

LAND FOR SALE

85.77 ACRES M/L

LISTING #16762

SWEENEY FARM - CLINTON COUNTY, IA



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DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

85.77 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.

85.77 Acres M/L, Clinton County, IA

COMMENTS & BUILDING INFORMATION:

Peoples Company is pleased to offer this unique 85.77-acre m/l development piece in Camanche, IA. This 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!

LEASE/FSA INFORMATION:

TO CONTACT LISTING AGENT:

Call: **Douglas R. Yegge**
Cell: 563.320.9900
Office: 563.659.8185
Doug@PeoplesCompany.com

Call: **Alan McNeil**
Cell: 563.321-1125
Office: 563.659.8185
Alan@PeoplesCompany.com

TOTAL ACRES:	85.77
PRICE:	\$680,000
Price Per Acre:	\$8,000
Owner:	Sweeney
Operator:	
County & State:	Clinton Co., IA
Location:	Camanche City Limits
Possession Date:	As agreed, subject to Tenants rights
Drainage Info:	Natural
Average Productivity:	
Taxable Acres:	83.03
Net RE Taxes:	\$900
Taxes Payable In:	2022-2023
Topography:	Gently Rolling

F.S.A. INFORMATION:

Farmland:	
Crop Acres:	N/A
Effective DCP Cropland	
CRP Acres:	
Corn Base:	
Corn Yield:	
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

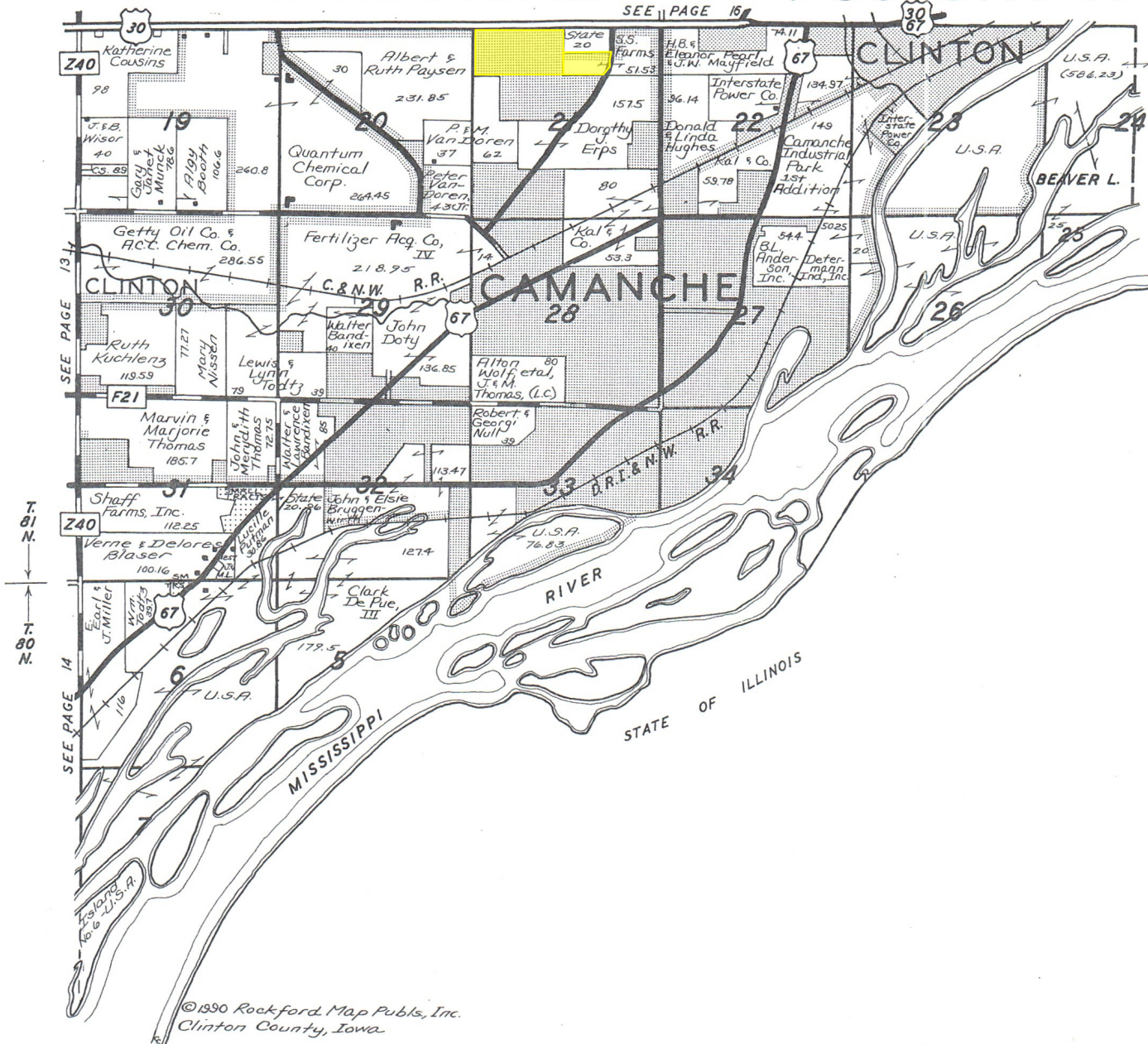
Total Acres:	85.77
Tillable Acres:	
CRP Acres:	
Farmstead:	
Roads:	1
Waterways:	
Timber:	
Pasture:	84.77

NORTHEAST
PART

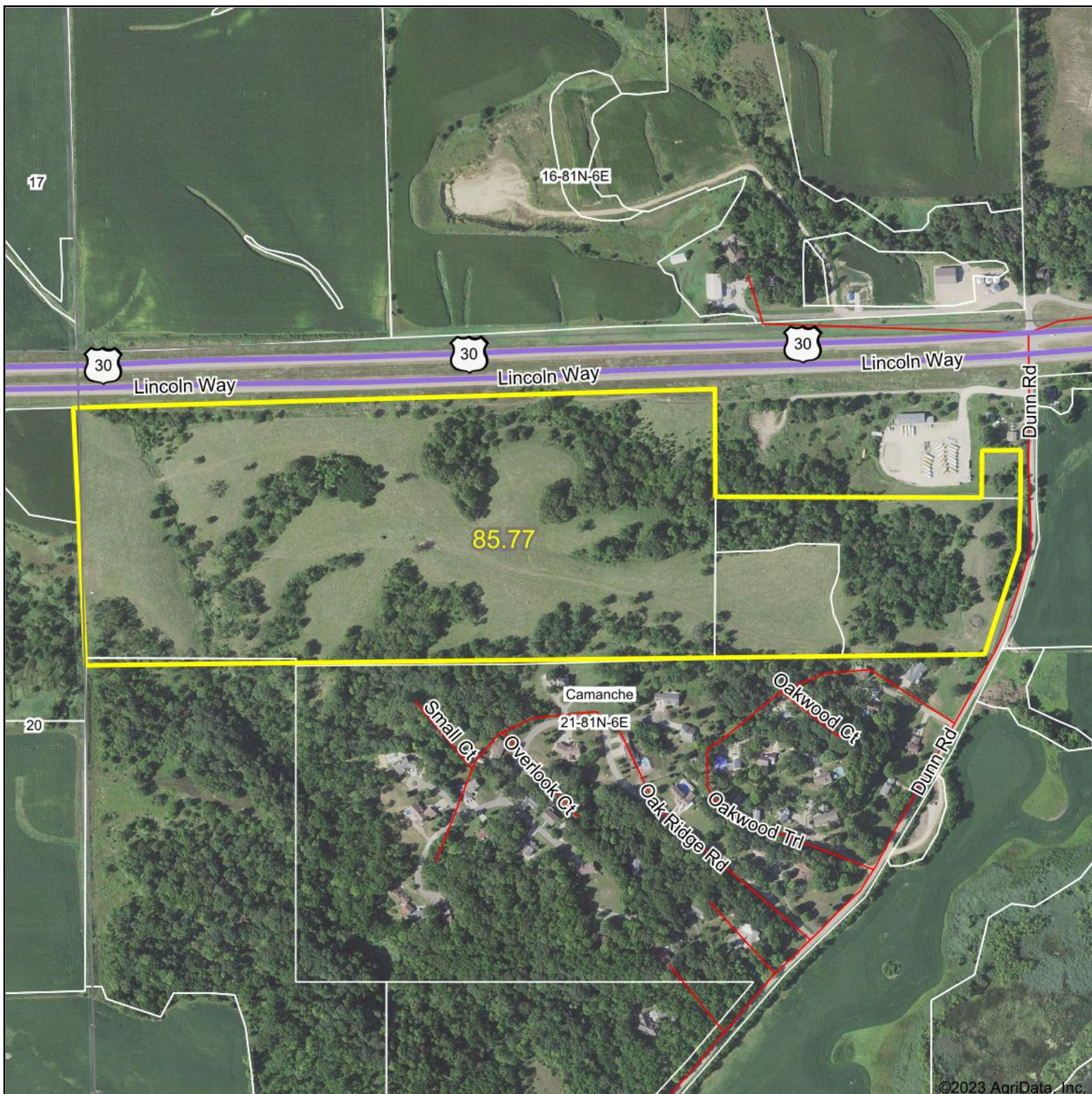
CAMANACHE

T. 80-81N.-R. 6 E.

SEE PAGE 15



Aerial Map - Total Acres



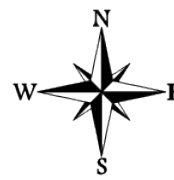
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Boundary Center: 41° 48' 48.12, -90° 16' 11.43



21-81N-6E
Clinton County
Iowa

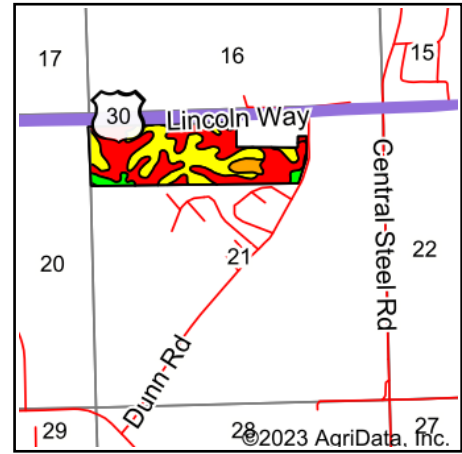
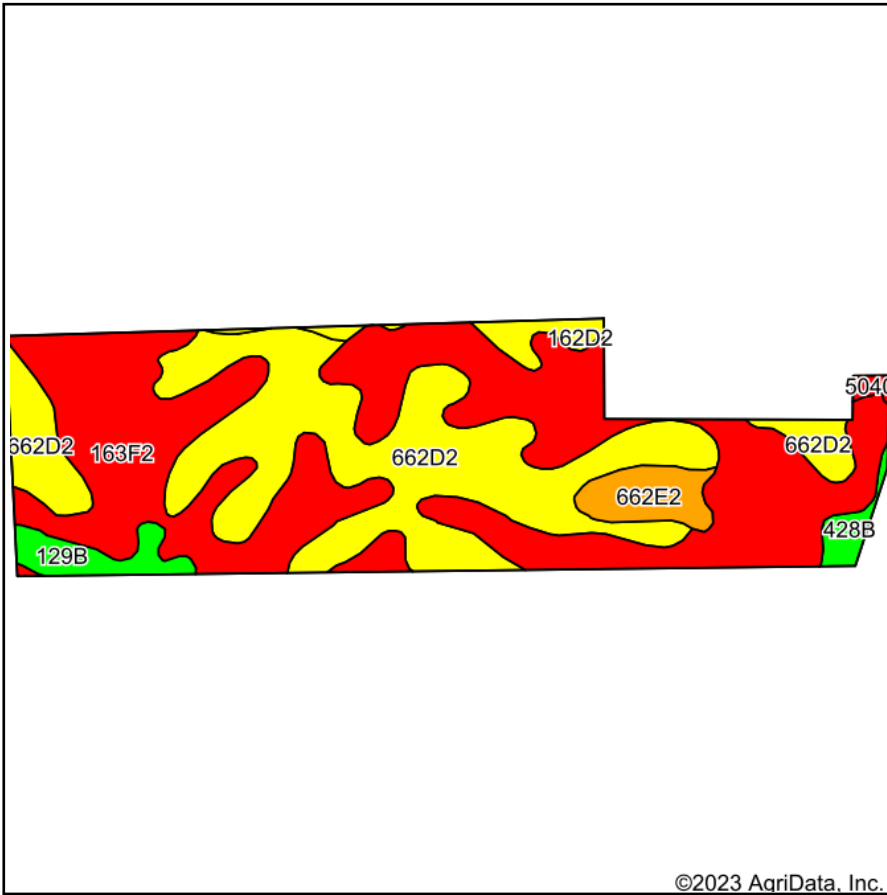


6/21/2023



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

Soils Map - Total Acres



State: **Iowa**
 County: **Clinton**
 Location: **21-81N-6E**
 Township: **Camanche**
 Acres: **85.77**
 Date: **6/21/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: IA045, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	*n NCCPI Overall
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	44.81	52.2%		Vle	116.8	3.3	33.9	18	59
662D2	Mt. Carroll silt loam, 9 to 14 percent slopes, moderately eroded	31.95	37.3%		IIIe	169.6	4.7	49.2	55	78
662E2	Mt. Carroll silt loam, 14 to 18 percent slopes, moderately eroded	3.07	3.6%		IVe	153.6	4.3	44.5	43	74
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	2.49	2.9%		IIw	0.0	0.0	0.0	73	85
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	1.95	2.3%		IIIe	185.6	5.2	53.8	54	81
428B	Ely silt loam, 2 to 5 percent slopes	1.17	1.4%		Ile	220.8	5.7	64.0	87	91
5040	Anthropotic Udorthents, 2 to 9 percent slopes	0.33	0.4%		Vls	88.0	0.0	25.5	5	79
Weighted Average						4.57	137.3	3.8	39.8	*n 68.4

**IA has updated the CSR values for each county to CSR2.

*i 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

Soils data provided by USDA and NRCS.



Legend

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

Wetland Determination Identifiers

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

NAIP/USDA_CONUS_PRIME

- RGB**
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3

2022 Program Year
Map Created April 22, 2022

Farm **6310**
Tract **9888**

Tract Cropland Total: 0.00 acres

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).

Abbreviated 156 Farm Record

Tract 2560 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	38.41	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	1.40	0.00	41
Corn	27.80	0.00	173
Soybeans	9.20	0.00	50
TOTAL	38.40	0.00	

NOTES

Tract Number : 9888

Description : Q-9 NW1/4 of 21
FSA Physical Location : IOWA/CLINTON
ANSI Physical Location : IOWA/CLINTON
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : CHAD R SWEENEY TRUST, DIANE SWEENEY
Other Producers : MR DEAN SCOTT GRUHN
Recon ID : None

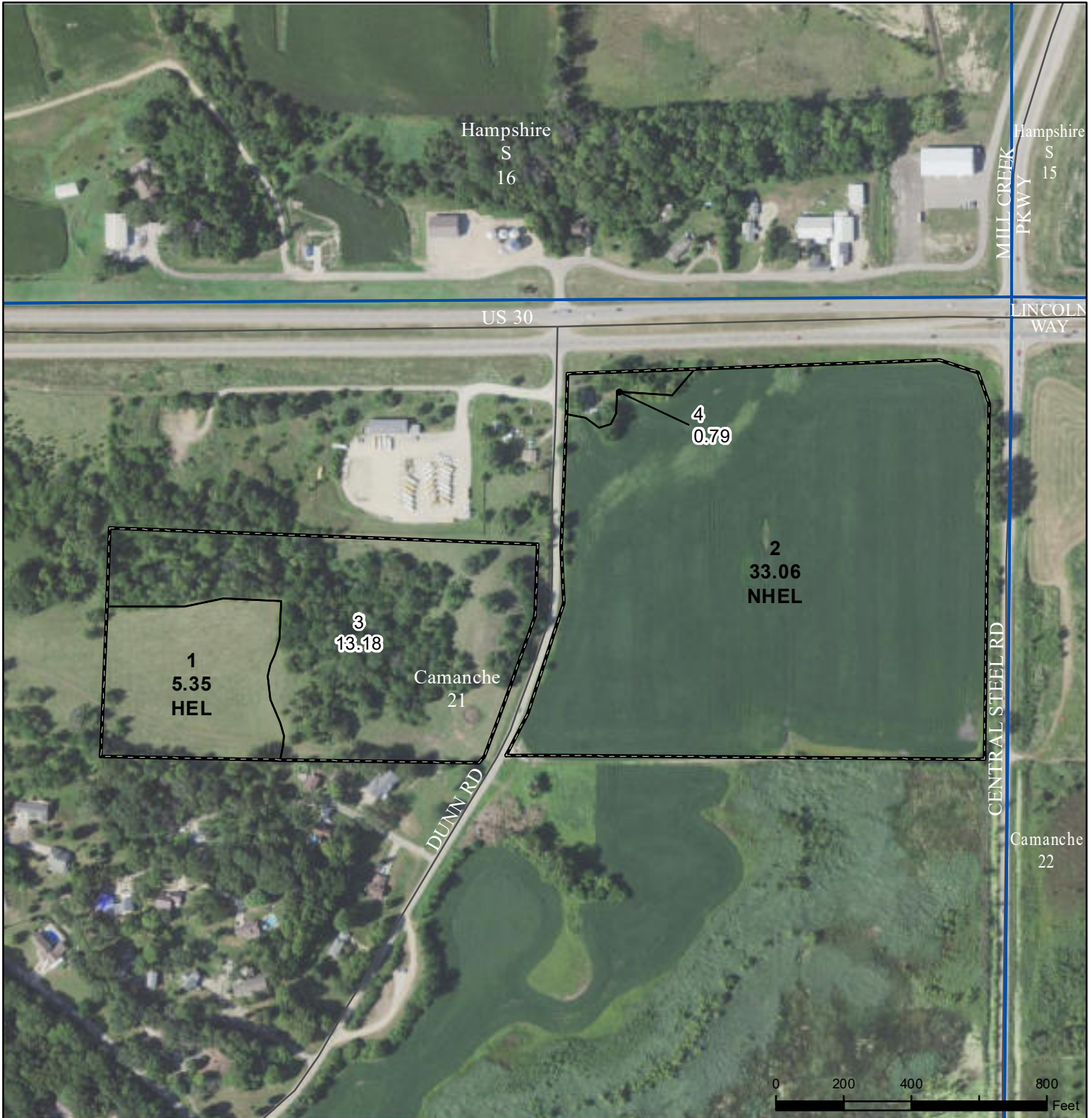
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
66.74	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

NOTES



Legend Determination Identifiers

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

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

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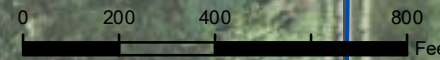
2023 Program Year

Map Created April 06, 2023

Farm **6310**

Tract **2560**

Tract Cropland Total: 38.41 acres



Abbreviated 156 Farm Record

Tract Number : 2559
Description : P-9 SE1/4 OF 20
FSA Physical Location : IOWA/CLINTON
ANSI Physical Location : IOWA/CLINTON
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 : DIANE K MCMANUS REVOCABLE TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
135.51	58.34	58.34	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	58.34	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	58.34	0.00	173
TOTAL	58.34	0.00	

NOTES

Tract Number : 2560
Description : Q-9 NE1/4 OF 21
FSA Physical Location : IOWA/CLINTON
ANSI Physical Location : IOWA/CLINTON
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 : S & S FARMS
Other Producers : MR DEAN SCOTT GRUHN
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
52.38	38.41	38.41	0.00	0.00	0.00	0.00	0.0

Z46

HWY. 30

30

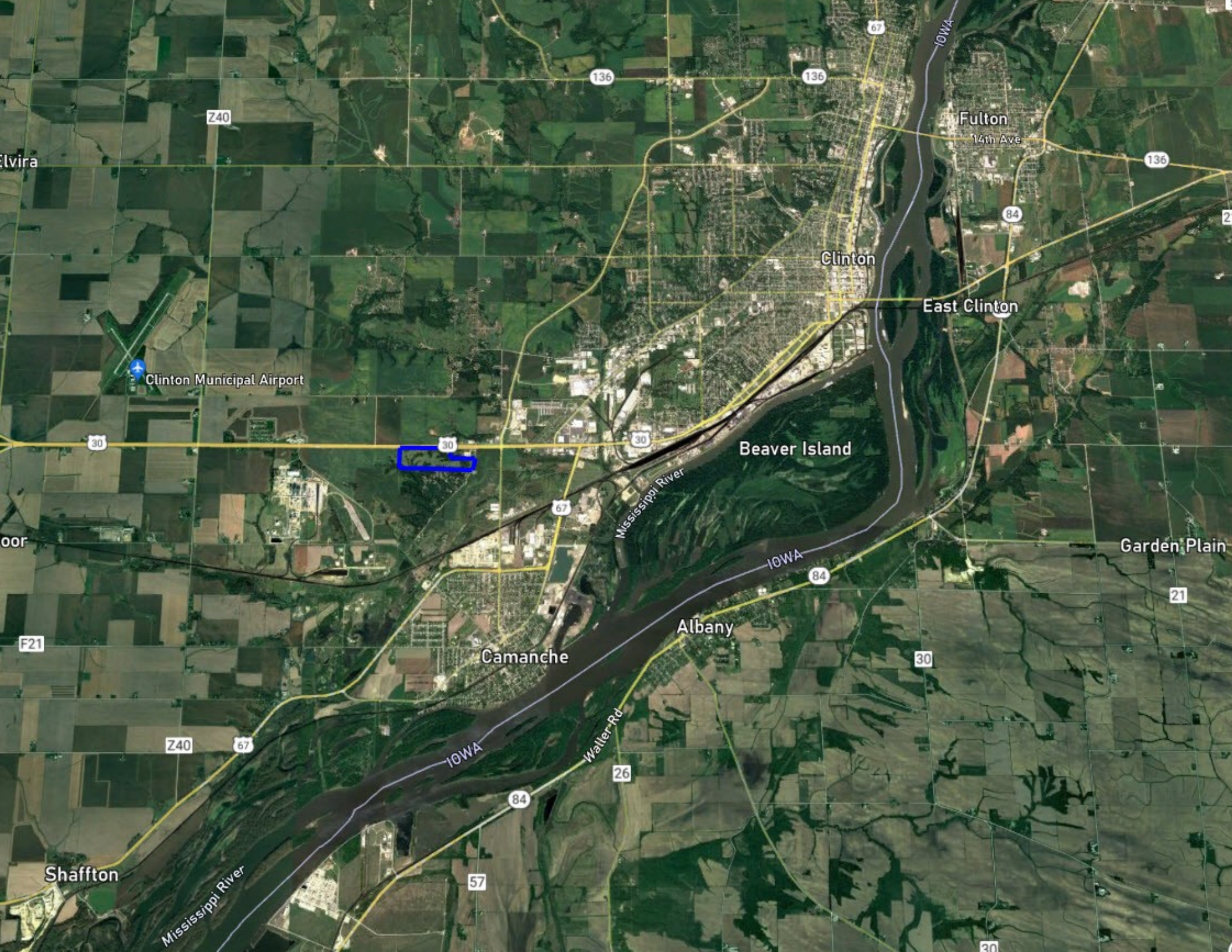
Dunn Rd

Oakwood Trail

Oak Ridge Dr

CENTRAL STEEL RD.





Elvira

Z40

136

136

67

Fulton
14th Ave

136

84

Clinton

East Clinton

Clinton Municipal Airport

30

30

30

Beaver Island

Mississippi River

67

IOWA

84

Garden Plain

21

oor

F21

Albany

Camanche

30

Waller Rd

26

Z40

67

IOWA

84

Shaffton

57

Mississippi River

30