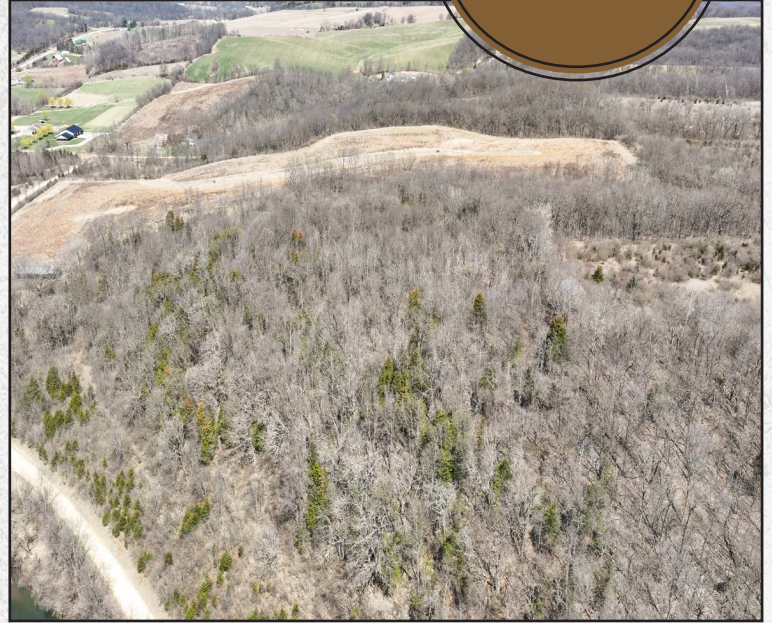




LAND FOR SALE

Clinton County

73
ACRES +/-



FARM DESCRIPTION

PRICE: \$531,000

Don't miss this rare opportunity to own 73 +/- acres of Eastern Iowa hunting land with the perfect mix of cover and CRP acre providing income. 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 timber, open acres that are in CRP, and a nice place to build a home or cabin. The cover on this farm is perfect for holding whitetail deer and turkeys. A small feeder creek runs through a portion of the property, offering water for wildlife as well as an excellent travel corridor for hunting deer during the fall months. There is a nice mix of hardwood timber featuring oaks, walnuts, and cedars throughout the landscape. The elevation change on this farm is exceptional, offering great pinch points for bowhunting. The 25.65 +/- cropland acres are currently in a CRP contract paying \$6,014.66 annually expiring 9/30/2031. There is a gated access off 475th Ave on the west side of the property, this area is set up well for access as well as a 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 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



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



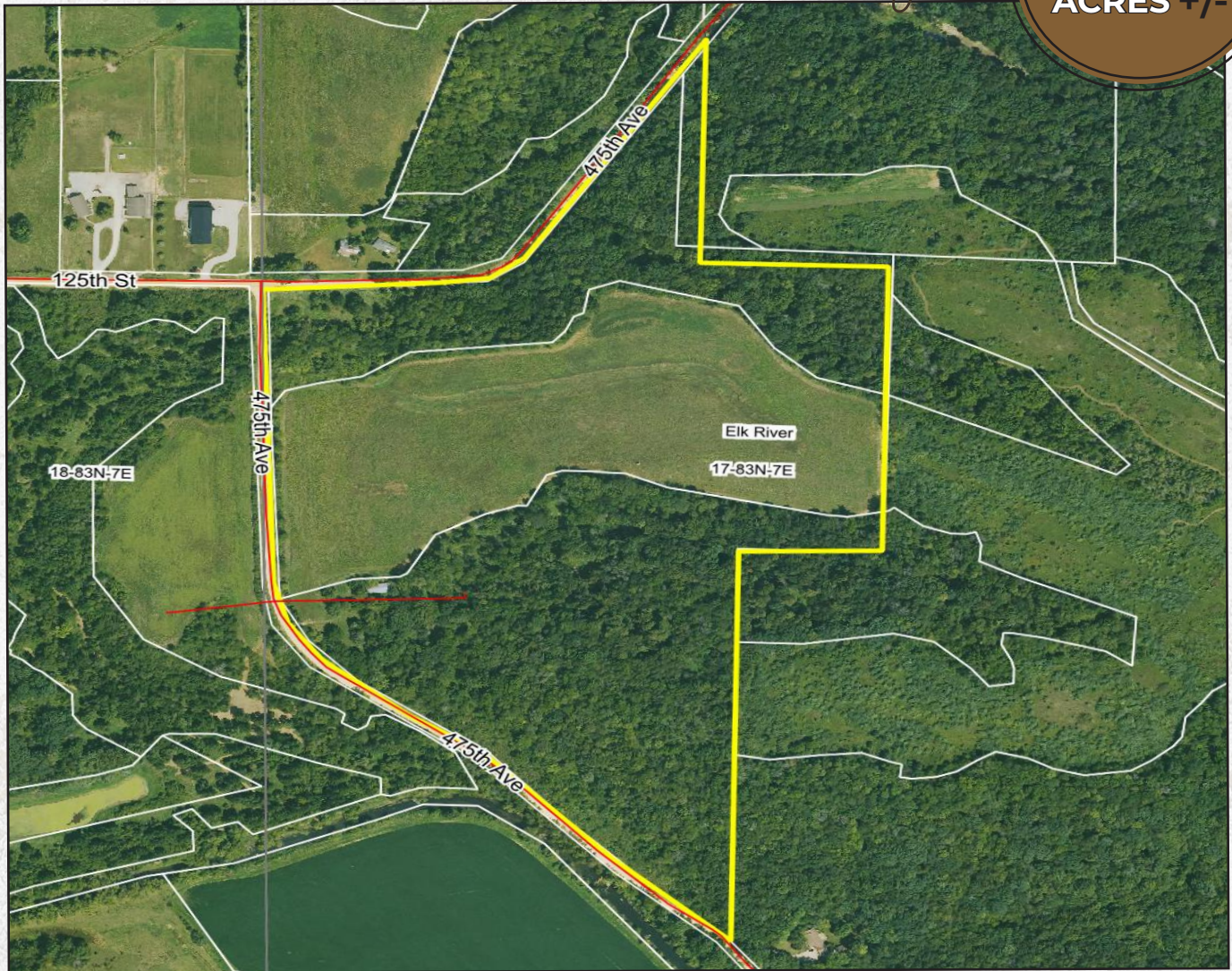
CODY SKINNER | LAND BROKER
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515-443-6343



AERIAL PHOTO

Clinton County

73
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$531,000 or \$7,272/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 east side of 475th Ave.

Legal Description:

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

Tax Information:

TBD +/- estimated annually



SOIL MAP

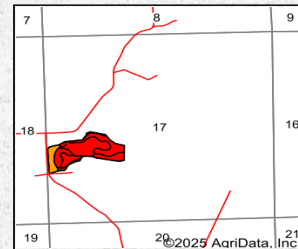
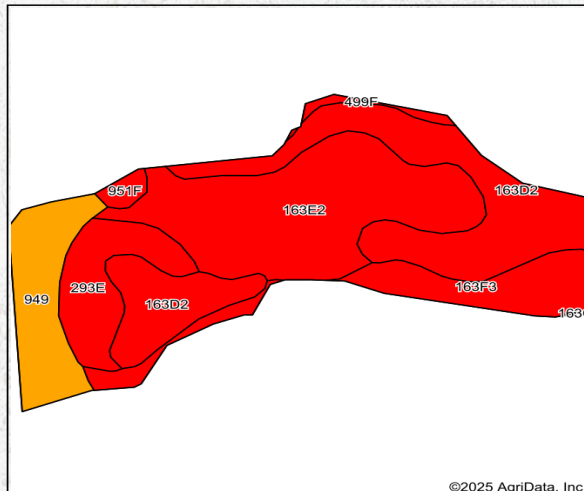
Clinton County

73
ACRES +/-

Details

- 73 +/- Deeded Acres
- 25.65 +/- CRP acres in a CP38E-25 program, paying \$6,014.66 annually expiring 9/30/2031
- 38.5 CSR2 on the cropland acres
- Hardwood timber with multiple elevation changes throughout the property
- Hardwood timber featuring oaks, walnuts, and cedars
- Rare to find a farm of this size with a good mix of timber, elevation change, open acres, and income
- Thick cover for whitetail deer and turkeys
- A small feeder creek that runs into Elk River runs through a portion of the property
- Terrain and elevation change allows for multiple pinch points
- Electric and newly installed fiber are located at the road
- An old mobile home is located inside the gated entrance, the property will be sold in "AS-IS" condition
- 10 x16 shed, built in 1935
- 32 x 72 cattle barn, built in 1970
- Great Location, just east of highway 67
- Located 11.5 miles north of Clinton, Iowa
- Located 32 miles northeast of DeWitt, Iowa
- Located 52 miles northeast of Davenport, Iowa

Soils Map



State: **Iowa**
 County: **Clinton**
 Location: **17-83N-7E**
 Township: **Elk River**
 Acres: **25.65**
 Date: **3/24/2025**



Maps Provided By:
surety
 CUSTOMER-ORIENTED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IA045, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	1 st Corn Bu	1 st Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans	
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	8.27	32.3%		IvE	140.8	40.8	35	48	58	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	8.11	31.6%		Ille	164.8	47.8	46	58	62	
949	Zwingle variant silty clay, 0 to 2 percent slopes	3.07	12.0%		Illw	80.0	23.2	75	30	50	
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	3.06	11.9%		Ville	105.6	30.6	12	25	36	
293E	Chelsea-Fayette-Lamont complex, 9 to 18 percent slopes	2.55	9.9%		IvE	80.0	23.2	22	20	45	
951F	Medary silt loam, 15 to 45 percent slopes	0.32	1.2%		Ville	80.0	23.2	5	5	7	
499F	Nordness silt loam, 14 to 25 percent slopes	0.27	1.1%		Vlls	88.0	25.5	5	5	27	
Weighted Average						3.99	129.6	37.6	38.5	42.5	*n 53.4

**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

73
ACRES +/-



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Branded in Land

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ABOUT US

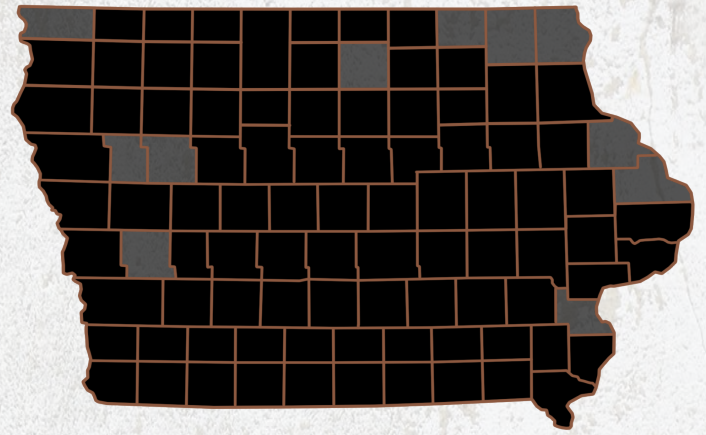
We are Iowa Land Company

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.



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