

LAND FOR SALE

LISTING #18771

58 ACRES M/L
SCOTT COUNTY, IOWA



DOUG 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

www.peoplescompany.co

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

58 Acres M/L being part of the SE 1/4 of the SW 1/4 of the SE 1/4 all located in Section 2, Township 79 North, Range 4 East, Scott Co. Iowa (Excluding 2.14 acre acreage). Exact legal description to come from the survey.

COMMENTS & BUILDING 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 53.89 acres are tillable, carrying an excellent CSR2 of 76.3. Primary soil types include Tama silty clay loam & Killduff silty clay loam.

LEASE/FSA INFORMATION:

TO CONTACT LISTING AGENT:

Call: **Douglas R. Yegge**
 Cell: 563.320.9900
 Office: 563.659.8185
 Doug@PeoplesCompany.com

Call: **Alan McNeil**
 Cell: 563.321.1125
 Office: 563.659.8185
 Alan@peoplescompany.com

58 Acres M/L, Scott County, Iowa

TOTAL ACRES:	58
PRICE:	\$986,000
Price Per Acre:	\$17,000
Owner:	Pruess
Operator:	
County & State:	Scott Co., IA
Location:	9 miles NE of Eldridge, IA
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	76.3 CSR2
Taxable Acres:	58 est.
Net RE Taxes:	\$2,146 est.
Taxes Payable In:	2025
Topography:	Level to Gentle Slope

F.S.A. INFORMATION:

Farmland:	58 est.
Crop Acres:	54.06
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	52.5
Corn Yield:	136
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	58
Tillable Acres:	56 est.
CRP Acres:	
Farmstead:	
Roads:	1.75
Waterways:	
Timber:	.25
Pasture:	

www.Yeggemcneilland.com

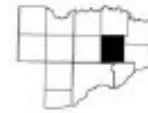
PeoplesCompany.com
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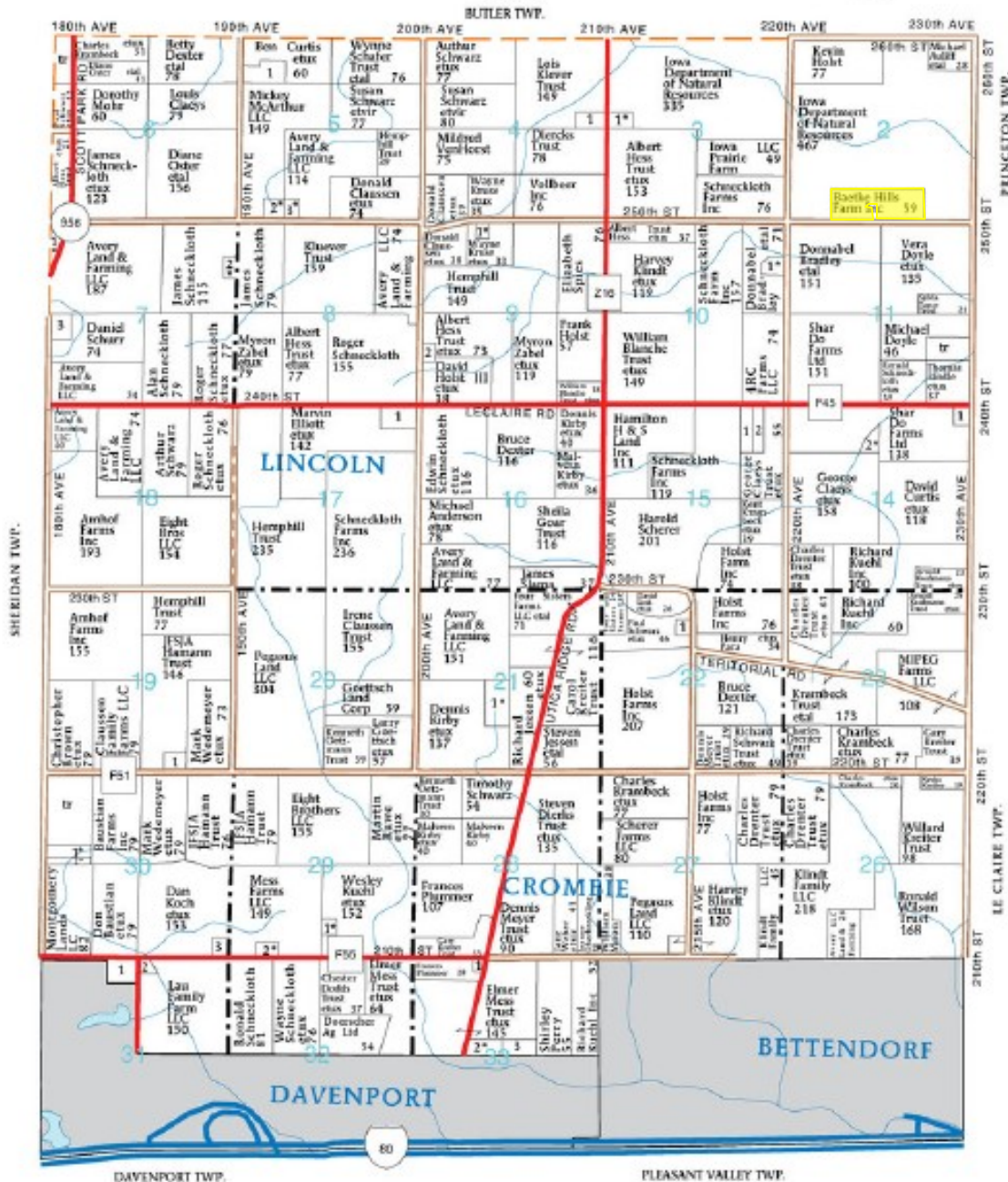
T-79-N

LINCOLN PLAT

(Landowners)



R-4-E



LINCOLN TOWNSHIP

SECTION 3

1. Gehris, Kent et ux 5

SECTION 4

1. Johnson, Kourtney 7

SECTION 5

1. Iowa Illinois Gas & Electric Co 19

2. Peters, Ronald et ux 7

3. Carstens, Matthew et ux 5

SECTION 7

1. Meade, Rosemary et ux 5

2. Andresen, William et ux 5

3. Mangels, Janet 7

SECTION 9

1. ODay, Michael et ux 5

2. Glunz Family Trust 5

SECTION 10

1. Langenhan, John et ux 7

SECTION 14

1. Davenport Cellular Telephone 5

2. Knapper, Thomas et ux 7

SECTION 15

1. Claes Trust, Rita 10

2. Claes, George 10

SECTION 17

1. Equity Growth LC 8

SECTION 19

1. Schwarz, Adam 12

SECTION 21

1. Jessen, Steven et ux 19

SECTION 22

1. Tbar Management LLC 5

SECTION 29

1. Diercks Trust, Steven et ux 6

2. Smith, Judith et ux 5

SECTION 30

1. Kaasa, Percy et ux 14

2. Powell, Leotis et ux 7

3. Holst, Lisa 5

SECTION 31

1. Baustian Farms Inc 8

2. Evans Trust 5

SECTION 33

1. Mid America Energy 5

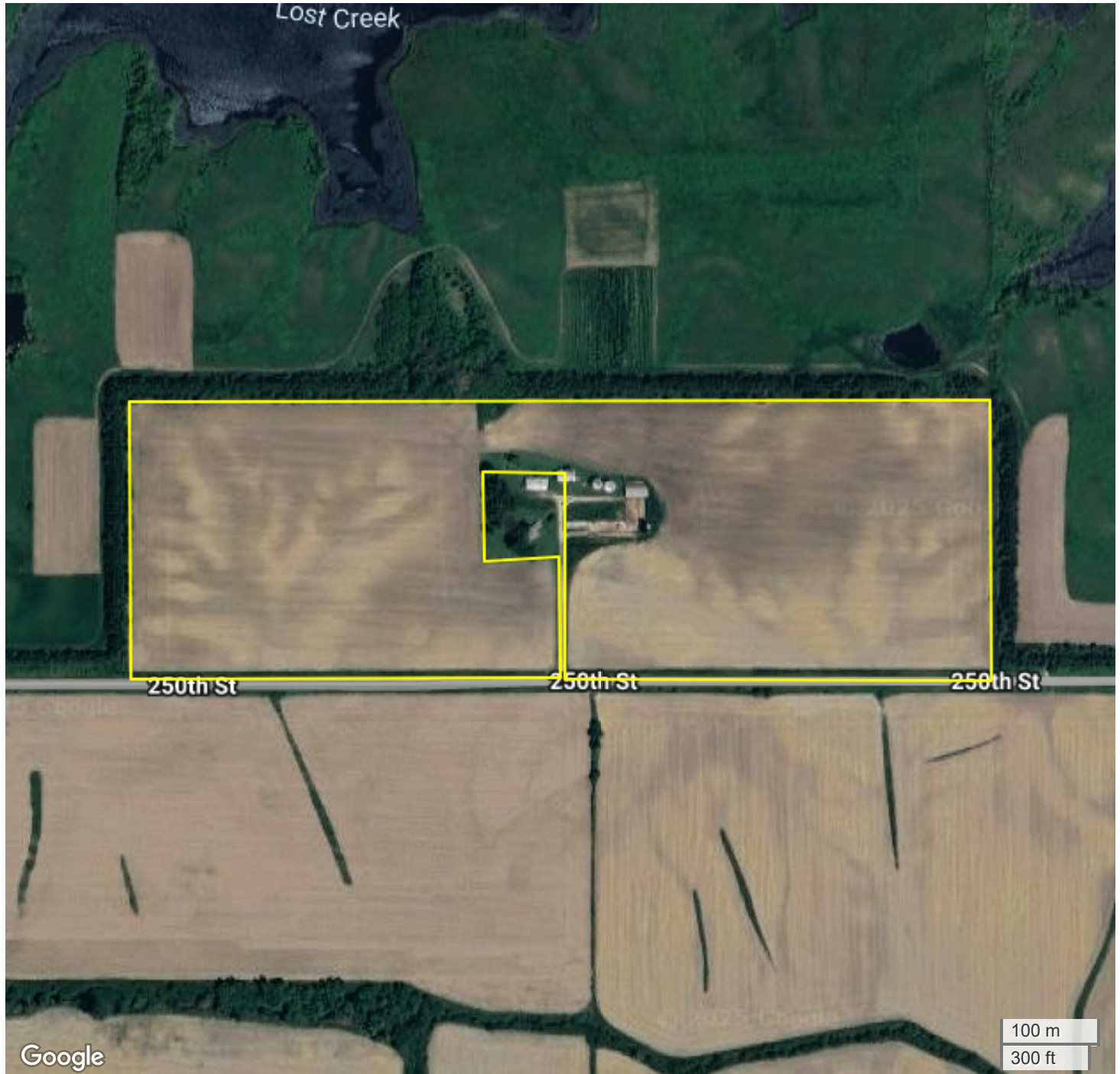
2. Freeman, Francis et ux 9

3. Mess Farms LLC 10



58 ACRES SCOTT CO. IOWA (58.00 AC TOTAL, 54.06 AC TILLABLE)

AERIAL MAP



Center: 41.671251, -90.461903

02-79N-4E

Lincoln Township

Scott County, IA

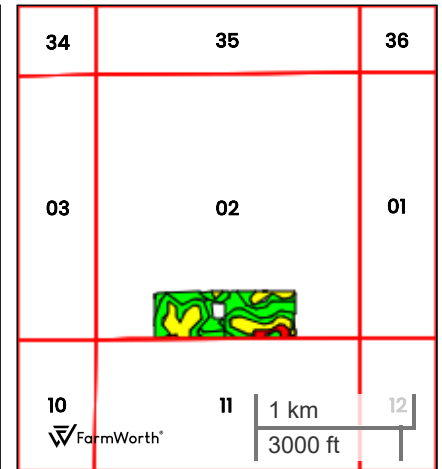
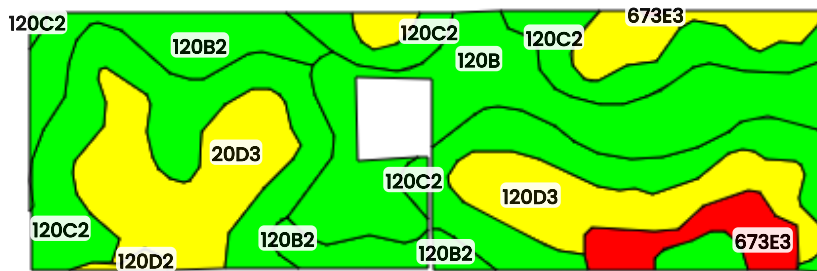


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58 ACRES SCOTT CO. IOWA (58.00 AC TOTAL, 54.06 AC TILLABLE)

TOTAL SOILS



County: **Scott County, IA**
Location: **02-79N-4E**
Township: **Lincoln**
Acres: **58.00**
Date: **12/01/2025**



Field borders obtained from Farm Service Agency
as of 2008

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Code	Description	Acres	% of field	IA CSR2
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	20.67	35.63 %	87
120B	Tama silty clay loam, 2 to 5 percent slopes	11.48	19.79 %	95
20D3	Killduff silty clay loam, 9 to 14 percent slopes, severely eroded	7.34	12.65 %	51
120D3	Tama silty clay loam, 9 to 14 percent slopes, severely eroded	6.34	10.93 %	55
120B2	Tama silty clay loam, 2 to 5 percent slopes, eroded	5.98	10.31 %	92
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	2.82	4.86 %	62
673E3	Timula silt loam, 14 to 18 percent slopes, severely eroded	2.57	4.43 %	8
820B	Dockery silt loam, 2 to 5 percent slopes	0.81	1.40 %	83
Average:				76.3

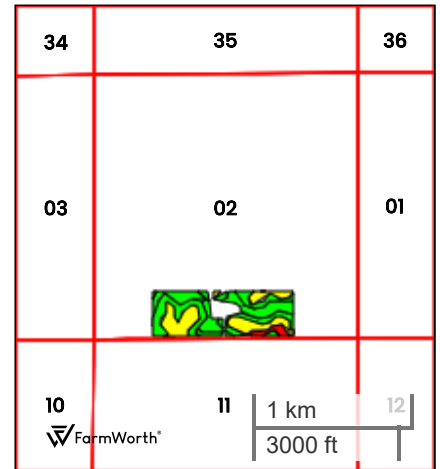
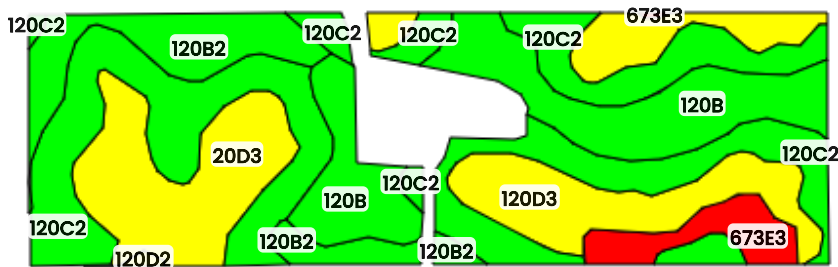
IA has updated the CSR values for each county to CSR2.

Soils data provided by USDA and NRCS.



58 ACRES SCOTT CO. IOWA (58.00 AC TOTAL, 54.06 AC TILLABLE)

TILLABLE SOILS



County: **Scott County, IA**
Location: **02-79N-4E**
Township: **Lincoln**
Acres: **54.06**
Date: **12/01/2025**



Field borders obtained from Farm Service Agency
as of 2008

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Code		Description	Acres	% of field	IA CSR2
120C2		Tama silty clay loam, 5 to 9 percent slopes, eroded	19.33	35.75 %	87
120B		Tama silty clay loam, 2 to 5 percent slopes	10.03	18.55 %	95
20D3		Killduff silty clay loam, 9 to 14 percent slopes, severely eroded	7.24	13.39 %	51
120D3		Tama silty clay loam, 9 to 14 percent slopes, severely eroded	6.22	11.50 %	55
120B2		Tama silty clay loam, 2 to 5 percent slopes, eroded	5.63	10.41 %	92
120D2		Tama silty clay loam, 9 to 14 percent slopes, eroded	2.73	5.05 %	62
673E3		Timula silt loam, 14 to 18 percent slopes, severely eroded	2.31	4.27 %	8
820B		Dockery silt loam, 2 to 5 percent slopes	0.58	1.07 %	83
Average:					75.8

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

Soils data provided by USDA and NRCS.

IOWA
SCOTT



United States Department of Agriculture
Farm Service Agency

FARM : 3967

Prepared : 8/21/25 10:30 AM CST

Form: FSA-156EZ

Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
58.84	54.06	54.06	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	54.06	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	52.50	0.00	136	

TOTAL 52.50 0.00

NOTES

Tract Number : 3353

Description : SW SE 1/4 OF 2 LINCOLN T79N R4E

FSA Physical Location : IOWA/SCOTT

ANSI Physical Location : IOWA/SCOTT

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : BAETKE HILLS FARMS INC

Other Producers :

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
58.84	54.06	54.06	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	54.06	0.00	0.00	0.00	0.00	0.00

IOWA
SCOTT
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 3967
Prepared : 8/21/25 10:30 AM CST
Crop Year : 2025

Abbreviated 156 Farm Record

Tract 3353 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	52.50	0.00	136
TOTAL	52.50	0.00	

NOTES

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United States
Department of
Agriculture

Scott County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Iowa PLSS
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 54.06 acres

2025 Program Year
Map Created May 05, 2025

Farm **3967**
Tract **3353**

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