

CLINTON COUNTY, IOWA

FARMLAND FOR SALE

📍 110th Street Elwood, IA 52225



245.8 SURVEYED ACRES



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LISTING #19530



PROPERTY OVERVIEW

PRICE: \$ 2,826,700

Peoples Company is pleased to present 245.80 m/l surveyed acres of highly improved farmland located north of Elwood, Iowa, along a hard-surfaced road, 110th Street, in Clinton County. This exceptional offering presents an outstanding opportunity to acquire a large, rectangular tract of productive Eastern Iowa farmland with $\frac{3}{4}$ mile long rows. The farm also offers strong income-generating capacity and long-term investment potential.

The farm includes 244.73 FSA farmland acres. Following land improvement work, there are an estimated 241 tillable acres, providing increased productivity and enhanced revenue potential for future ownership.

The farm features an average CSR2 rating of 57.4, with Fayette silty clay loam, Colo-Ely complex, and Downs silt loam serving as the primary soil types. Tile improvements are present throughout portions of the farm to aid drainage and support crop production. The farm contains no mapped wetlands, offering additional management flexibility.

Beyond its agricultural value, the property's frontage along a hard-surface road offers attractive opportunities for rural building sites, making it appealing not only to farmers and investors but also to buyers seeking future residential or recreational uses.

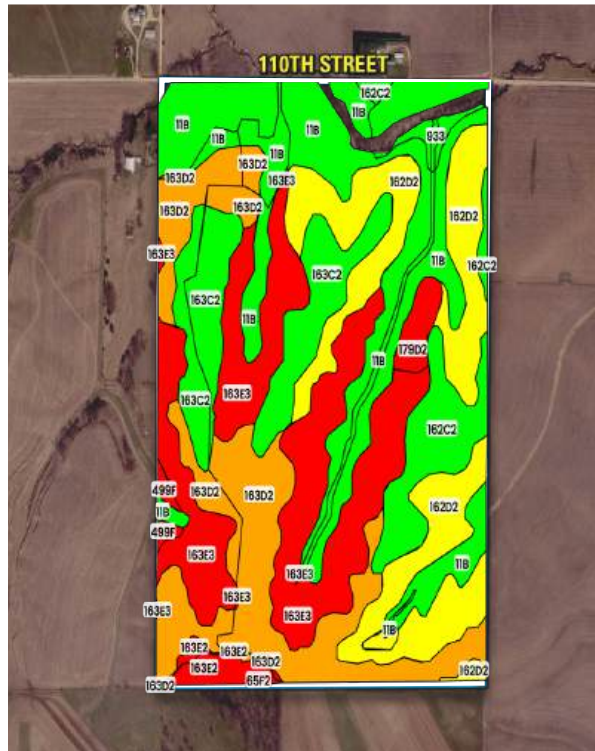
The farm is currently leased for the 2026 crop year and will be available for the 2027 farming season, allowing the new owner flexibility to farm the property or negotiate future lease arrangements. Large, improved tracts of this size are increasingly difficult to find in Clinton County.



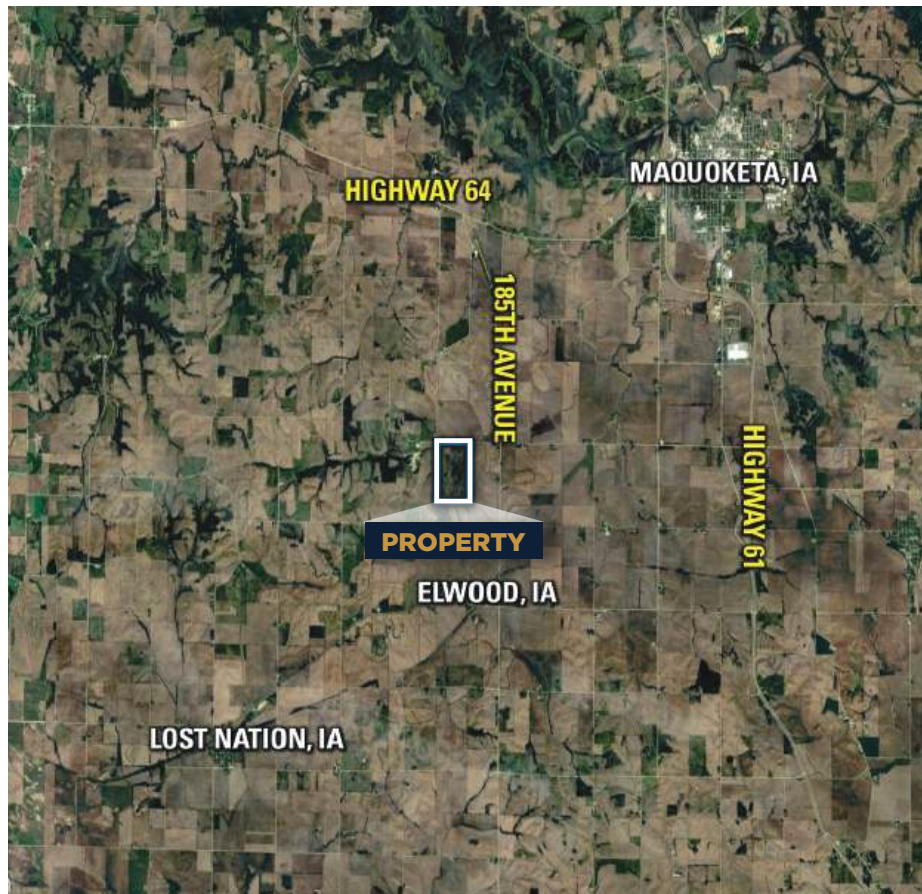
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TILLABLE SOILS MAP



Code	Description	Acres	% of field	IA CSR2
163E3	Fayette silty clay loam	52.70	21.87 %	29
11B	Colo-Ely complex	49.69	20.62 %	86
163D2	Fayette silt loam	43.12	17.89 %	46
162D2	Downs silt loam	42.78	17.75 %	54
163C2	Fayette silt loam	24.24	10.06 %	72
162C2	Downs silt loam	14.37	5.96 %	80
933	Sawmill silty clay loam shallow loess	5.84	2.42 %	78
163E2	Fayette silt loam	3.73	1.55 %	35
179D2	Gara loam	3.31	1.37 %	36
499F	Nordness silt loam	1.15	0.48 %	5
65F2	Lindley loam	0.07	0.03 %	11
			Average:	56.9



DIRECTIONS

From Elwood, Iowa, travel north on paved 185th Avenue for 1.5 miles until reaching 110th Street. Turn west onto 110th Street and follow for 0.5 miles until reaching the farm. The farm is located on the south side of the road. Look for signs.

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CLINTON COUNTY, IOWA
110th Street Elwood, IA 52225

PC PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS



700 6th Avenue
DeWitt, IA 52742



PeoplesCompany.com
Listing #19530



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

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