



LAND FOR SALE

Clinton County



FARM DESCRIPTION

PRICE: \$540,000

A hunter's paradise with income! These 77 +/- acres of Eastern Iowa hunting land provide the perfect mix of cover, water and CRP acres and multiple access locations. The farm is located in northern Clinton County, Iowa just 11.5 miles north of Clinton, Iowa just east of highway 67. This farm offers a unique offering with hardwood timber, open acres that are in CRP providing income, and a nice place to build a home or cabin on the east side of the farm. The cover on this farm is perfect for holding whitetail deer and turkeys. A small feeder creek runs through the middle of the property, offering water for wildlife as well as an excellent travel corridor for hunting deer during the fall months. The Elk River borders the farm to the south, offering live water throughout the year. There is a scattered mix of hardwood timber featuring big aged oaks, walnuts, and hickory throughout the high ground. The 45.92 +/- cropland acres are currently in a CRP paying \$7,358.90 annually (see CRP contract details below). There is gated access off 125th St in the northwest corner and a gated access off 475th Ave on the east side of the property. The east access is set up to be a great location to build a home or cabin with electricity and newly installed fiber at the road. Whether you are looking for a dynamite hunting property, a place to build your dream home, or a place to simply enjoy your weekends this farm is worth a look. Properties of this size are hard to find in this area of Eastern Iowa, so don't miss your chance to hunt this farm yet this fall. Call Land Agent Nick Skinner at 515-650-0974 or Land Broker Cody Skinner at 515-443-6343 today.



NICK SKINNER | LAND AGENT
Nick@IowaLandCompany.com
515-650-0974



CODY SKINNER | LAND BROKER
Cody@IowaLandCompany.com
515-443-6343

Vinton Office
1705 West D. St. Suite 3
Vinton, IA 52349



AERIAL PHOTO

Clinton County

77
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$540,000 or \$7,012/Acre

Location:

From Clinton, Iowa, travel north on Hwy 67 for 9 miles. Turn right or east on 125th street for .03 of a mile. Turn right onto 475th Ave for .02 mile. A for sale sign is located at the property on the west side of 475th Ave.

Legal Description:

77 +/- deeded acres located in Clinton County, Iowa Elk River Township, Section 17 & 18, Range 7E, subject to a survey. The exact legal description will come from the abstract.

Tax Information:

TBD +/- estimated annually



SOIL MAP

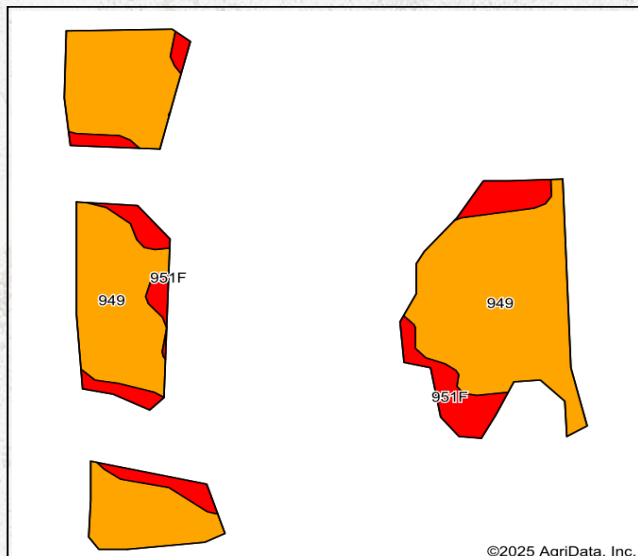
Clinton County

77
ACRES +/-

Details

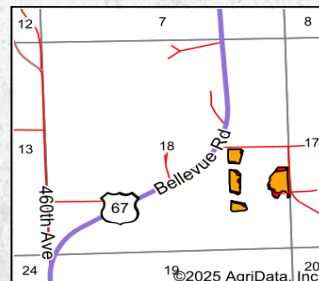
- 77 +/- Deeded Acres
- 45.92 +/- acres are currently in CRP, paying \$7,358.90 estimated annually (details below)
- 15.48 +/- acres in a CP38E-25 program, paying \$3,629.90 annually expiring 9/30/2031
- 6.44 +/- acres in a CP22 program, paying \$1,365.00 annually expiring 9/30/2029
- 6.11 +/- acres in a CP9 shallow water program, paying \$1,273.00 annually expiring 9/30/2029
- 17.89 +/- acres in a CP22 program, paying \$1,091.00 annually expiring 9/30/2029
- 63 CSR2 on the 15.48 +/- FSA certified cropland acres
- Scattered mix of hardwood timber featuring big aged oaks, walnuts, and hickory throughout the high ground
- Rare to find a farm of this size with a good mix of timber, water, open acres, and income
- Thick cover for whitetail deer and turkeys
- A small feeder creek that runs into Elk River bordering the property to the south
- Terrain and elevation change allows for multiple pinch points making it a great bowhunting farm
- Electric and newly installed fiber for high speed internet located at the road
- Great Location, just east of highway 67
- Minutes from the Mississippi River
- Located 11.5 miles north of Clinton, Iowa
- Located 32 miles northeast of DeWitt, Iowa

Soils Map



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.



State: **Iowa**
County: **Clinton**
Location: **18-83N-7E**
Township: **Elk River**
Acres: **12.56**
Date: **3/24/2025**



Area Symbol: IA045, Soil Area Version: 30										
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*1 Corn Bu	*1 Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
949	Zwingle variant silty clay, 0 to 2 percent slopes	10.41	82.9%		Illw	80.0	23.2	75	30	50
951F	Medary silt loam, 15 to 45 percent slopes	2.15	17.1%		Vile	80.0	23.2	5	5	7
Weighted Average						3.68	80	23.2	63	*n 42.6

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

*1 Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method



PROPERTY PHOTOS

Clinton County



NICK SKINNER | LAND AGENT
515-650-0974

Branded in Land

CODY SKINNER | LAND BROKER
515-443-6343



ABOUT US

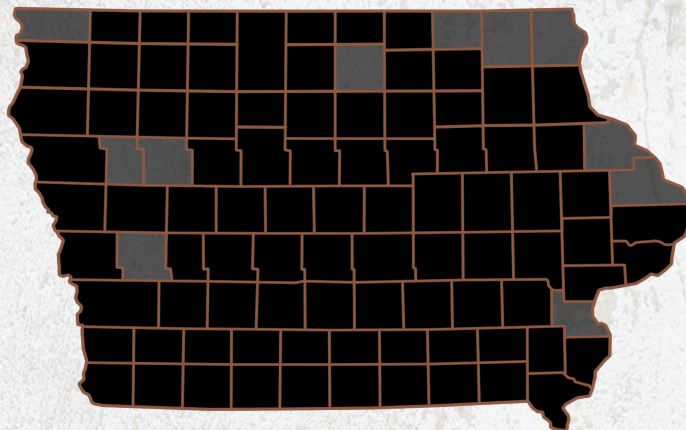
We are Iowa Land Company

A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA

WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS"

-Iowa Land Company

Nick and Cody are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Luke and Matt Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past six years we have represented clients in over 400 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



NICK SKINNER | LAND AGENT
Nick@IowaLandCompany.com
515-650-0974



CODY SKINNER | LAND BROKER
Cody@IowaLandCompany.com
515-443-6343