

LAND AVAILABLE

Clinton County IOWA

168.51

ACRES M/L

Alan McNeil | IA LIC S64136000

563.321.1125 | ALAN@PEOPLES COMPANY.COM

Doug Yegge | IA LIC B14481000

563.320.9900 | DOUG@PEOPLES COMPANY.COM

Listing #18426

 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS

168.51 Acres M/L in Clinton County, IA

About the Property

Peoples Company is honored to represent the Corrin Claeys Trust in selling 168.51 acres m/l of premium Eastern Iowa farmland. Ideally located just outside of Welton, Iowa, this exceptional property offers convenience and opportunity. Situated within 30 minutes of Davenport and Dubuque, Iowa, and in easy reach of regional grain markets and agricultural services.

The farm is comprised of 167.87 FSA cropland acres, boasting a strong average CSR2 rating of 82.7, with Downs and Sawmill 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.



LEGAL DESCRIPTION: 168.51 Acres M/L being part of the Southeast 1/4 of the Southeast 1/4 of Section 4, also part of the South 1/2 of the Southwest 1/4 of Section 3, and also being part of the North 1/2 of the Northwest 1/4 of Section 10, all being in Township 82 North, Range 3 East. Clinton Co., Iowa. Exact legal description to be taken from Abstract.

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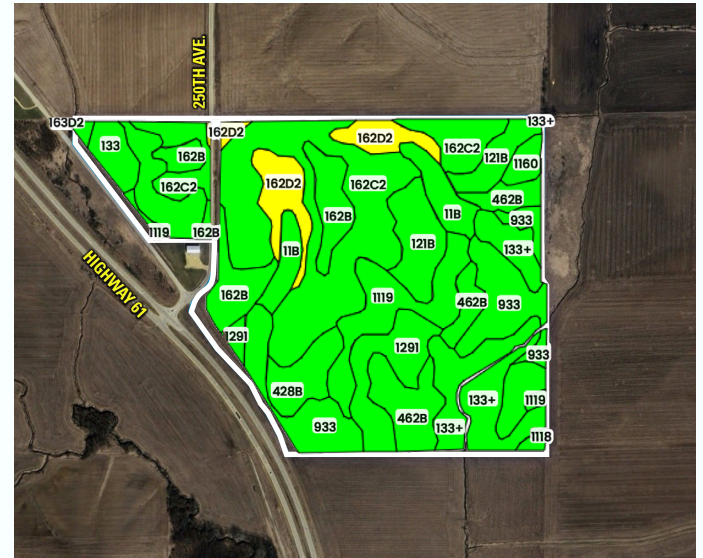
LISTING PRICE \$2,510,799 | NET TAXES \$7,344.00 | CSR2 82.7





250TH Avenue Welton, IA 52742

FROM WELTON, IA: Travel north on Highway 61 for 1 mile until reaching 250th Street. Turn north on 250th Street. The farm will be on both the right and left-hand sides of the road. Look for signs.



Code	Soil Description	Acres	% of Field	CSR2	Legend
162C2	Downs silt loam	40.26	23.98%	80	
933	Sawmill silty clay loam	17.76	10.58%	78	
133+	Colo silt loam	16.18	9.64%	78	
162B	Downs silt loam	11.87	7.07%	90	
462B	Downs silt loam	11.82	7.04%	90	
1119	Muscatine silt loam	11.64	6.93%	95	
428B	Ely silt loam	11.37	6.77%	87	
121B	Tama silt loam	10.73	6.39%	95	
162D2	Downs silt loam	10.06	5.99%	54	
1291	Atterberry silt loam	9.41	5.61%	85	
11B	Colo-Ely complex	7.18	4.28%	86	
977B	Richwood silt loam	3.56	2.12%	90	
133	Colo silty clay loam	3.38	2.01%	78	
1160	Walford silt loam	1.92	1.14%	85	
142	Chaseburg silt loam	0.55	0.33%	79	
1118	Garwin silty clay loam	0.18	0.11%	94	
163D2	Fayette silt loam	0.00	0.00	46	
Weighted Average				82.7	





700 6th Avenue
DeWitt, IA 52742



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

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