

LISTING #18771

Scott County,

IOWA



58 Acres M/L

ALAN MCNEIL | IA LIC S64136000

563.321.1125 | Alan@PeoplesCompany.com

DOUG YEGGE | IA LIC B14481000

563.320.9900 | Doug@PeoplesCompany.com



Property Information

Peoples Company is pleased to present this well-improved 58-acre m/l property located just outside Eldridge, Iowa, which offers a rare high-quality farmland, and long-term flexibility. Approximately **54.06 acres** are tillable, carrying an excellent **CSR2 of 75.8**. Primary soil types include Tama silty clay loam & Killduff silty clay loam. Recent dozer and clean-up work has been completed on the property, enhancing the overall farmability and adding an estimated 2 additional tillable acres.

Whether you are adding acres to an existing operation, positioning capital in a reliable land investment, or securing a productive farm near the Quad Cities, this Scott County property deserves strong consideration. Well-located, manageable-sized farms with quality soils continue to be in high demand throughout eastern Iowa. The property is located along **250th Street in Section 2 of Lincoln Township, Scott County, Iowa.**

Listing #18771 | Price: \$986,000

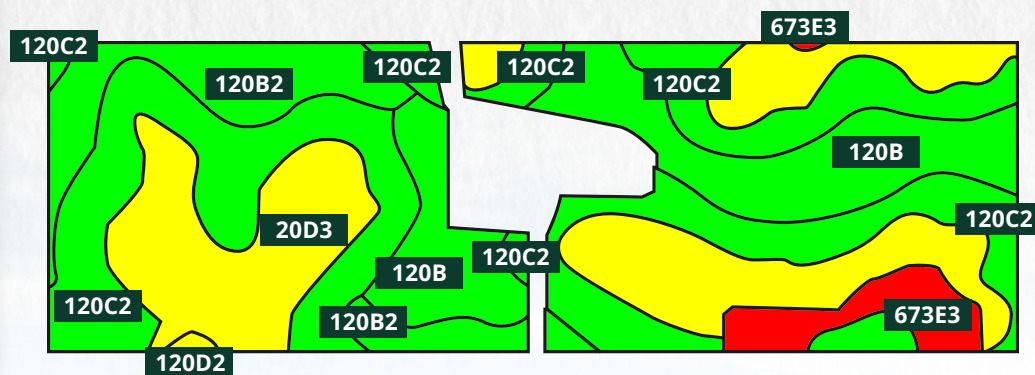
Directions: From Eldridge, Iowa, travel east on Le Claire Road for 5 miles until reaching Utica Ridge Road. Turn north (left) and travel for 1 mile until reaching 250th Street. Turn east (right) onto 250th Street and drive for 1.5 miles until reaching the farm. Look for signs.





CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
120C2	Tama silty clay loam	19.33	35.75%	87
120B	Tama silty clay loam	10.03	18.55%	95
20D3	Killduff silty clay loam	7.24	13.39%	51
120D3	Tama silty clay loam	6.22	11.50%	55
120B2	Tama silty clay loam	5.63	10.41%	92
120D2	Tama silty clay loam	2.73	5.05%	62
673E3	Timula silt loam	2.31	4.27%	8
820B	Dockery silt loam	0.58	1.07%	83

AVERAGE: 75.8



Alan Mcneil | IA LIC S64136000 | 563.321.1125 | Alan@PeoplesCompany.com

Doug Yegge | IA LIC B14481000 | 563.320.9900 | Doug@PeoplesCompany.com



700 6th Avenue
DeWitt, IA 52742



PeoplesCompany.com
Listing #18771

LISTING #18771

Scott County,

IOWA



Alan Mcneil

IA LIC S64136000 | 563.321.1125 | Alan@PeoplesCompany.com

Doug Yegge

IA LIC B14481000 | 563.320.9900 | Doug@PeoplesCompany.com