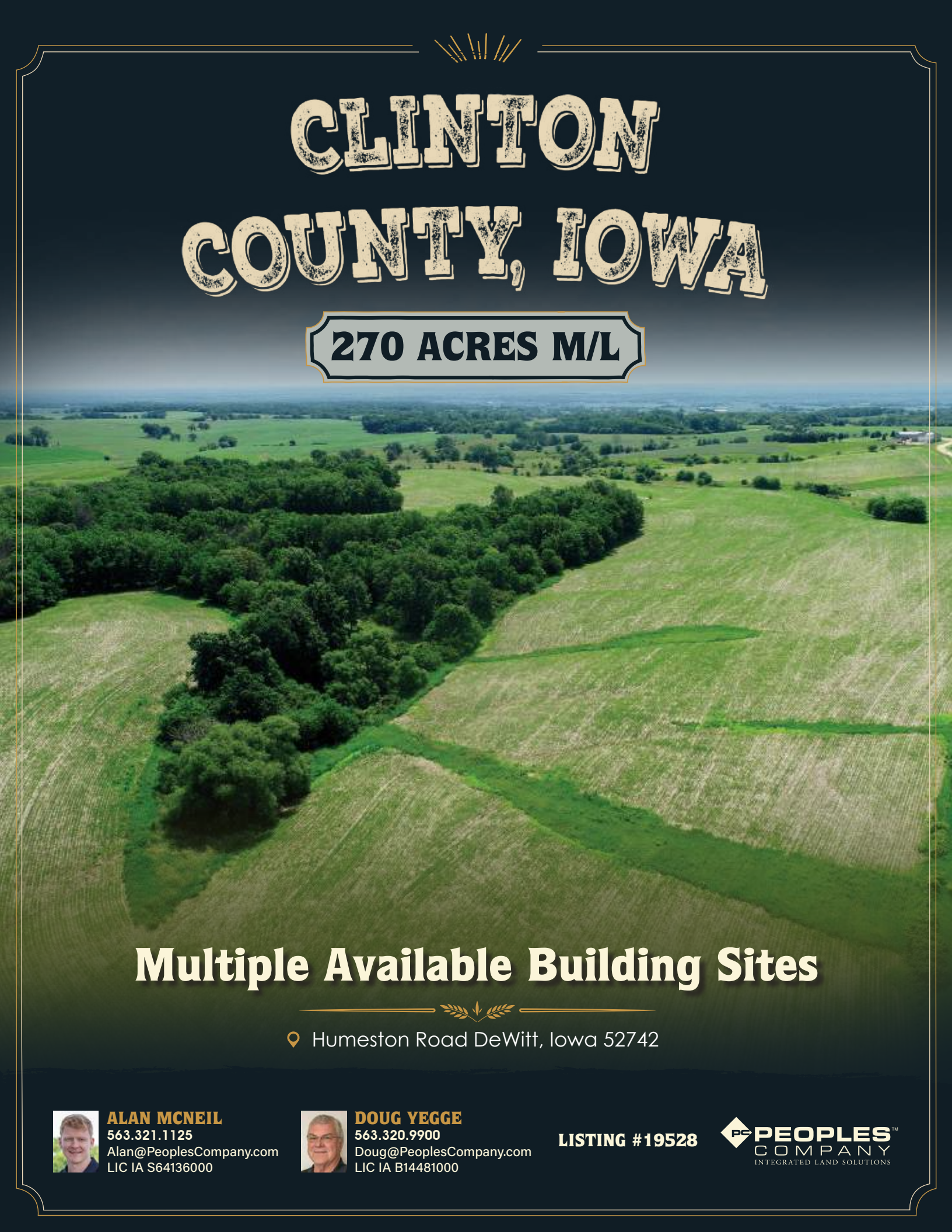




CLINTON COUNTY, IOWA

270 ACRES M/L

Multiple Available Building Sites

📍 Humeston Road DeWitt, Iowa 52742



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LISTING #19528



PROPERTY OVERVIEW

Peoples Company is pleased to offer 270 acres m/l located just north of DeWitt, Iowa, on 182nd Street (Humeston Road) in Section 17 of Washington Township, Clinton County. This productive farm offers a great combination of agricultural income potential, strong location, and future development opportunities, with the seller willing to consider splitting the farm and offering smaller parcels for potential building sites. Call the listing realtors for more information.

The farm includes 234.48 FSA cropland acres, consisting of 218.18 tillable acres and 16.3 acres enrolled in CRP. The property carries a CSR2 rating of 36.8, with primary soil types including Fayette silt loam, Colo-Ely complex, and Arenzville-Chaseburg complex. This tract provides an excellent opportunity for an investor, farmer, or buyer looking to add quality acreage in a desirable area. Located in a highly sought-after area just outside DeWitt, this property provides convenient access while offering the privacy and flexibility that buyers are looking for. With its hard-road location and scenic rural setting, the farm presents a unique opportunity for those interested in agricultural use, recreational opportunities, or future homesites. The seller is willing to work with buyers interested in purchasing smaller parcels, making this a great option for potential building sites.

The farm is currently leased for the 2026 crop year and will be open for the 2027 crop year, providing a seamless transition for the next owner. Don't miss this opportunity to own acreage in the desirable DeWitt Central School District with multiple possibilities for use and future growth.



TILLABLE SOILS MAP

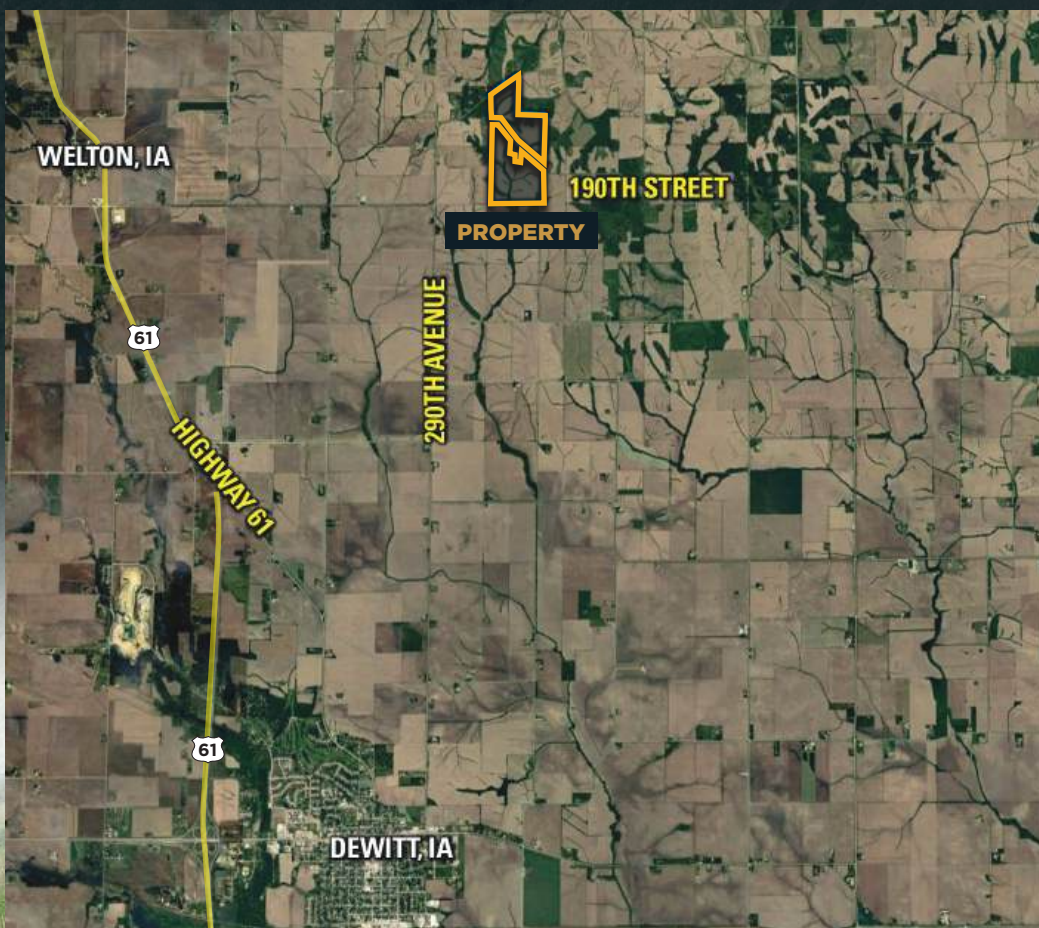
CODE		DESCRIPTION	ACRES	% OF FIELD	IA CSR2
163D2	●	FAYETTE SILT LOAM	72.66	26.91 %	46
163F3	●	FAYETTE SILTY CLAY LOAM	51.29	18.99 %	12
163G	●	FAYETTE SILT LOAM	36.87	13.65 %	5
163C2	●	FAYETTE SILT LOAM	35.93	13.31 %	72
163F2	●	FAYETTE SILT LOAM	27.53	10.20 %	18
11B	●	COLO-ELY COMPLEX	20.12	7.45 %	86
163E3	●	FAYETTE SILTY CLAY LOAM	14.89	5.51 %	29
163D3	●	FAYETTE SILTY CLAY LOAM	8.30	3.07 %	40
129B	●	ARENZVILLE-CHASEBURG COMPLEX	2.37	0.88 %	73
65F3	●	LINDLEY CLAY LOAM	0.05	0.02 %	5
AVERAGE:					36.6





REGIONAL MAP

📍 Humeston Road DeWitt, Iowa 52742



DIRECTION

From DeWitt, Iowa, travel North on 290th Avenue (Humeston Road) for 5 miles until reaching the farm. Farm is located on the South side of the road. Look for signs.

KEY NOTES



Price
\$3,240,000

700 6th Avenue
DeWitt, IA 52742



PeoplesCompany.com
Listing #19528



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

CLINTON COUNTY, IOWA

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