

# CLINTON **FARMLAND AVAILABLE** COUNTY

**240TH STREET | LOW MOOR, IA 52757**

**179**  
**ACRES M/L**

**ALAN MCNEIL** | 563.321.1125  
Alan@PeoplesCompany.com  
IA LIC S64136000

**DOUG YEGGE** | 563.320.9900  
Doug@PeoplesCompany.com  
IA LIC B14481000

Listing #18439  
 **PEOPLES**<sup>TM</sup>  
COMPANY  
INTEGRATED LAND SOLUTIONS



# CLINTON FARMLAND AVAILABLE COUNTY

**240TH STREET | LOW MOOR, IA 52757 | CS2R 76.5**

Peoples Company is honored to represent the Steve Witt family in selling 179 acres m/l of premium Eastern Iowa farmland. Ideally located just outside of Low Moor, Iowa, this exceptional property offers convenience and opportunity. Situated within 30 minutes of Davenport & Dubuque, Iowa, and in easy reach of regional grain markets and agricultural services.



The farm is comprised of 178.85 FSA cropland acres, boasting a strong average CSR2 rating of 76.4, with Garwin and Atterberry silt loam as the predominant soil types, recognized for their excellent fertility and long-term productivity.

High-quality farmland, in this part of Eastern Iowa, is seldom brought to market, as it is often held within families for generations. This listing presents a rare opportunity to acquire a highly productive farm in a tightly held area, ideal for those seeking to expand their farming operation, diversify their investment portfolio, or secure a long-term agricultural asset.

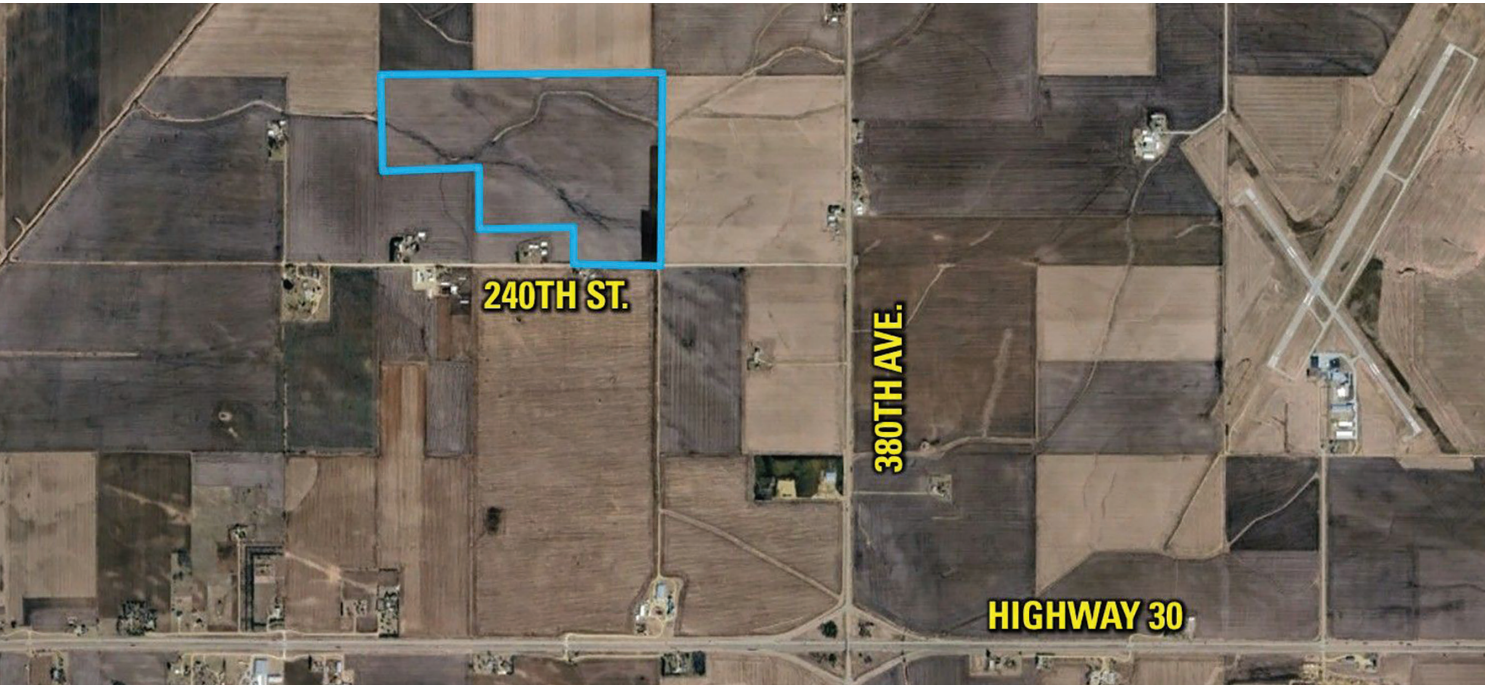


**SCAN TO VIEW THIS LISTING ON  
PEOPLES COMPANY.COM**



# DIRECTIONS

Head north from Low Moor on Z36 for 2 miles. Turn left onto 240th Street. After half a mile, the farm will be on your right. Watch for signs.



## TILLABLE SOILS MAP | CSR2 76.5



Code	Soil Description	Acres	% of Field	Legend	CSR2
918	Garwin silty clay loam	39.68	22.19%		84
351	Atterberry silt loam	32.99	18.45%		80
350B	Waukegan silt loam	15.76	8.81%		55
133	Colo silty clay loam	11.63	6.50%		78
377C	Dinsdale silt loam	11.19	6.26%		88
178	Waukee loam	10.56	5.90%		69
1727	Udolphi loam	10.12	5.66%		48
377B	Dinsdale silt loam	8.12	4.54%		95
178B	Waukee loam	7.71	4.31%		64
11B	Colo-Ely complex	7.39	4.13%		86
978B2	Festina silt loam	5.91	3.30%		84
121C	Tama silt loam	5.89	3.29%		90
133+	Colo silt loam	4.11	2.30%		78
977B	Richwood silt loam	1.79	1.00%		90
2153	Shandep clay loam	1.75	0.98%		21
350	Waukegan silt loam	1.60	0.89%		60
177B	Saude loam	1.12	0.63%		55
121B	Tama silt loam	0.68	0.38%		95
291	Atterberry silt loam	0.39	0.22%		85
1152	Marshan clay loam	0.30	0.17%		54
1119	Muscatine silt loam	0.16	0.09%		95

Weighted Average: 76.5





700 6th Avenue  
DeWitt, IA 52742



PeoplesCompany.com  
Listing #18439

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