

Clinton County, IA

» DEVELOPMENT LAND AVAILABLE «

85

Acres M/L



LISTING #16762

*Camanche
Iowa*

ALAN MCNEIL | 563.321.1125
ALAN@PEOPLESCOMPANY.COM
LIC IA S64136000

DOUG YEGGE | 563.320.9900
DOUG@PEOPLESCOMPANY.COM
LIC IA B14481000

Clinton County, IA

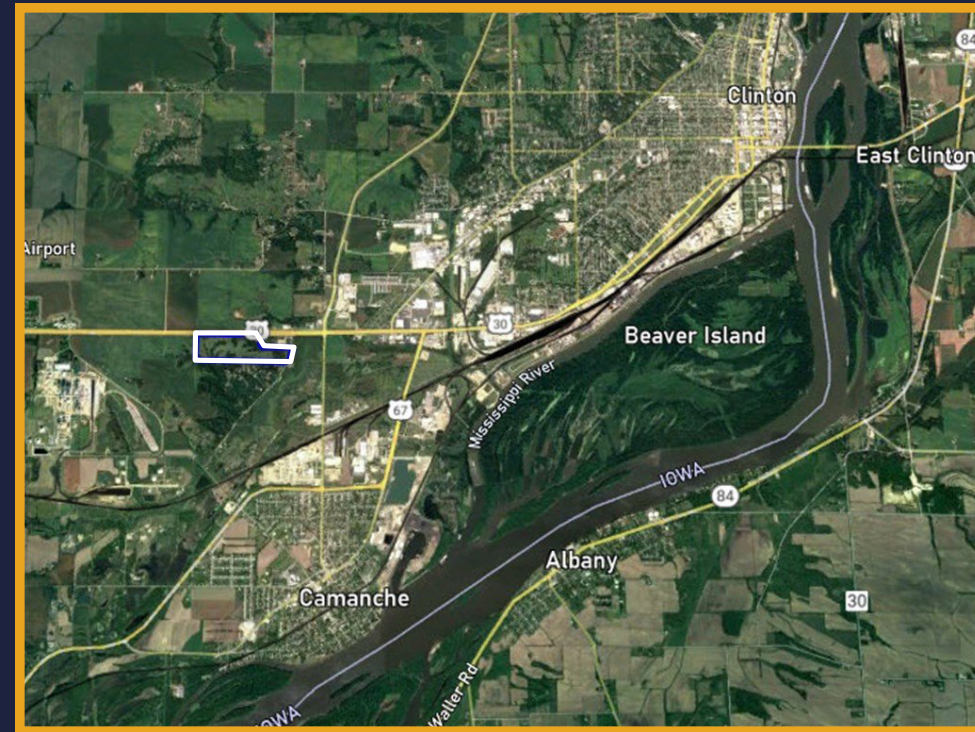
DEVELOPMENT LAND AVAILABLE

Peoples Company is pleased to offer this unique 85-acre m/l development piece in Camanche, IA. This 85-acre tract seeks out developers and investors with its awesome potential and ideal location between Camanche and Clinton. Seated in Clinton County this tract has the ability to capitalize on the recent exponential growth in the residential market. This property has the potential for multiple highly desirable acreage lots with easy access to Highway 30. Currently, this tract can be accessed on the East side of the farm along Dunn Road. Looking to build your dream home on 40 or 80 acres this could be your spot!

ALAN MCNEIL | 563.321.1125
ALAN@PEOPLES COMPANY.COM
LIC IA S64136000

DOUG YEGGE | 563.320.9900
DOUG@PEOPLES COMPANY.COM
LIC IA B14481000

PRICE: \$680,000
PRICE PER ACRE: \$8,000



US HWY. 30
CAMANCHE, IA 52730

Directions

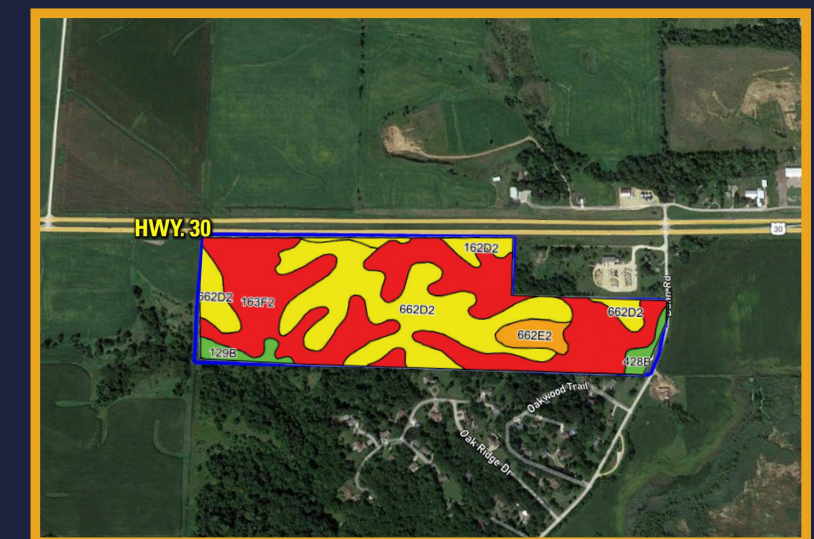
Farm is located at the intersection of Dunn Road and Highway 30 located in the city limits of Camache, IA.

85
Acres M/L

Legal Description

85 acres being part of the Northwest 1/4 of Section 21, Township 81 North, Range 6 East, Clinton Co., IA. Exact legal description to come from the abstract.

GROSS TAXES: \$900.00



Soils Map - Total Acres

Code	Soil Description	Acres	% of Field	CSR ₂
163F2	Fayette silt loam	44.03	51.8%	18
662D2	Mt. Carroll silt loam	31.63	37.2%	55
662E2	Mt. Carroll silt loam	3.07	3.6%	43
162D2	Downs silt loam	2.85	3.4%	54
129B	Arenzville-Chaseburg complex	1.95	2.3%	73
428B	Ely silt loam	1.47	1.7%	87

Weighted Average 36.3



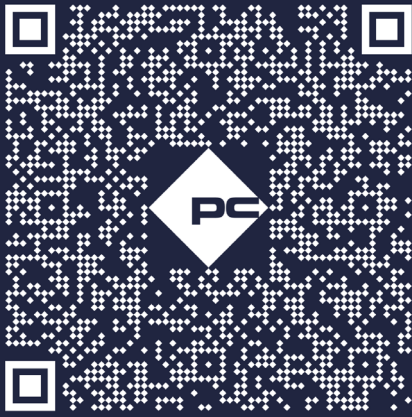
WWW.PEOPLES COMPANY.COM



700 6th Ave.
DeWitt, IA 52742



PeoplesCompany.com
Listing #16762



SCAN THE QR CODE ABOVE WITH
YOUR PHONE CAMERA TO VIEW
THIS LISTING ONLINE!

LISTING #16762

Clinton County, IA

» DEVELOPMENT LAND AVAILABLE «

ALAN MCNEIL | 563.321.1125
ALAN@PEOPLESCOMPANY.COM
LIC IA S64136000

DOUG YEGGE | 563.320.9900
DOUG@PEOPLESCOMPANY.COM
LIC IA B14481000

All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.