

LAND FOR SALE

LISTING #18314

80 ACRES M/L
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

PeoplesCompany.com

563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

The South 1/2 of the Northeast 1/4, Section 29, Township 81 North, Range 4 East, Clinton Co., Ia. Exact legal description to be taken from Abstract.

COMMENTS & BUILDING INFORMATION:
Clinton County, Iowa Land for Sale

Peoples Company presents a unique tract located approximately 2 miles southeast of DeWitt, Iowa - one of the fastest growing cities in the state - and just a short drive from the Quad City Metro area. The property features 80 acres m/l offering potential building sites, recreational opportunities, and possible future development. The parcel also includes a well on the property. This property offers excellent recreational potential with a trail in place that provides access throughout much of the farm. The area is known for strong populations of deer, turkeys, and small game, making it a great option for hunting and outdoor enthusiasts. There is a wide, owned entrance lane on the east side of the parcel leading to 300th Avenue. Enjoy the convenience of an accessible tract of land just a short commute from the Quad City Metro and 2.5 hours from the Chicagoland area.

LEASE/FSA INFORMATION:

N/A

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

80 Acres M/L, Clinton County, IA

TOTAL ACRES:	80
PRICE:	\$1,520,000
Price Per Acre:	\$19,000
Owner:	Quast
Operator:	
County & State:	Clinton Co., IA
Location:	1 mile Southeast of DeWitt, IA
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	60.3 CSR2
Taxable Acres:	68.2
Net RE Taxes:	\$204
Taxes Payable In:	2024-2025
Topography:	Level

F.S.A. INFORMATION: N/A

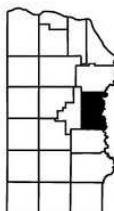
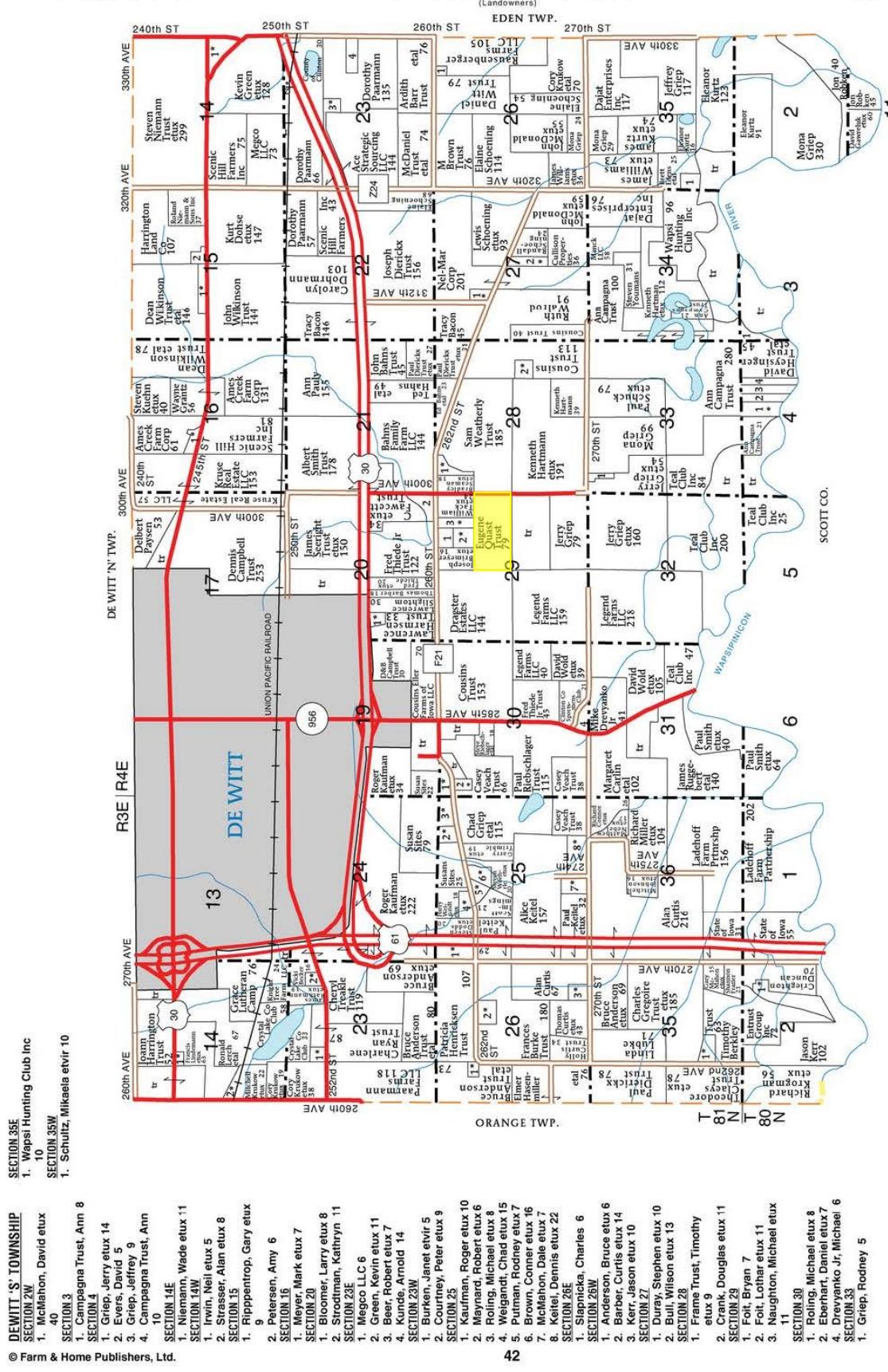
Farmland:	
Crop Acres:	
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	
Corn Yield:	
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	80
Tillable Acres:	
CRP Acres:	
Farmstead:	
Roads:	1
Waterways:	
Timber:	79
Pasture:	

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

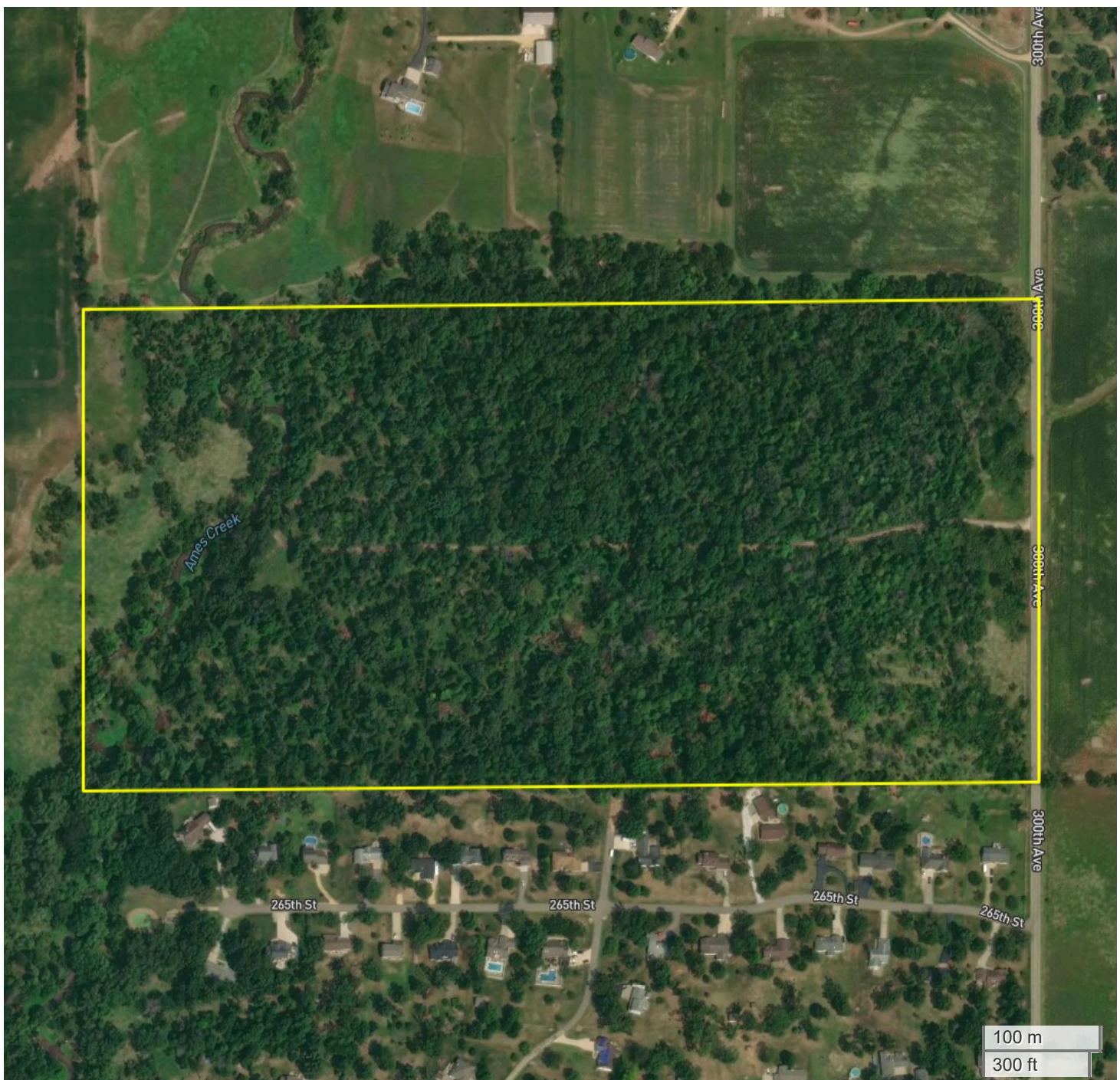


CLINTON CO., IA



80 A. (80.75 AC TOTAL, 0 AC TILLABLE)

AERIAL MAP



Center: 41.795082, -90.519763

29-81N-4E

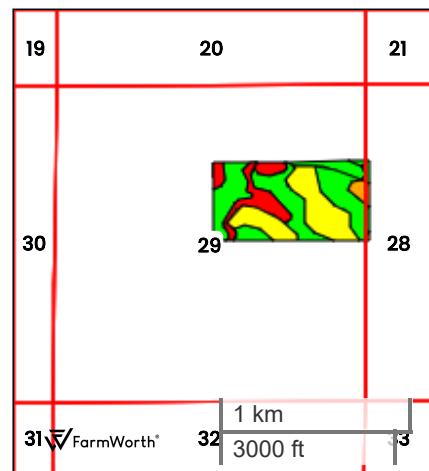
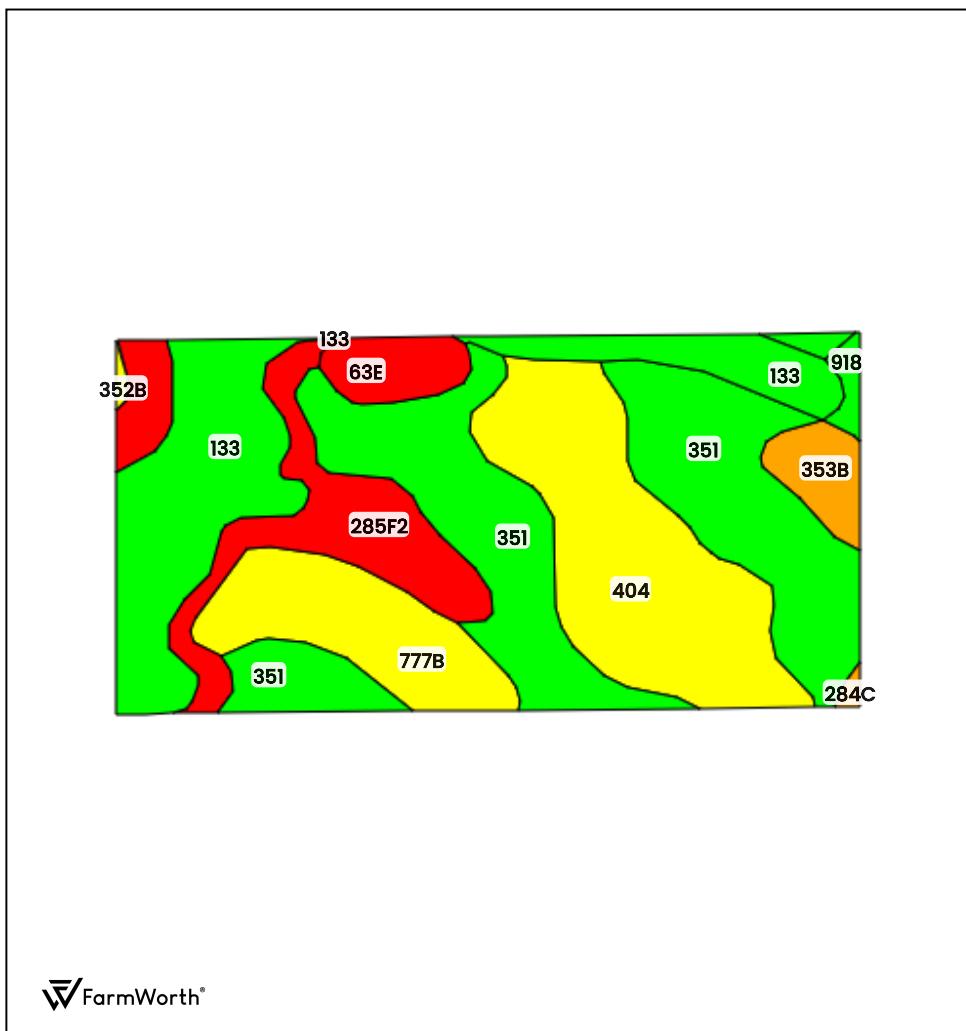
DeWitt Township
Clinton County, IA



FarmWorth, LLC makes no representations or warranties, express or implied, as to the accuracy of any information, data, numerical values, boundaries, or any other information generated through the use of FarmWorth.com. User is solely responsible for independently investigating and determining all information provided through FarmWorth.com prior to use and waives any and all claims against FarmWorth, LLC for any inaccuracies or inconsistencies in the information and/or data.



80 A. (80.75 AC TOTAL, 0 AC TILLABLE)

TOTAL SOILS

County: Clinton County, IA
 Location: 29-81N-4E
 Township: DeWitt
 Acres: 80.75
 Date: 04/25/2025

FarmWorth®

Field borders obtained from Farm Service Agency as of 2008

FarmWorth, LLC makes no representations or warranties, express or implied, as to the accuracy of any information, data, numerical values, boundaries, or any other information generated through the use of FarmWorth.com. User is solely responsible for independently investigating and determining all information provided through FarmWorth.com prior to use and waives any and all claims against FarmWorth, LLC for any inaccuracies or inconsistencies in the information and/or data.

Code	Description	Acres	% of field	IA CSR2	Overall NCCPI
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	26.12	32.35 %	80	91
404	Thorp silt loam, 0 to 2 percent slopes	16.05	19.88 %	60	90
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	15.08	18.68 %	78	77
285F2	Burkhardt sandy loam, 14 to 25 percent slopes, moderately erode	9.67	11.98 %	5	46
777B	Wapsie loam, 2 to 5 percent slopes	8.10	10.03 %	50	69
63E	Chelsea loamy fine sand, 9 to 18 percent slopes	2.46	3.05 %	5	47
353B	Tell silt loam, 2 to 5 percent slopes	2.29	2.84 %	44	84
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	0.65	0.81 %	84	93
284C	Flagler sandy loam, 5 to 9 percent slopes	0.19	0.24 %	46	64
352B	Whittier silt loam, 2 to 5 percent slopes	0.13	0.16 %	50	79
Average:					60.3
Overall NCCPI:					79.0

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

Soils data provided by USDA and NRCS.



SELLERS LAND DISCLOSURE

Address or location: 300th Avenue, DeWitt, IA 52742Zoning: R2 Does zoning currently allow for the intended use? Yes No UnknownBasis of this sale: Gross Acres Net Acres Unknown School district: DeWittCovenants 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:

REC

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

 LP Gas Natural Gas Other
 None Unknown
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

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 the farm currently leased?

 Yes No Unknown

- If yes what is the lease type?

 Crop Solar Wind Other: _____

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

 Yes No Unknown

- Have the terms been provided to the agent?

 Yes No

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 Unknown

16. Will 100% of the mineral rights transfer with the property?

 Yes No Unknown

Additional remarks: Please use back side for more information.

Seller:

Eugene Doast
dotloop verified
2018-02-01 10:45:00
CA-11000000000000000000

Seller:

Date: _____

Buyer:

Buyer:

Date: _____