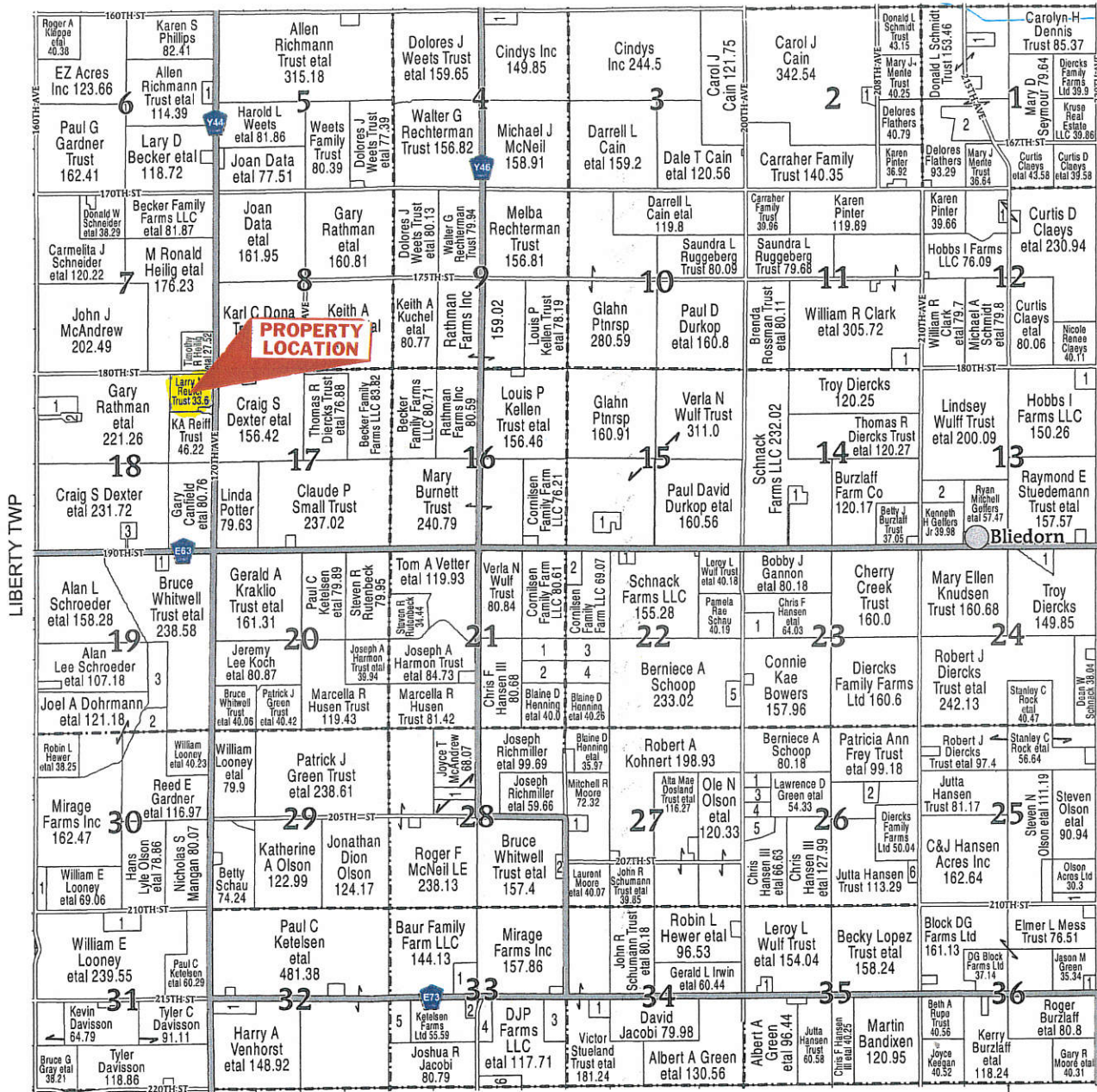
11/21/2023

18-82N-2E
Clinton County
Iowa

Boundary Center: 41° 54' 53.17, -90° 45' 52.14

(Landowners)

BROOKFIELD TWP



GRANT TOWNSHIP

SECTION 1	
1 DEEP CREEK ENTERPRISES INC	12.49
2 FLATHERS, DARIK	25.28
SECTION 2	
1 RICKERTSEN, JOEY M	5.46
SECTION 4	
1 BENTON, MIKE THOMAS ETAL	10
SECTION 6	
1 ANDERSON, COLTON R	6.01
SECTION 11	
1 WATTS SR, ALAN L ETAL	12.15
SECTION 12	
1 BELGIAN ACRES INC	9.89
SECTION 13	
1 MCCARVILLE, KEITH J ETAL	10
2 STARR, CAROL JEAN	20.06
SECTION 14	
1 BEISE, DAVID A ETAL	7.52
SECTION 15	
1 WULFCREST FARM INC	10
SECTION 18	
1 SCHNEIDER, MARC A ETAL	14.56
2 BRADWAY, BRUCE M ETAL	5.65
3 T SIDORE LLC	5.79

SECTION 19	
1 BAILEY, PATRICK J ETAL	5.01
2 GARDNER, REED E ETAL	13.29
3 WHITWELL TRUST, BRUCE ETAL	26.28
SECTION 21	
1 STUEDEMANN TRUST, RAYMOND E ETAL	20
2 HANSEN III, CHRIS ETAL	19.98
SECTION 22	
1 KNAPPER TRUST, KENNETH ETAL	5
2 SCHADE, LYNN A ETAL	11.5
3 STUEDEMANN TRUST, RAYMOND ETAL	20.07
4 HANSEN III, CHRIS ETAL	20.1
5 SCHURR, GARY G	8.61
SECTION 23	
1 WULF TRUST, LEADY L ETAL	16.13
SECTION 24	
1 CLAEYS, CURTIS ETAL	11.76
SECTION 25	
1 OLSON, KURT S ETAL	10.09
SECTION 26	
1 HUSTON, GRANT E ETAL	8.69
2 BEHAN, JOSEPH P ETAL	6.35
3 HOUK TRUST, LILLIE M	8.63
4 IRVING, DAVID L ETAL	8.63
5 BUTT, SCOTT P ETAL	13.64
6 C&B HANSEN ACRES INC	5

SECTION 27	
1 SMITH, VERNA K ETAL	7.13
SECTION 28	
1 BENEDICT, MICHAEL A ETAL	10.95
2 LICHT, JAMES B	5
SECTION 30	
1 KINNEY, MEGAN M	10.21
SECTION 31	
1 LOONEY, KURT E ETAL	14.99
SECTION 32	
1 HANSEN, LAUREN E	14
SECTION 33	
1 BAUR, JOHN E ETAL	16
2 SNYDER, DAROL	5
3 STUELAND TRUST, VICTOR ETAL	20.17
4 STUTT, HOBART M ETAL	13.74
5 FOLLAND, ALBERT D ETAL	20.14
6 JACOBI, ROBERT H ETAL	10.13
SECTION 34	
1 JACOBI, JUSTIN D ETAL	8.96
SECTION 35	
1 EWERS, JONAH	5.03
SECTION 36	
1 GREEN, JASON M ETAL	5

OLIVE TWP ORANGE TWP

