

THE ANDERSON 400

399.064[±] ACRES, SCOTT COUNTY, IOWA



AN IOWA ECONOMIC DEVELOPMENT AUTHORITY
 IOWA CERTIFIED SITE

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THE ANDERSON 400

AERIAL MAP



Lost Grove Road

Mississippi
River

Princeton

Cordova



235th Street

THE ANDERSON 400

IOWA CERTIFIED SITE

The Seller has worked extensively with the Iowa Economic Development Authority (IEDA) to gain status as an Iowa Certified Site. The following is a summary of the relevant site-related data and documentation produced as a result of that designation.

The Anderson 400 is a development ready Iowa Certified Site:

Certified sites fill the demand for project-ready development sites. Iowa's Certified Sites program parallels a typical site location process. A credentialed Iowa Certified Site has relevant site-related data and documentation accumulated and is designated as "development ready."

The Anderson 400 has outstanding Mississippi River views and is very well located - directly off US Highway 67, situated between Des Moines and Chicago, in close proximity to the nearby Quad Cities.

The land is currently zoned as a Green Business Park.

Transportation Access:

- In close proximity to Interstates 80, 88, and 74.
- Quad City International Airport is 16 miles southwest.
- Rail line is adjacent to the property, running along US Route 67.
- Barge transport is available on the nearby Mississippi River.

Launch the Utility Infrastructure Interactive Map [HERE](#)

Resources:

Anderson 400 Development Plan
Anderson 400 General Location
Anderson 400 Transportation Network
Anderson 400 Aerial
Anderson 400 USGS Quadrangle
Anderson 400 Zoning
Anderson 400 FEMA Floodplain
Anderson 400 Tax Parcel

More Information:

Quad Cities Economic Development
LocationOne Data
Quad Cities Laborshed Analysis
Quad Cities Quality of Life
Compare Iowa to Other States

About Princeton:

Princeton is located along the Mississippi River, just north of the Quad Cities.

THE
ANDERSON 400

AN IOWA ECONOMIC DEVELOPMENT AUTHORITY
CERTIFIED SITE

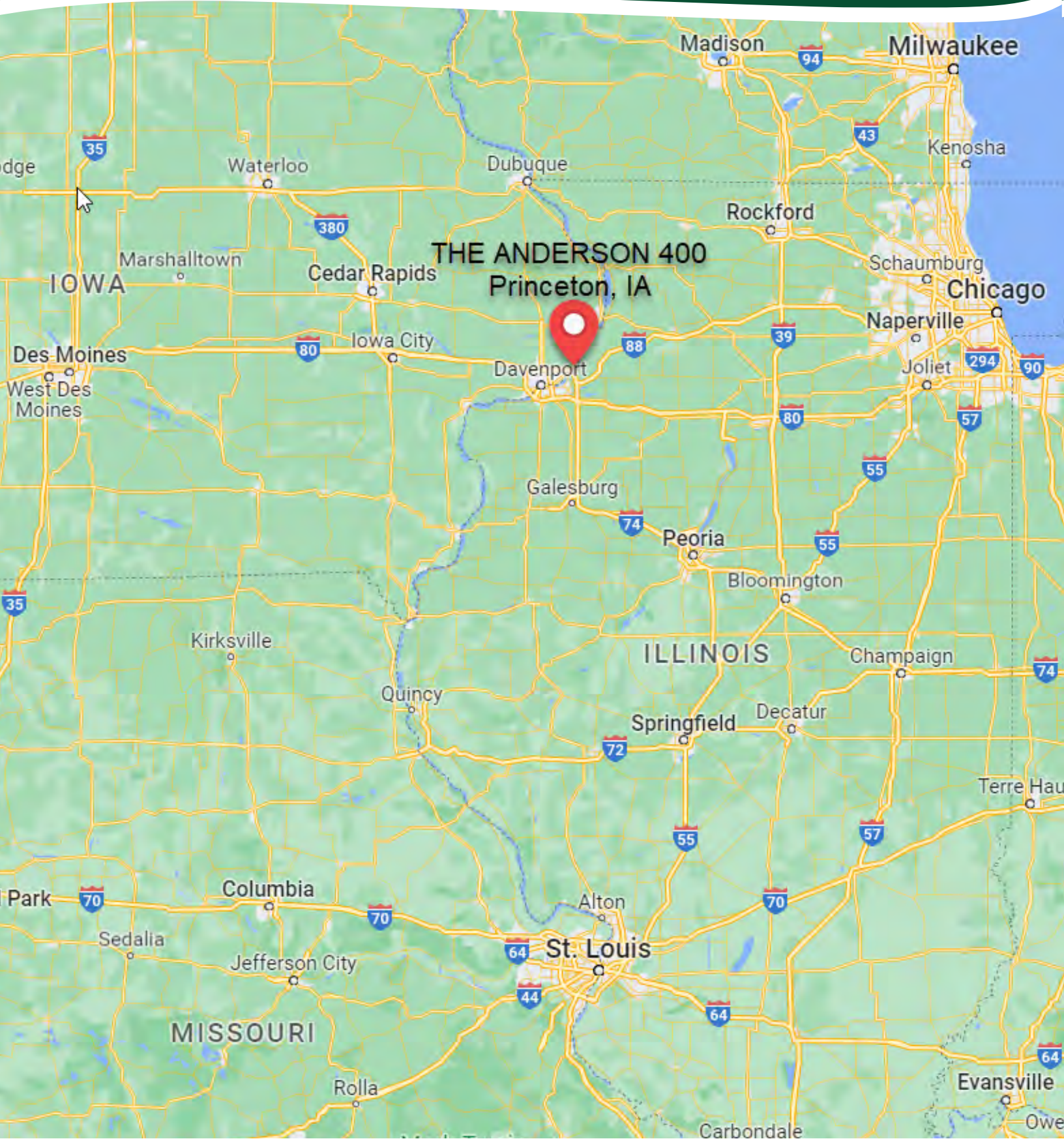


IOWA
economic development

Source: <https://www.iowaeda.com/certified-site/the-anderson-400/>

THE ANDERSON 400

LOCATION MAP



THE ANDERSON 400

GREEN BUSINESS PARK

The Seller has worked extensively with Shive-Hattery engineers to develop a concept plan for The Anderson 400 Green Business Park. The following is a summary of the relevant site-related data and documentation produced as a result of that site development plan.

The Anderson 400 Green Business Park:

The Anderson 400 Green Business Park offers a one-of-a-kind, sustainable 400-acre site near the Quad Cities (Iowa) that overlooks the majestic Mississippi River with views second-to-none. This business park objective balances the natural landscape for future development with natural amenities like trails, trees, water features and natural elements that will be enjoyed by all who visit and work in this future business park.

The master plan has incorporated a balance between natural sites and developed sites. As ideas and inspirations were explored, it was critical to the owners that the environmental areas within the development were protected. The development overlooks the majestic Mississippi River with views that are second-to-none. It was designed to provide natural amenities that will be viewed by all who visit and interact within the property.

Due Diligence Studies

- FEMA Flood Maps
- Phase 1 Environmental Site Assessment
- Wetlands Delineation & Floristic Quality Assessment
- Endangered Species Report & Bat Habitat
- Site Soils Studies, Geotechnical Report
- Traffic Impact Study
- Area Traffic Volumes

Cultural Studies

- Phase 1 Intensive Archaeological Investigation
- Cultural Resource Identification Survey: Historic Architectural Investigation

Development Plan

- Zoning Map
- Zoning Ordinance
- Covenants
- Site Contours and Critical Slopes
- Utilities
- Masterplan
- Developed Site Visualization
- Development Concept Video
- The Anderson 400 Attributes
- Additional Photography of Site
- Location Maps
- Property Historical Timeline
- Media



Source: <https://shiveh.allthingsinternet.com/microsite/anderson-400>

THE ANDERSON 400

PROPERTY DETAILS

LOCATION	The subject property is located approximately 16 miles northeast of Quad Cities International Airport and is within the City of Princeton. Nearby cities include: Le Claire (3 miles south), Bettendorf (4 5/8 miles southwest), and Clinton (9 3/16 miles northeast).
FRONTAGE	There is approximately 1/8 mile of road frontage on U.S. Route 67.
MAJOR HIGHWAYS	U.S. Route 67 is the east border, Illinois Route 84 is 5/8 mile east, Interstate 80 is 4 1/4 miles south, Interstate 88 is 8 1/8 miles southeast, Interstate 74 is 9 3/8 miles southwest, and U.S. Route 30 is 10 miles north of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Anderson 400 is located in Part of the East Half of Section 10 and Part of the South Half of Section 11, Township 79 North – Range 5 East (Princeton Township) and Part of the Northwest Quarter of Section 14, Township 79 North – Range 5 East (LeClaire Township), Scott County, Iowa.
TOTAL ACRES	There are a total of 399.064 acres according to a survey.
SOIL TYPES	Major soil types found on this property include: Timula silt loam, Dockery silt loam, Downs silt loam, and Fayette silt loam.
TOPOGRAPHY	The topography of the subject property is nearly level to very rolling.
MINERAL RIGHTS	All mineral rights owned by the seller will be transferred in their entirety to the new owner.
POSSESSION	Possession will be given at closing, subject to the terms and conditions set forth in a purchase contract.
PRICE & TERMS	The asking price is \$36,215 per acre. A 10% earnest money deposit should accompany any offer to purchase.
FINANCING	Mortgage financing is available from several sources. Names and addresses will be provided upon request.
GRAIN MARKETS	There are a number of grain markets located within 20 miles of The Anderson 400.

THE ANDERSON 400

PROPERTY DETAILS

TAXES	The 2021 real estate taxes totaled \$10,280.00. The tax parcel numbers are: 951005001, 951021001, 951023001, 951037001, 951039001, 951053001, 951055001, 951133002, 951135003, 951149002, 951401003, 951151006, 951403009.
IMPROVEMENTS	The Anderson 400 building site is improved with a home, several barns and outbuildings. Additional information is available upon request. All improvements are being sold on an "as is where is" basis.
ZONING	The property is zoned GBP, Green Business Park.
COMMENTS	<p>The Anderson 400 is an Iowa Certified Site.</p> <p>The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Mark Mommsen at Martin, Goodrich & Waddell, Inc. at 815-901-4269.</p>

THE ANDERSON 400

PROPERTY PHOTOS



THE ANDERSON 400

PROPERTY PHOTOS



THE ANDERSON 400

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THE ANDERSON 400

PROPERTY PHOTOS



THE ANDERSON 400

SOILS INFORMATION

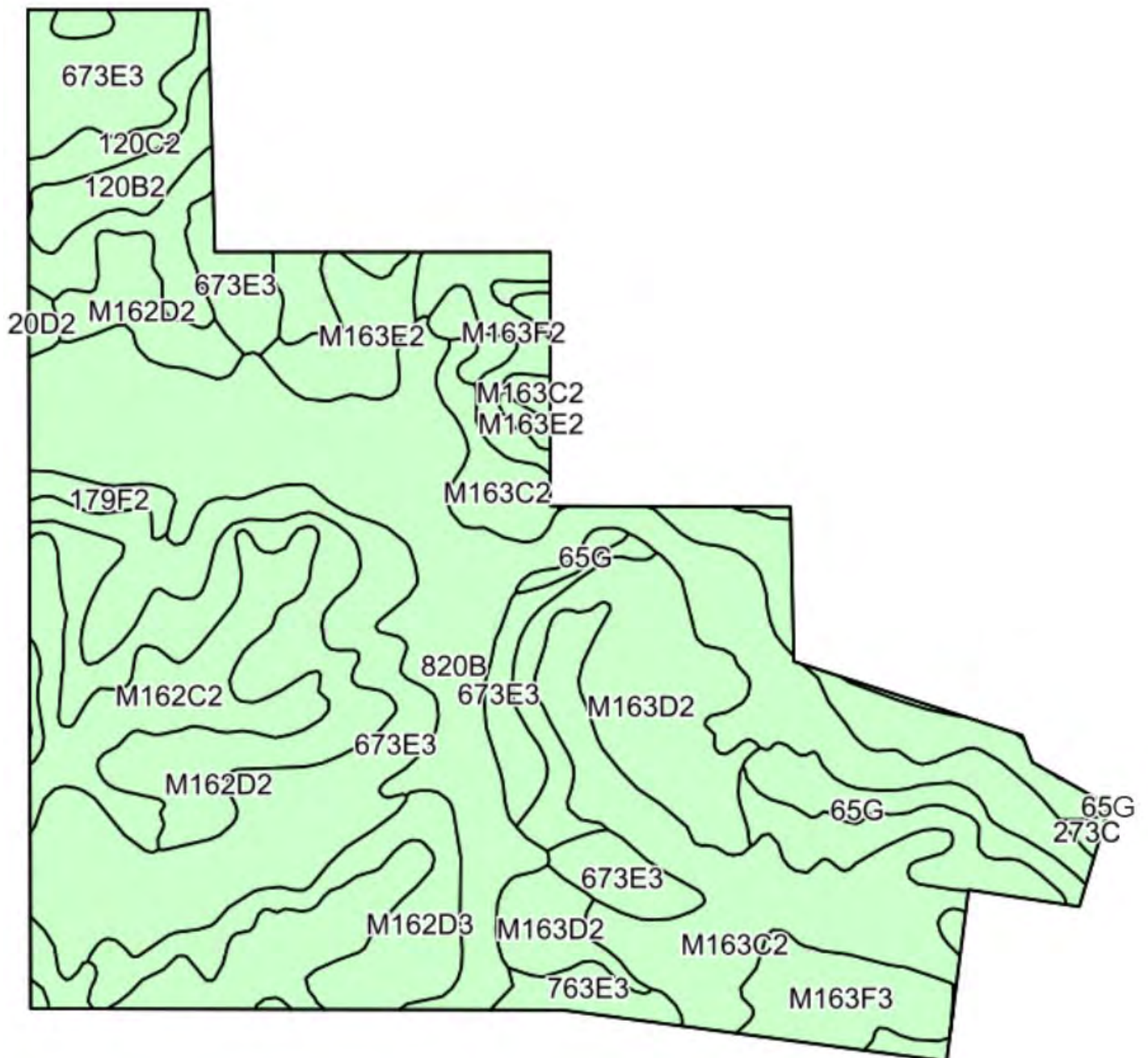
SOILS DESCRIPTIONS & PRODUCTIVITY DATA

SOIL #	SOIL NAME	CSR2
820B	Dockery silt loam	66
673E3	Timula silt loam	56
M163C2	Fayette silt loam	69
M162C2	Downs silt loam	68
M162D2	Downs silt loam	64
M163D2	Fayette silt loam	62
M163F2	Fayette silt loam	42
M162D3	Downs silty clay loam	53
120C2	Tama silty clay loam	70
M163F3	Fayette silty clay loam	37
M163E2	Fayette silt loam	57
M163F	Fayette silt loam	46
65G	Lindley loam	8
120B2	Tama silty clay loam	70
763E3	Exette silt loam	51
179F2	Gara loam	37
20D2	Killduff silty clay loam	73
273C	Olmitz loam	79

*Soils data provided by USDA and NRCS

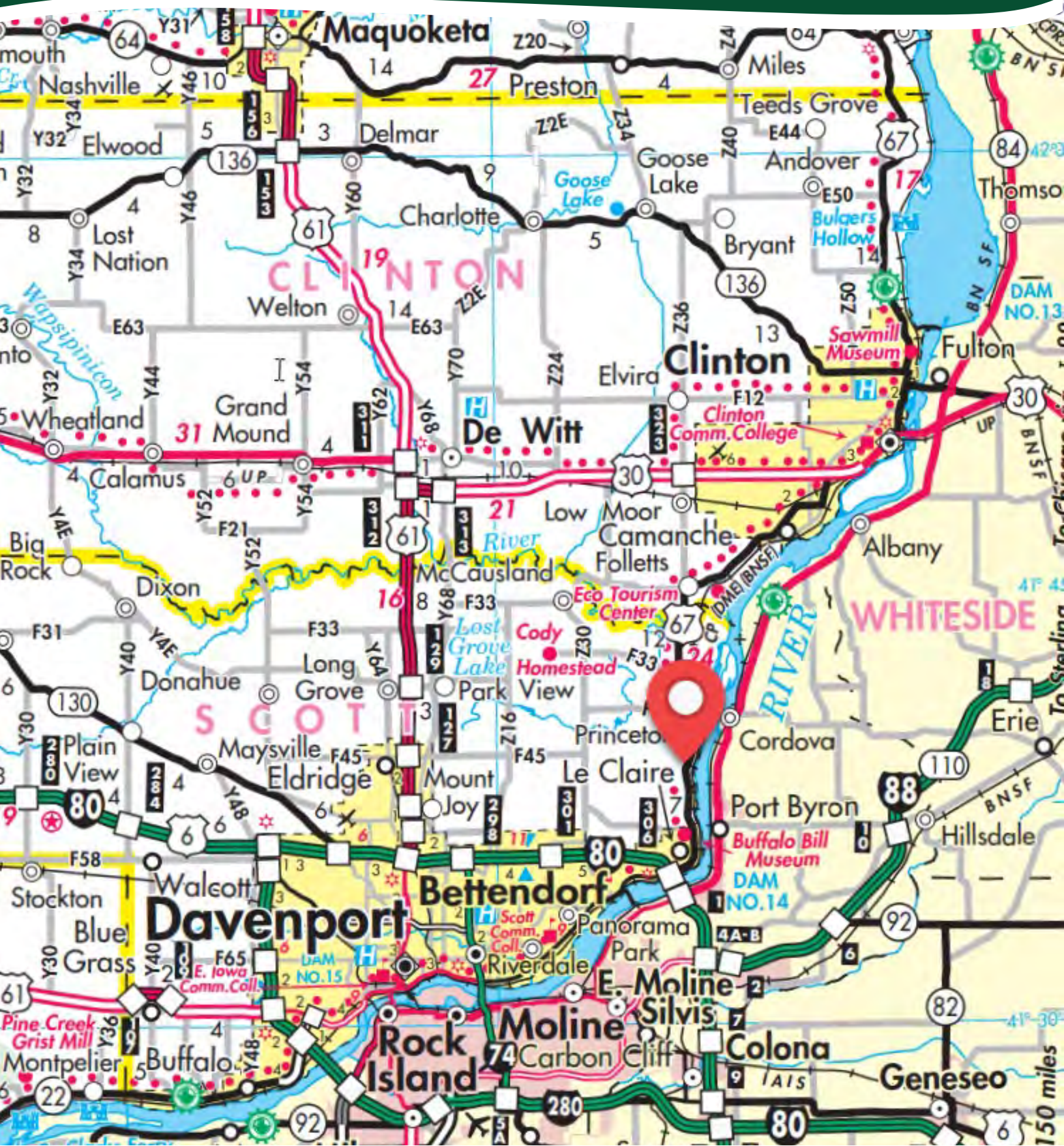
THE ANDERSON 400

SOILS MAP



THE ANDERSON 400

HIGHWAY MAP



THE ANDERSON 400

APPENDIX

1. PLAT OF SURVEY
2. SITE CERTIFICATION LETTER
3. DEVELOPMENT PLAN
4. GENERAL LOCATION
5. TRANSPORTATION NETWORK
6. AERIAL MAP
7. USGS QUADRANGLE
8. ZONING MAP
9. FEMA FLOODPLAIN
10. TAX PARCELS
11. TOPOGRAPHY HILLSHADE MAP
12. FSA AERIAL
13. FSA 156EZ

For more information, please visit MGW.us.com

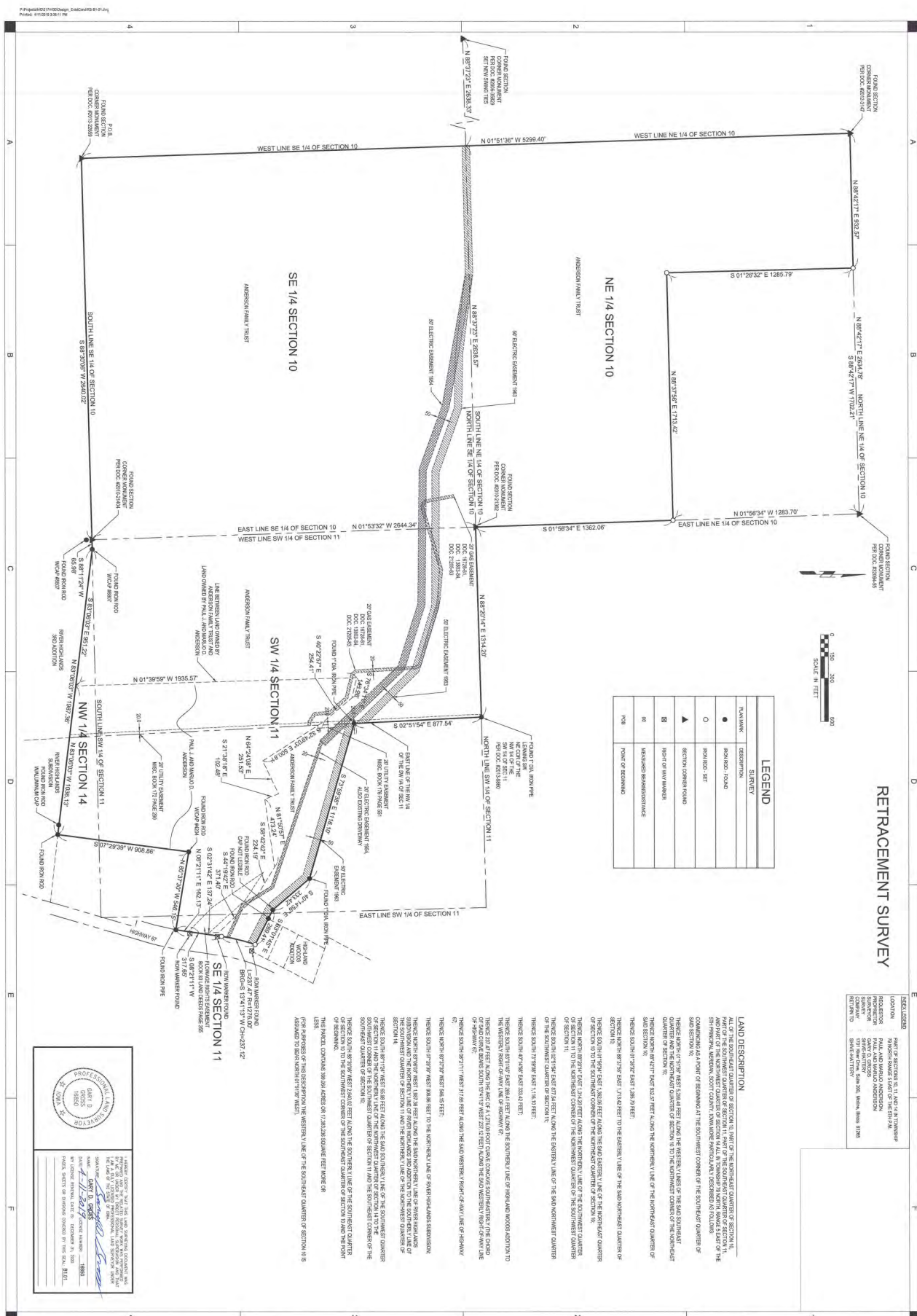
or contact:

Mark Mommsen (815) 901-4269 | Mark.Mommsen@mgw.us.com



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

RETRACEMENT SURVEY



LEGEND	
FOUND SECTION	FOUND SECTION
FOUND SECTION	FOUND SECTION
FOUND SECTION	FOUND SECTION
FOUND SECTION	FOUND SECTION
FOUND SECTION	FOUND SECTION

LOCAL EDITION	REVISION
DATE OF ACCURATE TO: 11-11-2020	1
LOCATION: PAUL AND MARIO ANDERSON	2
PROJECT: ANDERSON FAMILY TRUST	3
DATE OF ISSUANCE: 4/11/19	4
DRAWN BY: GDS	5
PROJECT NO.: 217443-0	6
DATE: 4/11/19	7
ISSUED FOR: FINAL	8
DATE: 4/11/19	9
PROJECT NO.: 217443-0	10
DATE: 4/11/19	11
ISSUED FOR: FINAL	12
DATE: 4/11/19	13
PROJECT NO.: 217443-0	14
DATE: 4/11/19	15
ISSUED FOR: FINAL	16
DATE: 4/11/19	17

LAND DESCRIPTION

THE SOUTH HALF OF SECTION 10, AND THE NORTHWEST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 14, IN TOWNSHIP 14 NORTH RANGE 6 EAST OF THE 5TH PRINCIPAL MERIDIAN, HAMILTON COUNTY, ILLINOIS, ARE HEREBY RE-TRACED ALONG THE WESTERN LINE OF SAID SECTION 10, THE WESTERN LINE OF SAID SECTION 11, AND THE WESTERN LINE OF SAID SECTION 14. THE TRACED LINES ARE SHOWN AS DASHED LINES ON THIS SURVEY MAP. THE TRACED LINES ARE SHOWN AS DASHED LINES ON THIS SURVEY MAP. THE TRACED LINES ARE SHOWN AS DASHED LINES ON THIS SURVEY MAP.



PROFESSIONAL ENGINEER
 GDS
 STATE OF ILLINOIS
 LICENSE NO. 217443-0
 EXPIRES 11/11/2020

RETRACEMENT SURVEY
 B1.01

DRAWN: JUB
 APPROVED: GDS
 ISSUED FOR: FINAL
 DATE: 4/11/19
 PROJECT NO.: 217443-0
 FIELD BOOK: 632
 CLIENT NO.:

ANDERSON PRINCETON DEVELOPMENT
 PAUL AND MARIO ANDERSON
 PRINCETON, ILLINOIS

SHIVE-HATTERY ARCHITECTURE+ENGINEERING
 1701 River Drive, Suite 200 | Moline, Illinois 61265
 Tel: 309.243.4866 | Fax: 309.243.4867 | www.shive-hattery.com
 Iowa | Illinois | Indiana
 Illinois Firm Number: 194-002214



August 28, 2019

Amy Kuhlers
Program Manager
Iowa Economic Development Authority
200 East Grand Avenue
Des Moines, IA 50309

Dear Ms. Kuhlers:

The Anderson 400, located in Scott County, Iowa, has completed the Iowa Economic Development Authority (IEDA) Certified Site Program. McCallum Sweeney Consulting and Quest Site Solutions¹ has conducted a thorough analysis of the property, and based on the information provided by the owners, Paul and Marijo Anderson, as well as Marti Ahlgren with Shive-Hattery Inc. and our evaluation of the property, we are certifying the **Anderson 400** as a **Green Business Park**.

Quest Site Solutions, formerly McCallum Sweeney Consulting, has developed a program for IEDA to certify Green Business Parks as ready for development. We have certified the Anderson 400 meets the minimum criteria for the Green Business Park category.

The criteria have been incorporated into the Master Development Plan dated June 2019.

The certification will expire on **August 28, 2024**. Upon certification expiration, the property will need to submit for recertification. We congratulate the team with the Anderson 400 property for their hard work and on achieving certification. If there are any questions regarding our analysis, please contact us.

Sincerely,

Lindsey M. Cannon
Director

Sarah S. White
Director

CC: Marijo Anderson, Anderson 400
Marti Ahlgren, Shive-Hattery Inc.



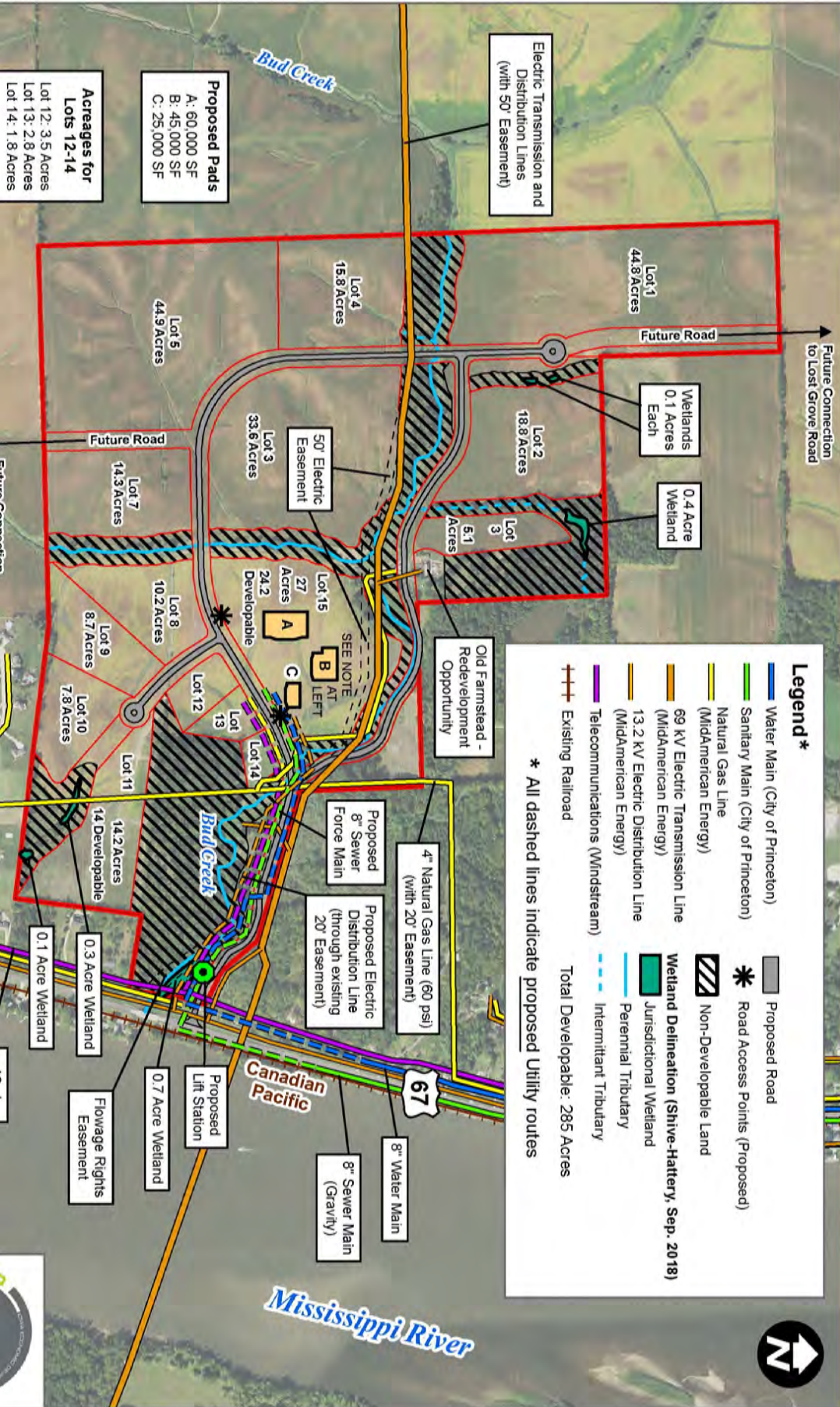
¹ Upon the closure of McCallum Sweeney Consulting at the end of May 2018, the IEDA certification program was transferred to Quest Site Solutions

THE ANDERSON 400 (399.06 ACRES) PRINCETON, IOWA - MASTER DEVELOPMENT PLAN



Legend*

- Water Main (City of Princeton)
 - Sanitary Main (City of Princeton)
 - Natural Gas Line (MidAmerican Energy)
 - 69 kV Electric Transmission Line (MidAmerican Energy)
 - 13.2 kV Electric Distribution Line (MidAmerican Energy)
 - Telecommunications (Windstream)
 - Existing Railroad
 - Proposed Road
 - Road Access Points (Proposed)
 - Non-Developable Land
 - Wetland Delineation (Shive-Hattery, Sep. 2018)
 - Jurisdictional Wetland
 - Perennial Tributary
 - Intermittent Tributary
- * All dashed lines indicate proposed Utility routes
- Total Developable: 285 Acres



Proposed Pads
 A: 60,000 SF
 B: 45,000 SF
 C: 25,000 SF

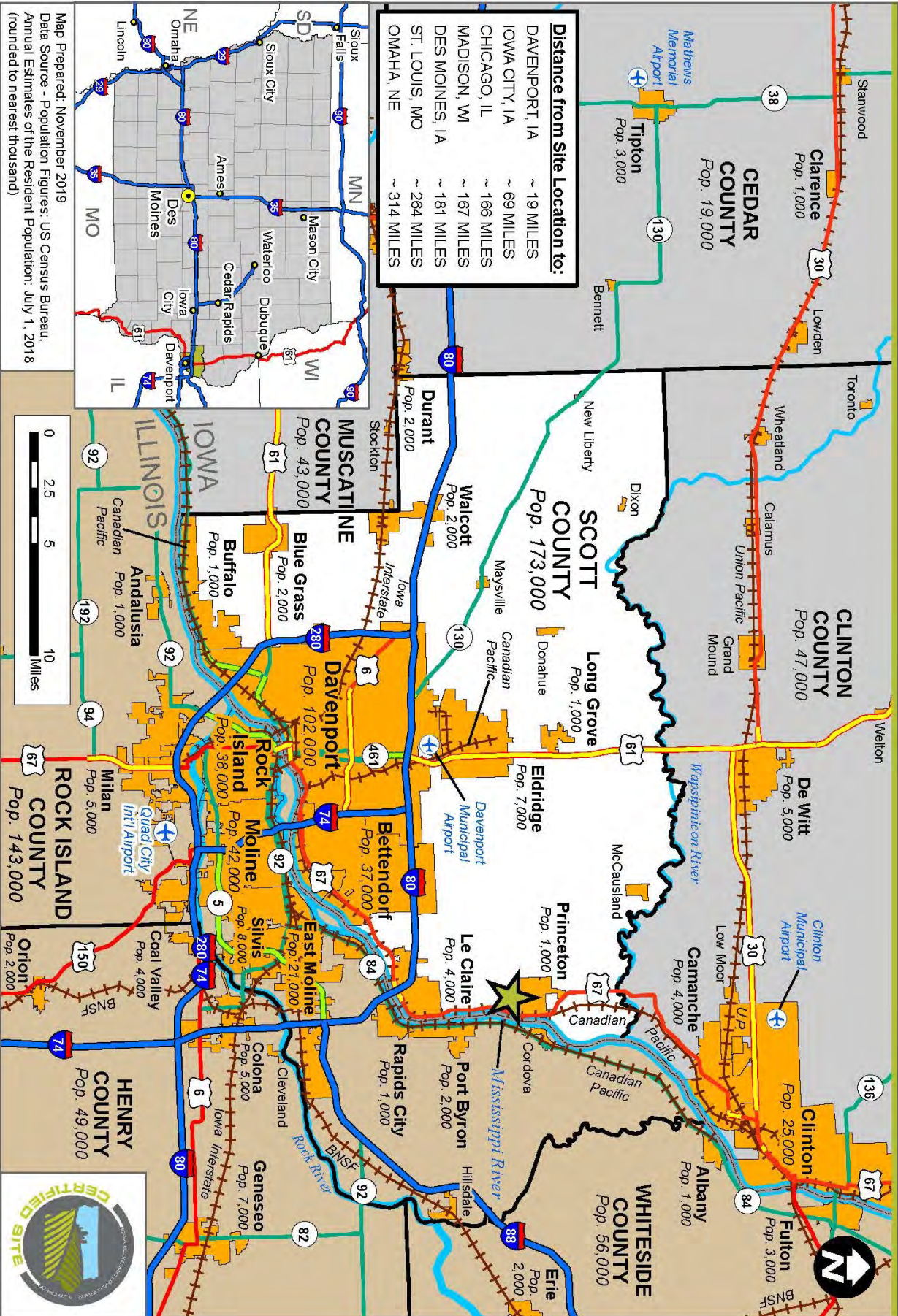
Acres for Lots 12-14
 Lot 12: 3.5 Acres
 Lot 13: 2.8 Acres
 Lot 14: 1.8 Acres



Map Prepared: November 2019



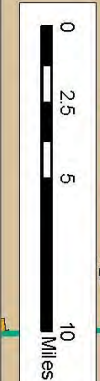
THE ANDERSON 400 (399.06 ACRES) PRINCETON, IOWA - GENERAL LOCATION MAP



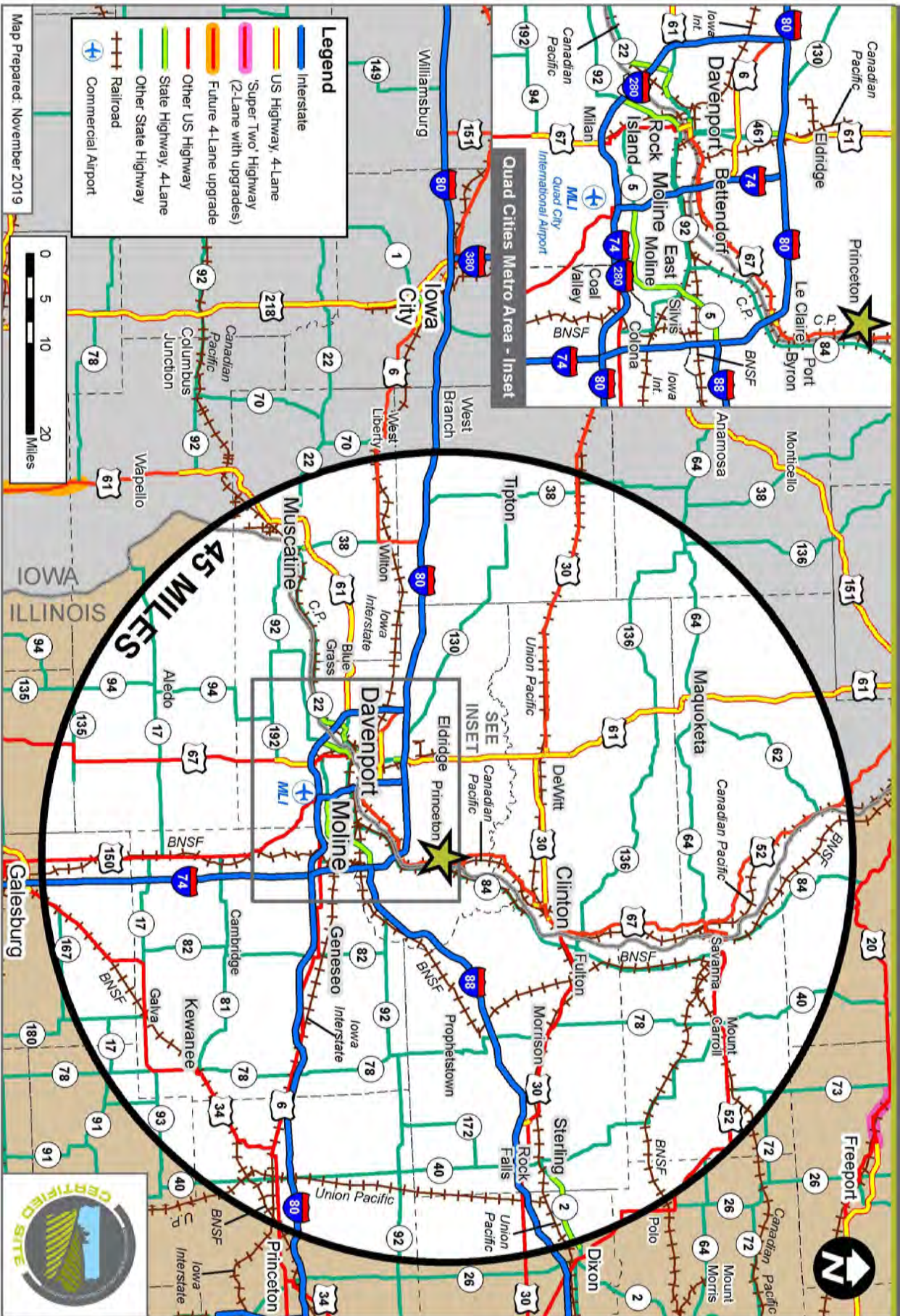
Distance from Site Location to:

DAVENPORT, IA	~ 19 MILES
IOWA CITY, IA	~ 69 MILES
CHICAGO, IL	~ 166 MILES
MADISON, WI	~ 167 MILES
DES MOINES, IA	~ 181 MILES
ST. LOUIS, MO	~ 264 MILES
OMAHA, NE	~ 314 MILES

Map Prepared: November 2019
 Data Source - Population Figures: US Census Bureau,
 Annual Estimates of the Resident Population: July 1, 2018
 (rounded to nearest thousand)



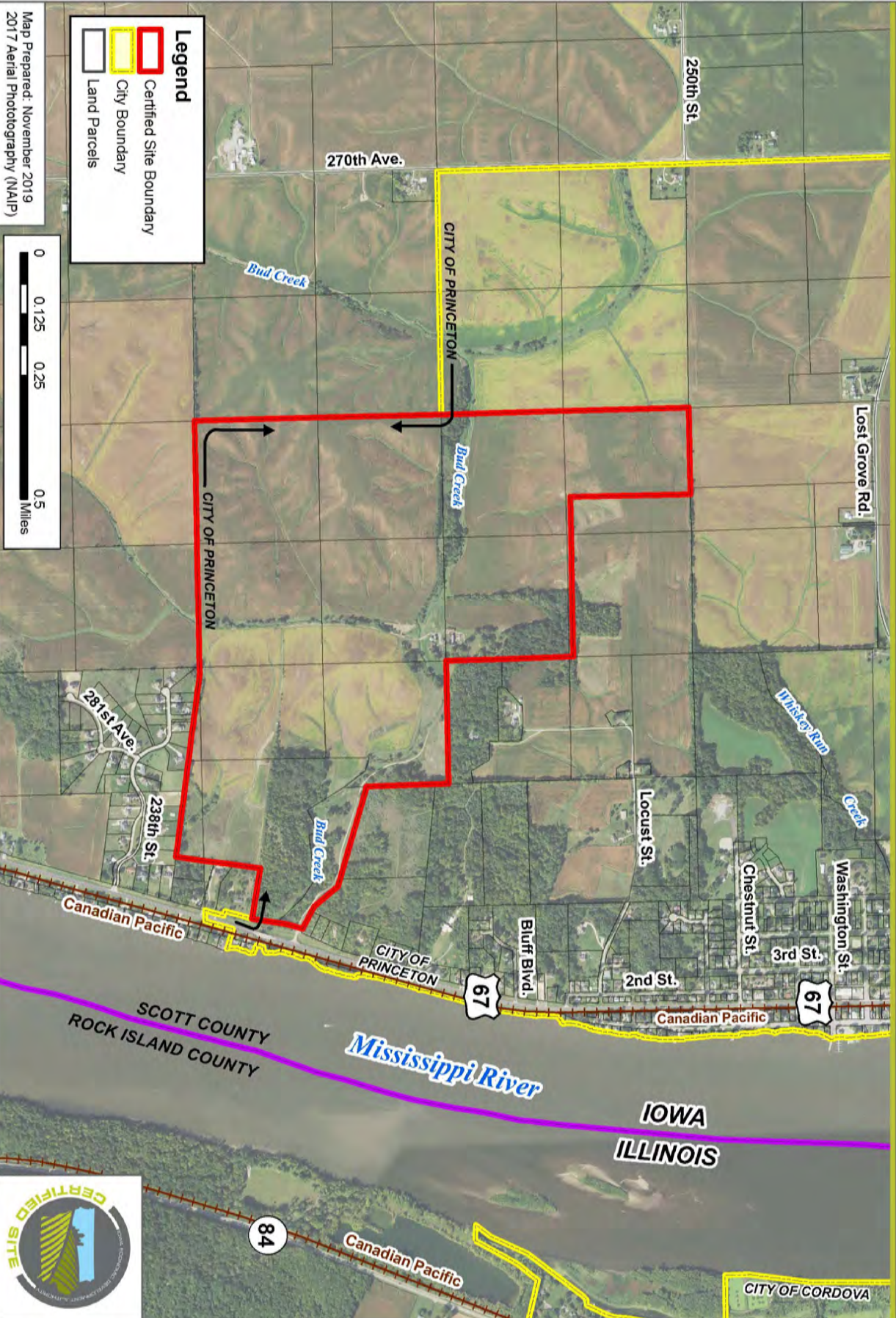
THE ANDERSON 400 (399.06 ACRES) PRINCETON, IOWA - TRANSPORTATION NETWORK MAP



Map Prepared: November 2019



THE ANDERSON 400 (399.06 ACRES)
PRINCETON, IOWA - AERIAL PHOTOGRAPH



Legend

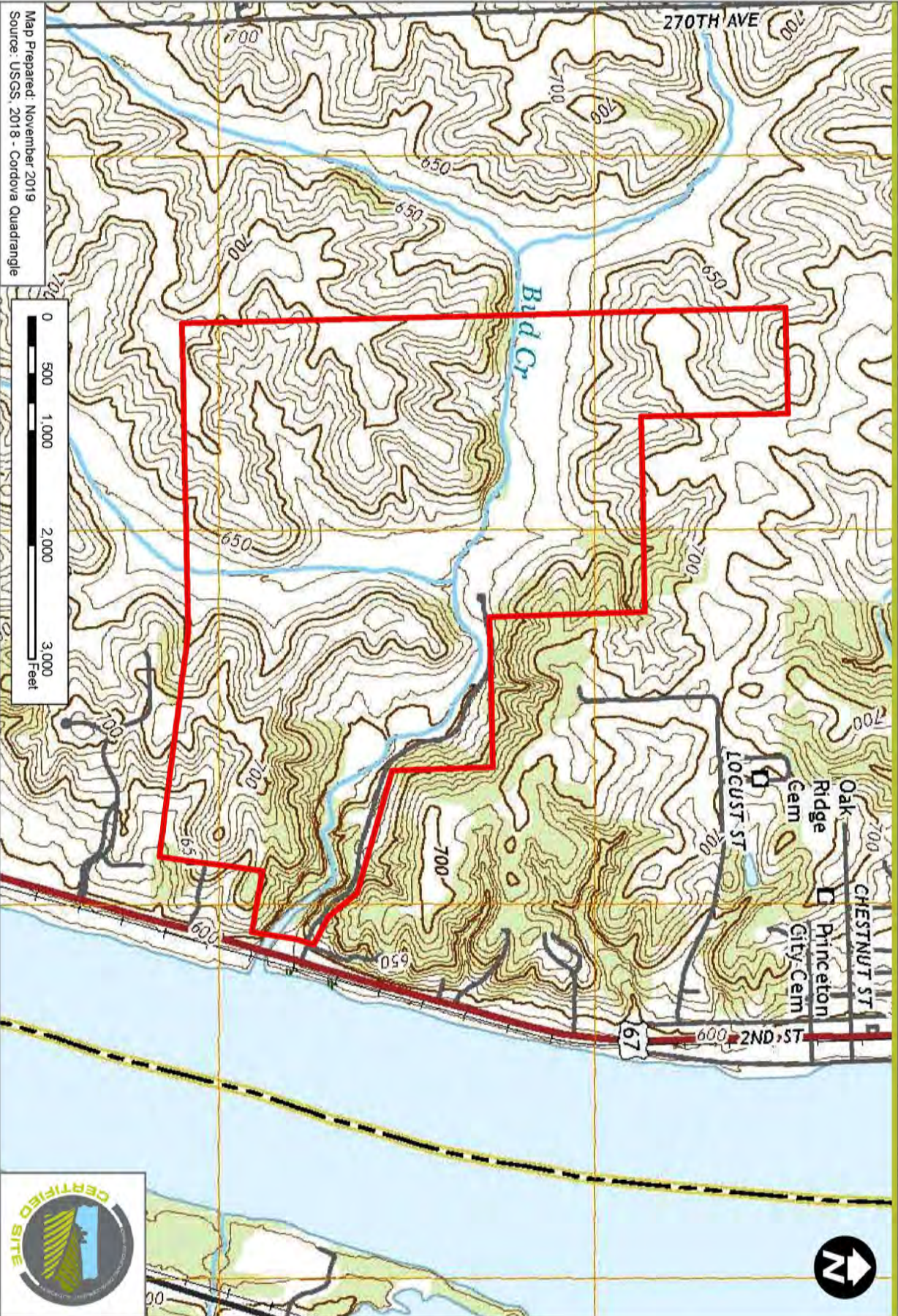
- Certified Site Boundary
- City Boundary
- Land Parcels

Map Prepared: November 2019
 2017 Aerial Photography (NAIP)



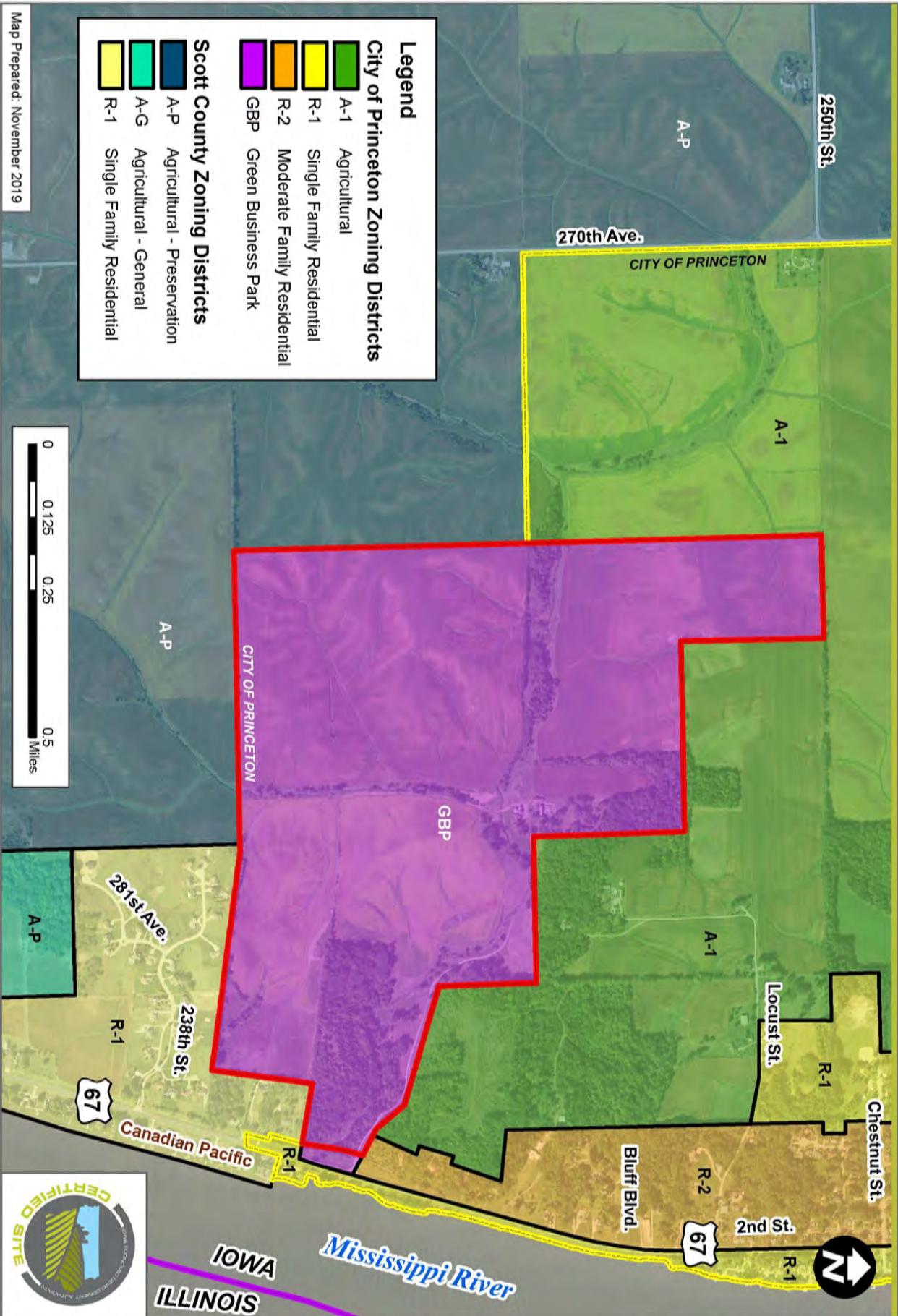
THE ANDERSON 400 (399.06 ACRES)
PRINCETON, IOWA - USGS QUADRANGLE MAP

ICOWMA
economic development



Map Prepared: November 2019
Source: USGS, 2018 - Cordova Quadrangle

THE ANDERSON 400 (399.06 ACRES)
PRINCETON, IOWA - CURRENT ZONING MAP



Legend

City of Princeton Zoning Districts

- A-1 Agricultural
- R-1 Single Family Residential
- R-2 Moderate Family Residential
- GBP Green Business Park

Scott County Zoning Districts

- A-P Agricultural - Preservation
- A-G Agricultural - General
- R-1 Single Family Residential

Map Prepared: November 2019

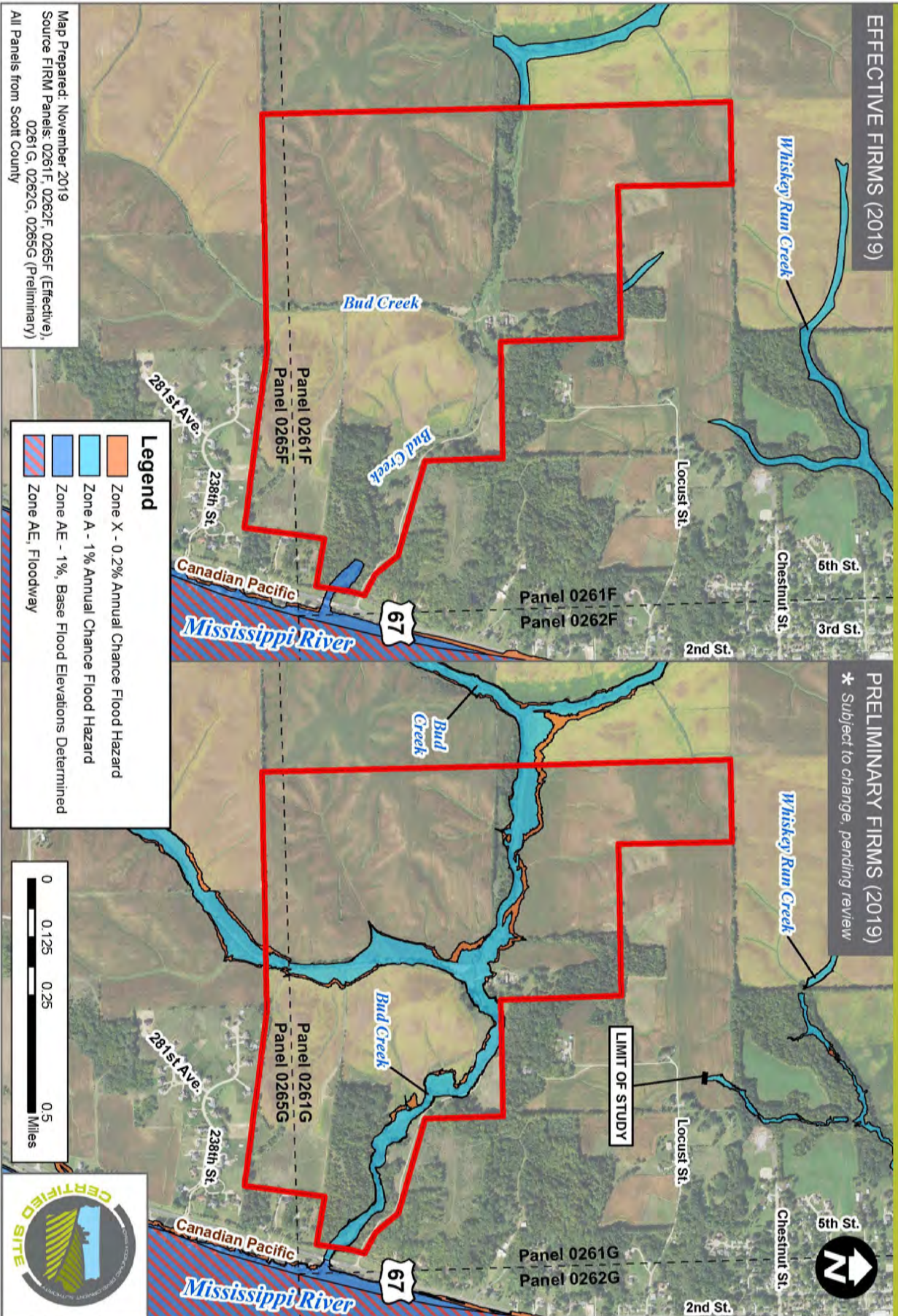


THE ANDERSON 400 (399.06 ACRES) PRINCETON, IOWA - FEMA FLOODPLAIN MAP







EFFECTIVE FIRMS (2019)

PRELIMINARY FIRMS (2019)
* Subject to change, pending review



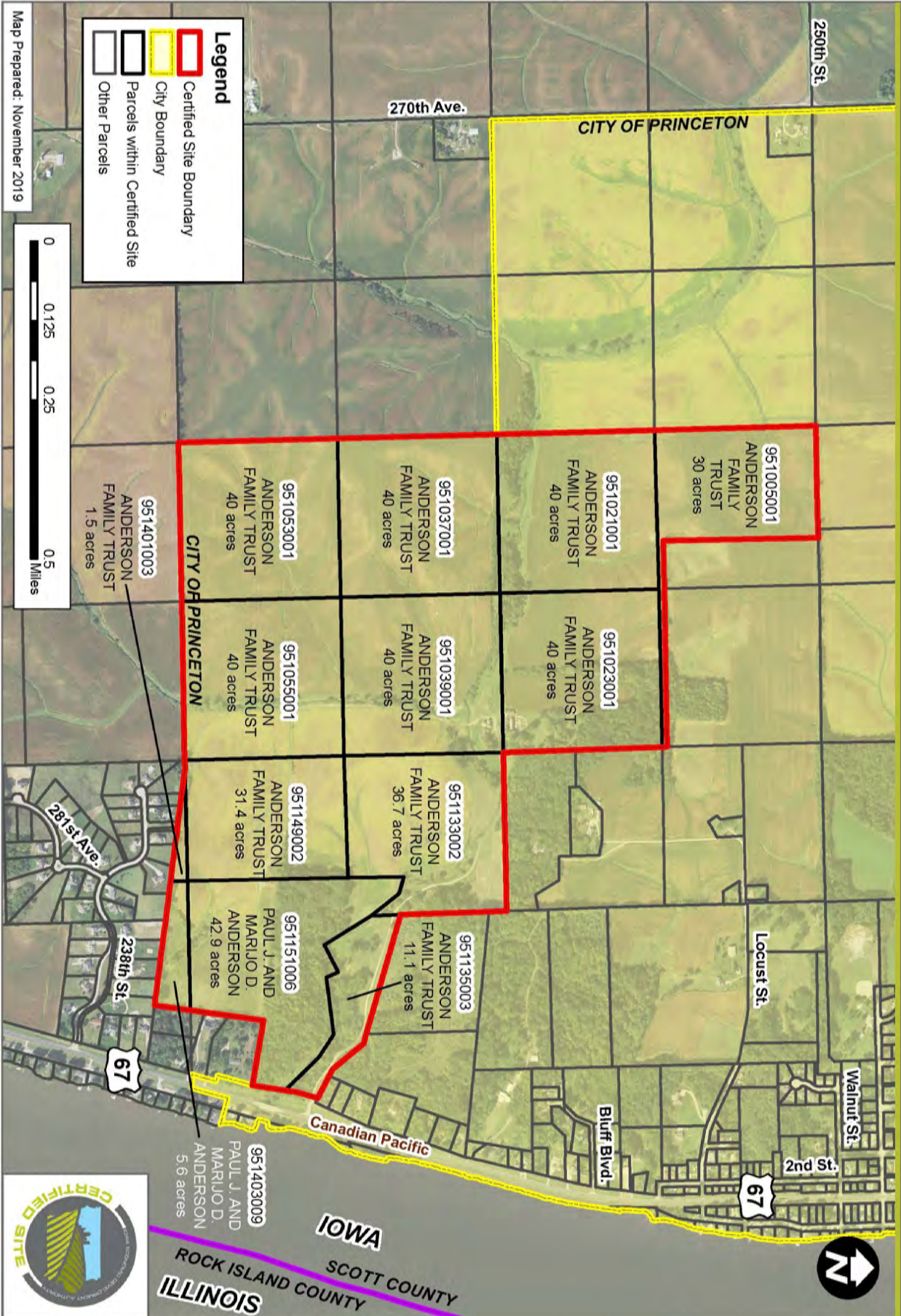
Legend

-  Zone X - 0.2% Annual Chance Flood Hazard
-  Zone A - 1% Annual Chance Flood Hazard
-  Zone AE - 1%, Base Flood Elevations Determined
-  Zone AE, Floodway

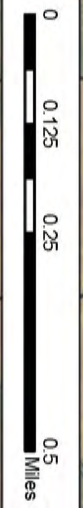


Map Prepared: November 2019
Source FIRM Panels: 0261F, 0262F, 0265F (Effective), 0261G, 0262G, 0265G (Preliminary)
All Panels from Scott County

THE ANDERSON 400 (399.06 ACRES) PRINCETON, IOWA - TAX PARCEL MAP



Map Prepared: November 2019



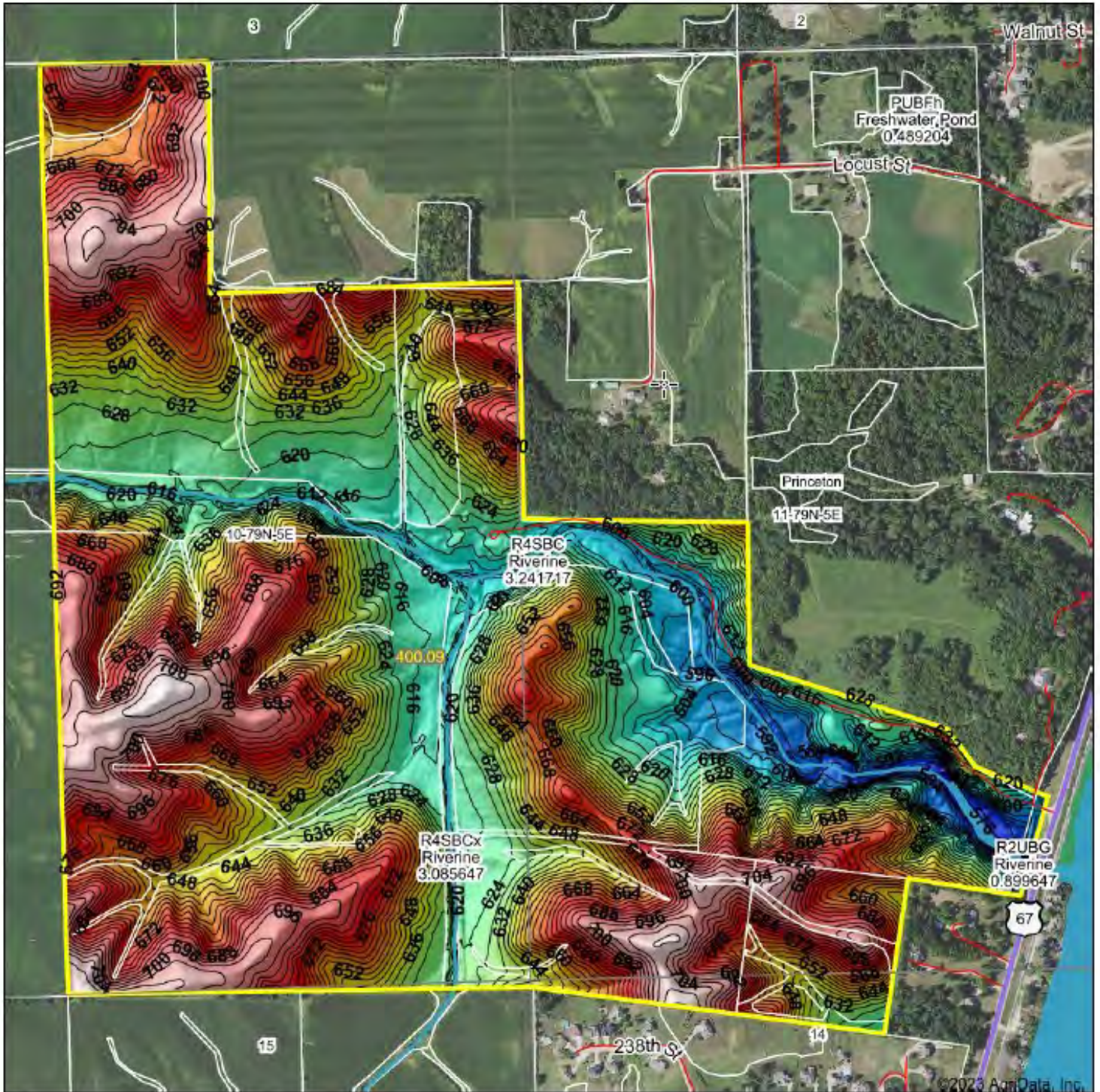
Legend

- Certified Site Boundary
- City Boundary
- Parcels within Certified Site
- Other Parcels

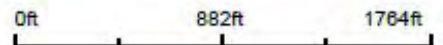


IOWA
SCOTT COUNTY
ROCK ISLAND COUNTY
ILLINOIS

TOPOGRAPHY HILLSHADE MAP



Source: USGS 3 meter dem
 Interval(ft): 4
 Min: 571.7
 Max: 716.0
 Range: 144.3
 Average: 651.3
 Standard Deviation: 32.09 ft

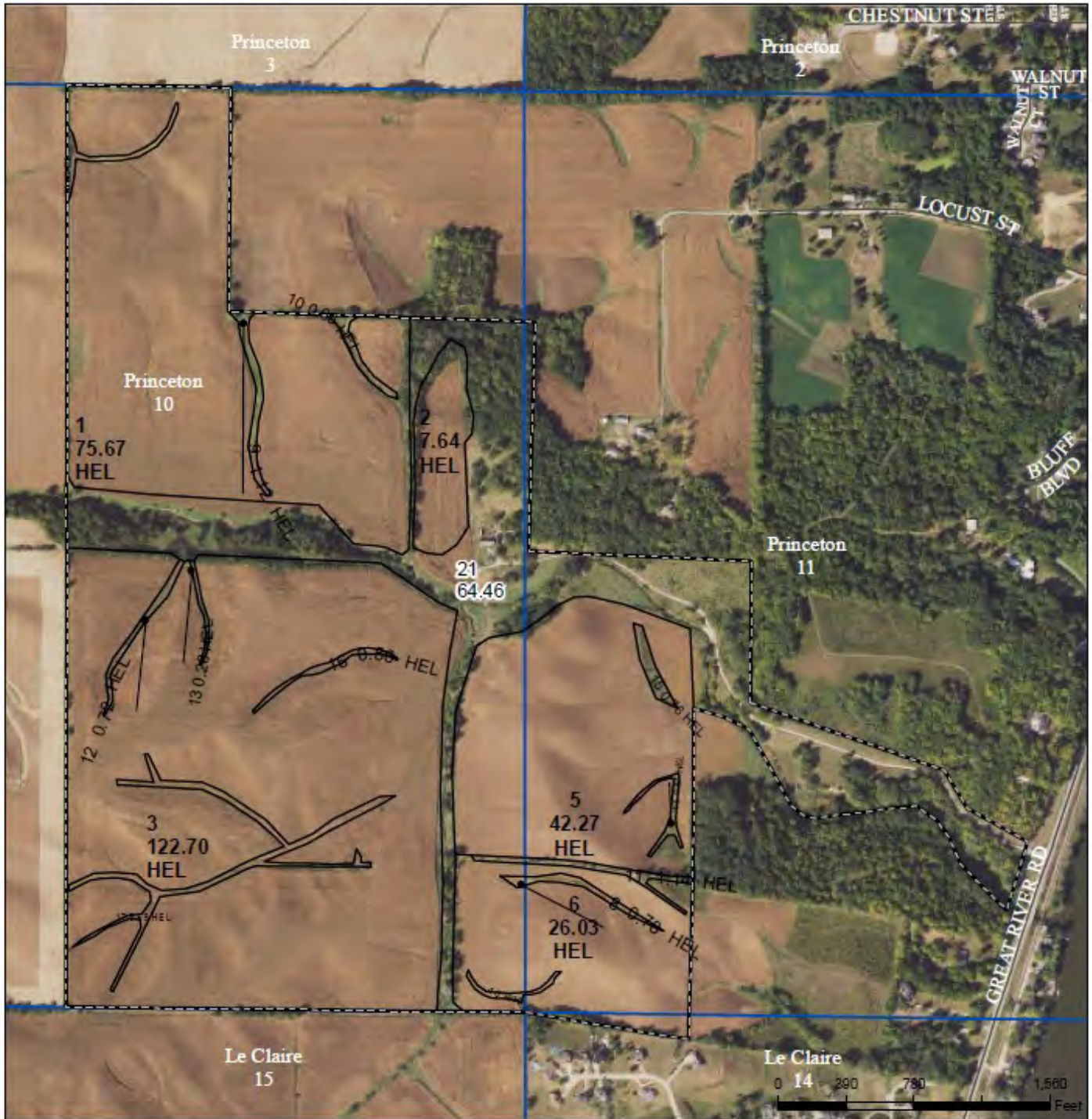


3/2/2023

11-79N-5E
 Scott County
 Iowa

map center: 41.862571, -90.353459

Field borders provided by Farm Service Agency as of 5/21/2008.



- Legend**
- Non-Cropland
 - Cropland
 - CRP
 - Tract Boundary
 - Iowa PLSS
 - Iowa Roads

- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

Tract Cropland Total: 285.74 acres

2023 Program Year
Map Created April 24, 2023

Farm 6353
Tract 5396

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.



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 24.67 acres

2023 Program Year
Map Created April 24, 2023

Farm 6353
Tract 5397

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

IOWA
SCOTT



United States Department of Agriculture
Farm Service Agency

FARM : 6353
Prepared : 4/28/23 1:26 PM CST
Crop Year : 2023

Form: FSA-156EZ

Abbreviated 156 Farm Record

See Page 3 for non-discriminatory Statements.

Operator Name :
CRP Contract Number(s) : None
Recon ID : 19-163-2015-9
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
398.48	310.41	310.41	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	310.41	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	290.00	0.00	143	
Soybeans	3.90	0.00	44	
TOTAL	293.90	0.00		

NOTES

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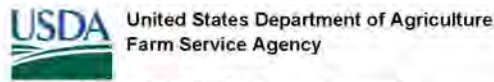
Tract Number : 5396

Description :
FSA Physical Location : IOWA/SCOTT
ANSI Physical Location : IOWA/SCOTT
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None
Recon ID : 19-163-2015-10

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
350.20	285.74	285.74	0.00	0.00	0.00	0.00	0.0

IOWA
 SCOTT
 Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 6353
 Prepared : 4/28/23 1:26 PM CST
 Crop Year : 2023

Tract 5396 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	285.74	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	281.90	0.00	143
Soybeans	3.80	0.00	44
TOTAL	285.70	0.00	

NOTES

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Tract Number : 5397

- Description :
- FSA Physical Location : IOWA/SCOTT
- ANSI Physical Location : IOWA/SCOTT
- BIA Unit Range Number :
- HEL Status : HEL field on tract.Conservation system being actively applied
- Wetland Status : Wetland determinations not complete
- WL Violations : None
- Owners :
- Other Producers : None
- Recon ID : 19-163-2015-11

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
48.28	24.67	24.67	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	24.67	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	8.10	0.00	143
Soybeans	0.10	0.00	44
TOTAL	8.20	0.00	

NOTES

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IOWA
SCOTT
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6353
Prepared : 4/28/23 1:26 PM CST
Crop Year : 2023

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