

LAND FOR SALE

LISTING #18314

80 ACRES M/L
CLINTON COUNTY, IOWA



DOUGLAS R. YEGGE

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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

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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:	

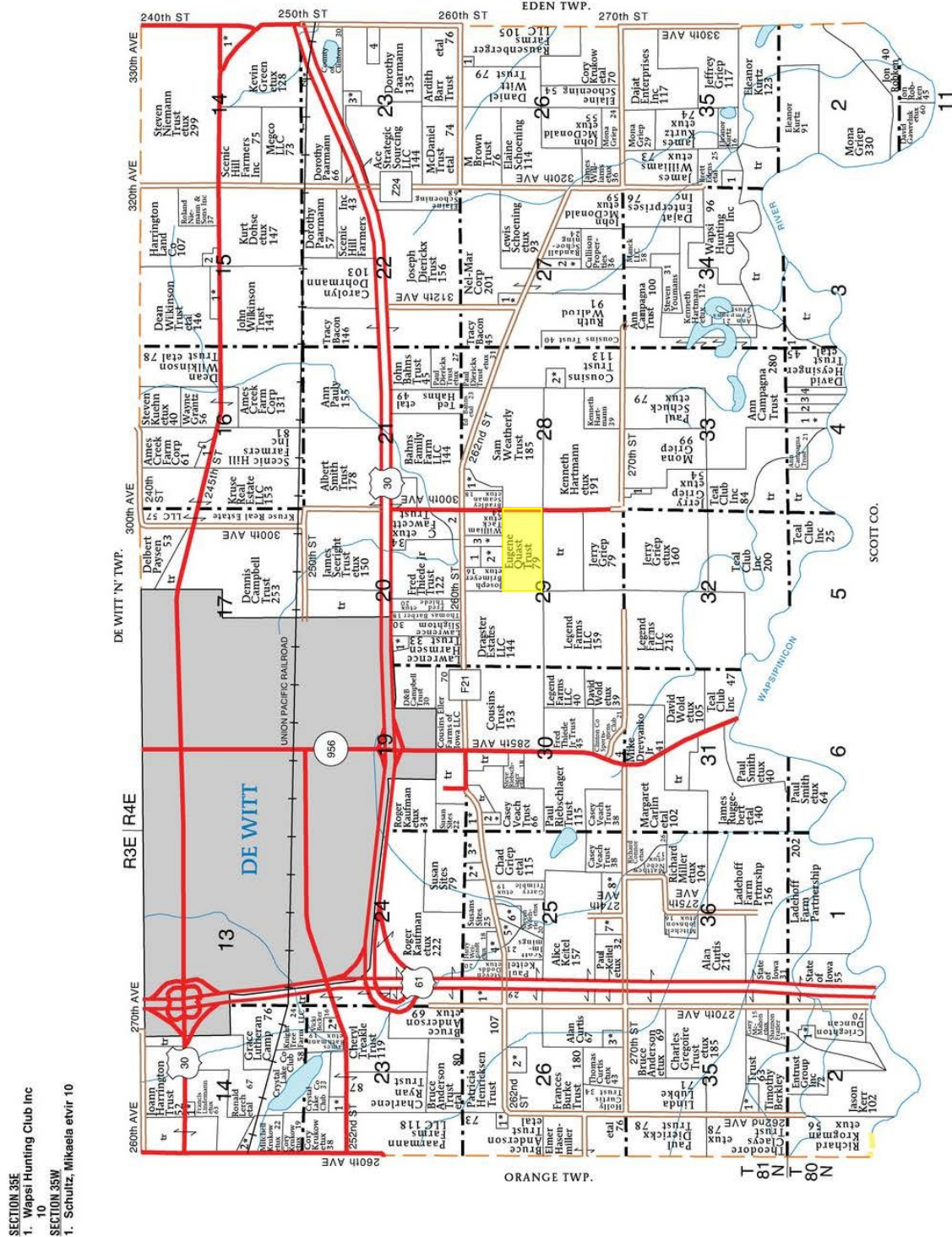
APPROXIMATE BREAKDOWN OF ACRES:

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

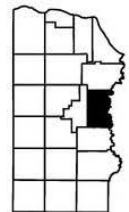
PeoplesCompany.com
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(Landowners)



- DEWITT 'S' TOWNSHIP
- SECTION 2W
1. McInahan, David etux 40
- SECTION 35W
1. Schultz, Mikaela etvir 10
- SECTION 3
1. Campagna Trust, Ann 8
- SECTION 4
1. Griep, Jerry etux 14
 2. Evers, David 5
 3. Griep, Jeffrey 9
 4. Campagna Trust, Ann 10
- SECTION 14E
1. Niemann, Wade etux 11
- SECTION 14W
1. Irwin, Neil etux 5
- SECTION 15
1. Strasser, Alan etux 8
- SECTION 15
1. Rippentrop, Gary etux 9
- SECTION 16
2. Petersen, Amy 6
- SECTION 16
1. Meyer, Mark etux 7
- SECTION 20
1. Bloomer, Larry etux 8
- SECTION 23E
1. Strootman, Kathryn 11
- SECTION 23E
1. Megco LLC 6
 2. Green, Kevin etux 11
 3. Beer, Robert etux 7
 4. Kunde, Arnold 14
- SECTION 23W
1. Burken, Janet etvir 5
- SECTION 25
2. Courtney, Peter etux 9
- SECTION 25
1. Kaufman, Roger etux 10
 2. Maynard, Robert etux 6
 3. Roling, Michael etux 8
 4. Weigand, Chad etux 15
 5. Putman, Rodney etux 7
 6. Brown, Corner etux 16
 7. McMahon, Dale etux 7
 8. Ketel, Dennis etux 22
- SECTION 26E
1. Slapnicka, Charles 6
- SECTION 26W
1. Anderson, Bruce etux 6
 2. Barber, Curtis etux 14
 3. Kerr, Jason etux 10
- SECTION 27
1. Durray, Stephen etux 10
 2. Bull, Wilson etux 13
- SECTION 28
1. Frame Trust, Timothy etux 9
- SECTION 29
2. Crank, Douglas etux 11
- SECTION 29
1. Fort, Bryan 7
 2. Fort, Lothar etux 11
 3. Naughton, Michael etux 11
- SECTION 30
1. Roling, Michael etux 8
 2. Eberhart, Daniel etux 7
 4. Drevyanko Jr, Michael 6
- SECTION 33
1. Griep, Rodney 5

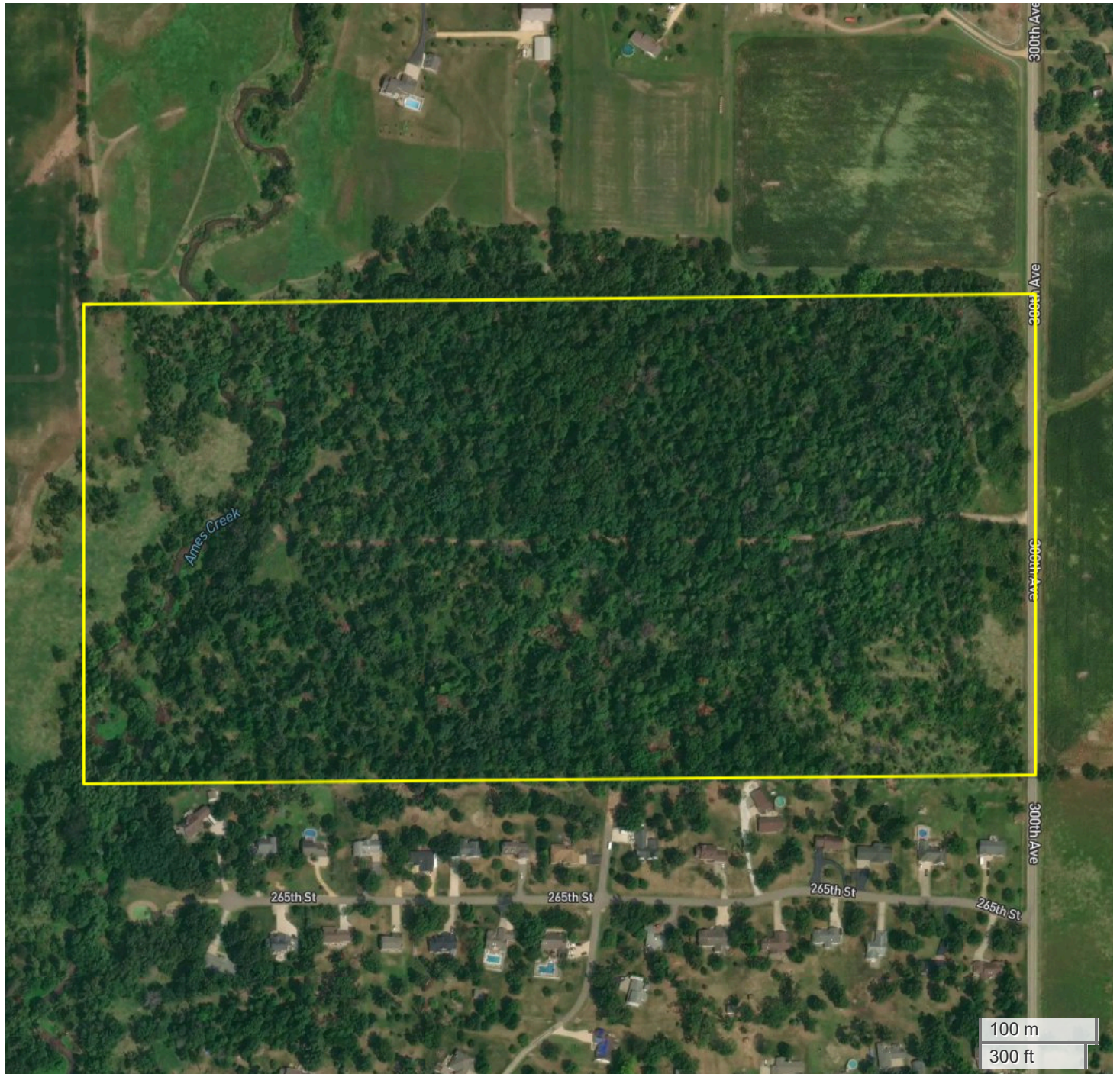


CLINTON CO., IA



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

AERIAL MAP



Center: 41.795082, -90.519763

29-81N-4E

DeWitt Township
Clinton County, IA

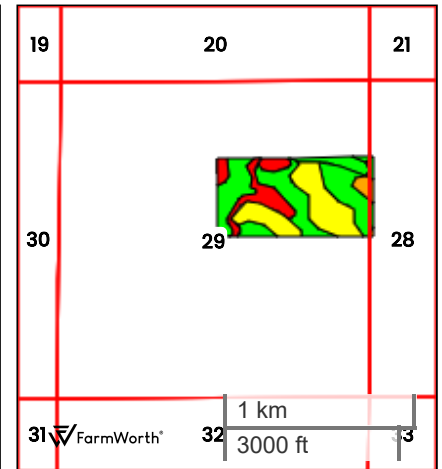
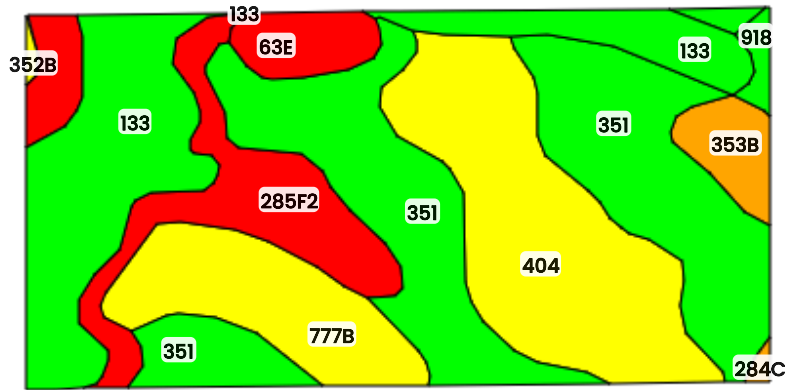


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80 A. (80.75 AC TOTAL, 0 AC TILLABLE)

TOTAL SOILS



County: Clinton County, IA

Location: 29-81N-4E

Township: DeWitt

Acres: 80.75

Date: 04/25/2025



Field borders obtained from Farm Service Agency
as of 2008

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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	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 52742

Zoning: R2 Does zoning currently allow for the intended use? ☒ Yes ☐ No ☐ Unknown

Basis of this sale: ☐ Gross Acres ☐ Net Acres ☐ Unknown School district: DeWitt

Covenants 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 Quast

dotloop verified
6/15/23 2:47 PM PDT
0C4F4F0E-HHQ4EHE

Seller:

Buyer:

Buyer:

Date: _____

Date: _____