

LAND FOR SALE

LISTING #18439

179 ACRES M/L
CLINTON COUNTY, IA



DOUGLAS R. YEGGE

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ALAN MCNEIL

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PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

The Northeast 1/4 of the Southeast 1/4 of Section 9, and Southwest 1/4, excluding Parcel "A" of Section 10, Township 81 North, Range 5 East, Clinton Co., IA.

COMMENTS & BUILDING INFORMATION:

Peoples Company is honored to represent the Steve Witt family in selling 179 acres m/l of premium Eastern Iowa farmland. Ideally located just outside of Low Moor, Iowa, this exceptional property offers convenience and opportunity. Situated within 30 minutes of Davenport & Dubuque, Iowa, and in easy reach of regional grain markets and agricultural services.

The farm is comprised of 178.85 FSA cropland acres, boasting a strong average CSR2 rating of 76.4, with Garwin and Atterberry silt loam as the predominant soil types, recognized for their excellent fertility and long-term productivity.

High-quality farmland, in this part of Eastern Iowa, is seldom brought to market, as it is often held within families for generations. This listing presents a rare opportunity to acquire a highly productive farm in a tightly held area, ideal for those seeking to expand their farming operation, diversify their investment portfolio, or secure a long-term agricultural asset.

LEASE/FSA INFORMATION:

Open for the 2026 crop year.

TO CONTACT LISTING AGENT:

Call: **Douglas R. Yegge**
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Doug@PeoplesCompany.com

Call: **Alan McNeil**
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179 Acres M/L, Clinton County, IA

TOTAL ACRES:	179
PRICE:	\$2,846,100
Price Per Acre:	\$15,500
Owner:	Witt
Operator:	
County & State:	Clinton Co., IA
Location:	North of Low Moor, IA
Possession Date:	As agreed
Drainage Info:	Level
Average Productivity:	76.5
Taxable Acres:	178.1
Net RE Taxes:	\$7,412
Taxes Payable In:	2024-2025
Topography:	Level

F.S.A. INFORMATION:

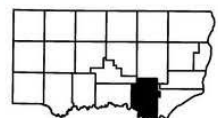
Farmland:	178.85
Crop Acres:	178.85
Effective DCP Cropland	
CRP Acres:	
Corn Base:	176.4
Corn Yield:	178
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	179
Tillable Acres:	178.85
CRP Acres:	
Farmstead:	
Roads:	.15
Waterways:	
Timber:	
Pasture:	

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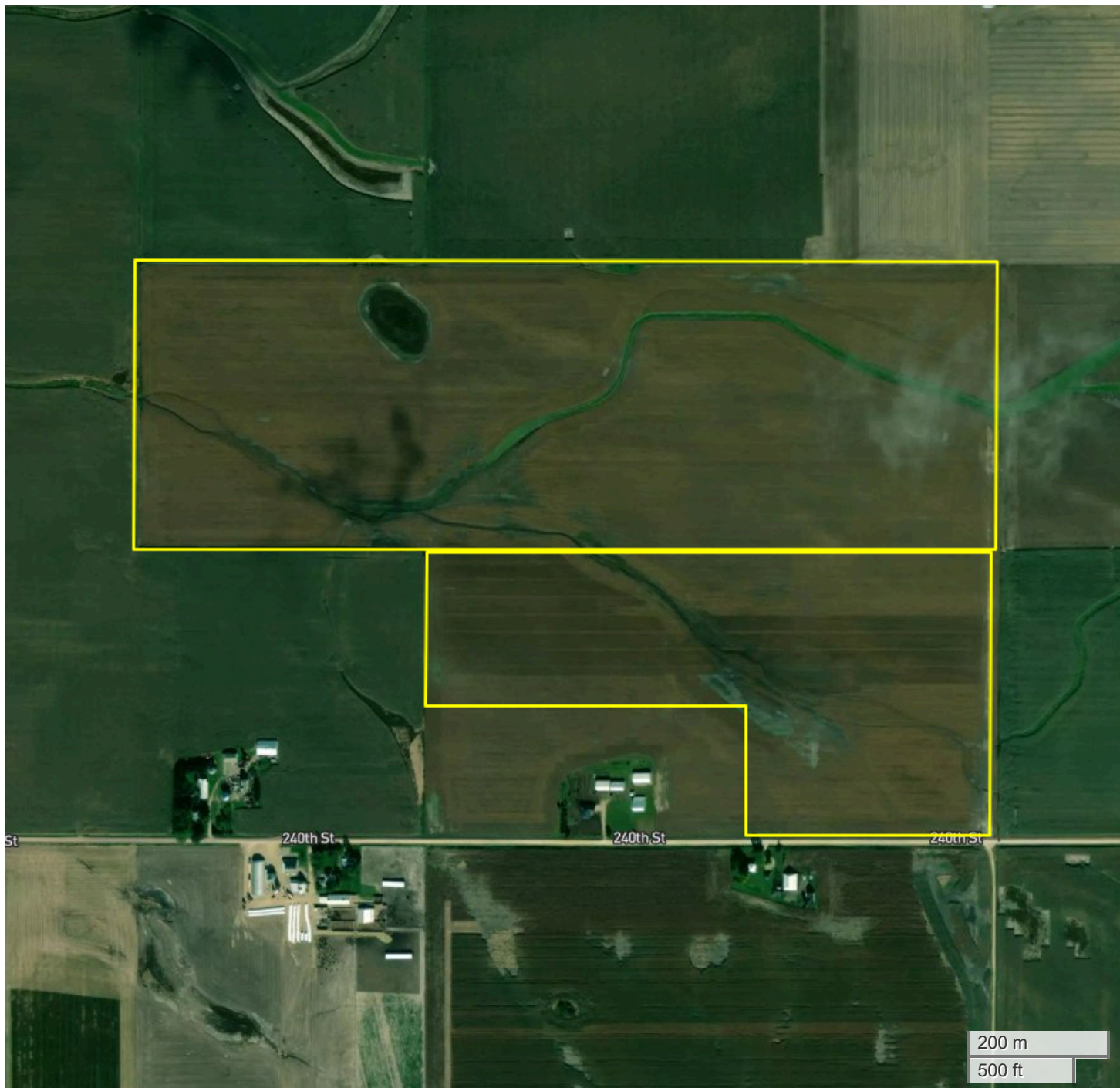


CLINTON CO., IA



179 A., CLINTON CO., IA (179.00 AC TOTAL, 178.85 AC TILLABLE)

AERIAL MAP



Center: 41.833990, -90.371848

10-81N-5E

Eden Township

Clinton County, IA

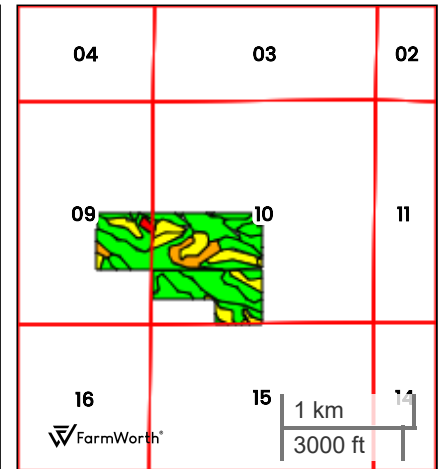
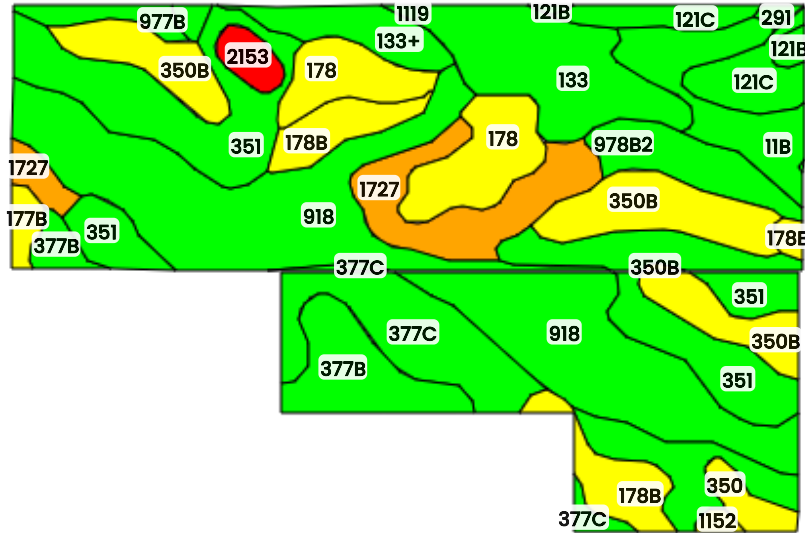


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179 A., CLINTON CO., IA (179.00 AC TOTAL, 178.85 AC TILLABLE)

TOTAL SOILS



County: Clinton County, IA

Location: 10-81N-5E

Township: Eden

Acres: 179.00

Date: 06/30/2025



Field borders obtained from Farm Service Agency
as of 2008

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Code	Description	Acres	% of field	IA CSR2
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	39.32	21.97 %	84
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	32.73	18.29 %	80
350B	Waukegan silt loam, 2 to 5 percent slopes	15.56	8.69 %	55
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	11.67	6.52 %	78
377C	Dinsdale silt loam, 5 to 9 percent slopes	11.04	6.17 %	88
178	Waukee loam, 0 to 2 percent slopes	10.56	5.90 %	69
1727	Udolpho loam, 0 to 2 percent slopes	10.16	5.68 %	48
377B	Dinsdale silt loam, 2 to 5 percent slopes	8.11	4.53 %	95
178B	Waukee loam, 2 to 5 percent slopes	7.90	4.41 %	64
11B	Colo-Ely complex, 0 to 5 percent slopes	7.44	4.16 %	86
121C	Tama silt loam, driftless, 5 to 9 percent slopes	5.99	3.35 %	90
978B2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	5.93	3.31 %	84
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	4.17	2.33 %	78
977B	Richwood silt loam, 1 to 6 percent slopes	1.86	1.04 %	90
350	Waukegan silt loam, 0 to 2 percent slopes	1.80	1.01 %	60
2153	Shandep clay loam, 0 to 2 percent slopes, ponded, occasionally flooded	1.75	0.98 %	21
177B	Saude loam, 2 to 5 percent slopes	1.20	0.67 %	55
121B	Tama silt loam, driftless, 2 to 6 percent slopes	0.73	0.41 %	95
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	0.49	0.27 %	54
291	Atterberry silt loam, 1 to 3 percent slopes	0.41	0.23 %	85

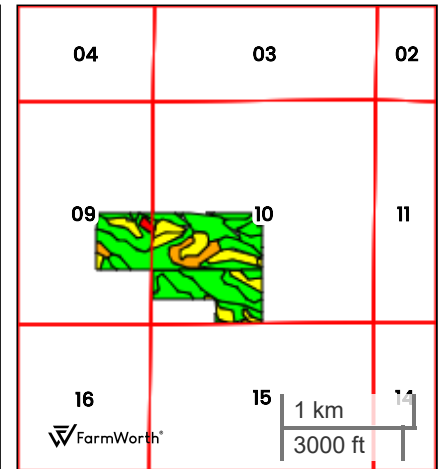
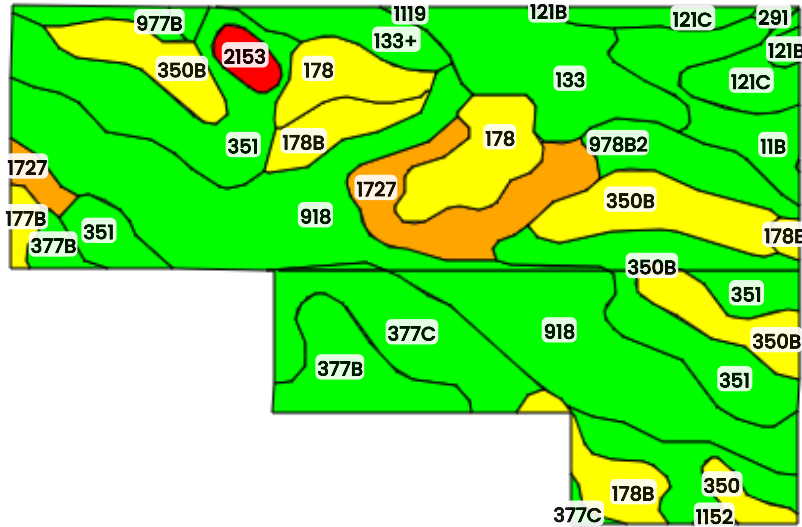
Code		Description	Acres	% of field	IA CSR2
1119		Muscatine silt loam, benches, 1 to 3 percent slopes	0.17	0.09 %	95
				Average:	76.4

IA has updated the CSR values for each county to CSR2.
Soils data provided by USDA and NRCS.



179 A., CLINTON CO., IA (179.00 AC TOTAL, 178.85 AC TILLABLE)

TILLABLE SOILS



County: Clinton County, IA

Location: 10-81N-5E

Township: Eden

Acres: 178.85

Date: 06/30/2025



Field borders obtained from Farm Service Agency as of 2008

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Code	Description	Acres	% of field	IA CSR2
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	39.68	22.19 %	84
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	32.99	18.45 %	80
350B	Waukegan silt loam, 2 to 5 percent slopes	15.76	8.81 %	55
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	11.63	6.50 %	78
377C	Dinsdale silt loam, 5 to 9 percent slopes	11.19	6.26 %	88
178	Waukee loam, 0 to 2 percent slopes	10.56	5.90 %	69
1727	Udolpho loam, 0 to 2 percent slopes	10.12	5.66 %	48
377B	Dinsdale silt loam, 2 to 5 percent slopes	8.12	4.54 %	95
178B	Waukee loam, 2 to 5 percent slopes	7.71	4.31 %	64
11B	Colo-Ely complex, 0 to 5 percent slopes	7.39	4.13 %	86
978B2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	5.91	3.30 %	84
121C	Tama silt loam, driftless, 5 to 9 percent slopes	5.89	3.29 %	90
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	4.11	2.30 %	78
977B	Richwood silt loam, 1 to 6 percent slopes	1.79	1.00 %	90
2153	Shandep clay loam, 0 to 2 percent slopes, ponded, occasionally flooded	1.75	0.98 %	21
350	Waukegan silt loam, 0 to 2 percent slopes	1.60	0.89 %	60
177B	Saude loam, 2 to 5 percent slopes	1.12	0.63 %	55
121B	Tama silt loam, driftless, 2 to 6 percent slopes	0.68	0.38 %	95
291	Atterberry silt loam, 1 to 3 percent slopes	0.39	0.22 %	85
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	0.30	0.17 %	54

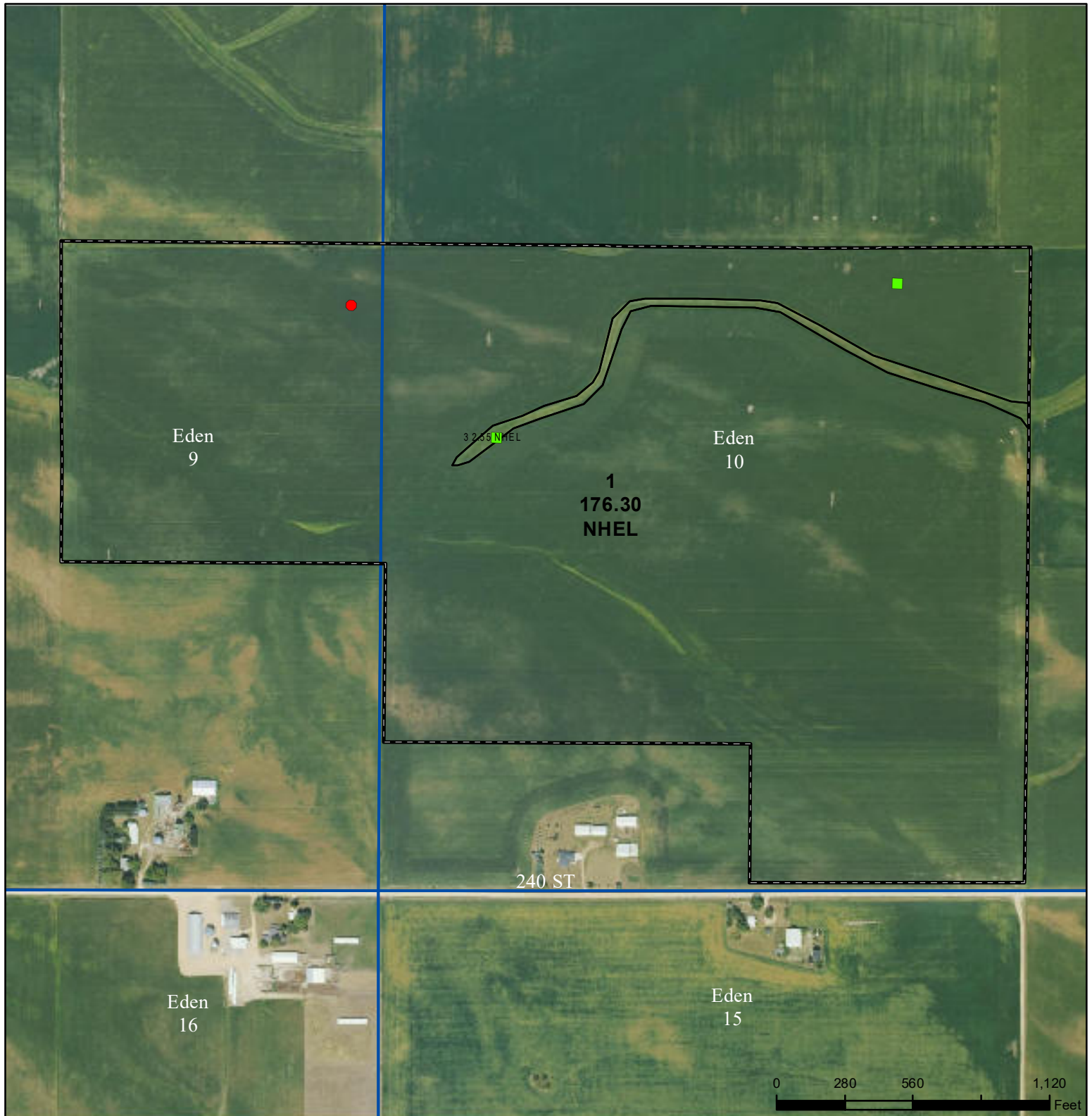
Code		Description	Acres	% of field	IA CSR2
1119		Muscatine silt loam, benches, 1 to 3 percent slopes	0.16	0.09 %	95
				Average:	76.5

IA has updated the CSR values for each county to CSR2.
Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Clinton County, Iowa



Legend

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

Wetland Determination Identifiers

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

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.

2025 Program Year

Map Created April 16, 2025

Farm **8622**

Tract **12564**

Tract Cropland Total: 178.85 acres

0 280 560 1,120 Feet



Abbreviated 156 Farm Record

Tract 12354 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	139.69	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	104.80	0.00	178
Soybeans	33.70	0.00	54
TOTAL	138.50	0.00	

NOTES

Tract Number : 12564

Description : SE of 9,SW of 10 T81N, R5E
FSA Physical Location : IOWA/CLINTON
ANSI Physical Location : IOWA/CLINTON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : STEVEN R WITT, MARCIA WITT
Other Producers : None
Recon ID : 19-045-2009-117

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
178.85	178.85	178.85	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	178.85	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	176.40	0.00	178
TOTAL	176.40	0.00	

NOTES