

# Land For Sale

**ACREAGE:**

**80.00 Acres, m/l**

**LOCATION:**

**Scott County, IA**



## Property *Key Features*

- Located 1 Mile West of Davenport, Iowa
- 80.35 FSA/Eff. Crop Acres with a 92.90 CSR2
- Excellent-Quality Cropland in a Prime Location

**Troy Louwagie, ALC**  
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REID: 010-2750-01





<b>FSA/Eff. Crop Acres:</b>	<b>80.35</b>
<b>Corn Base Acres:</b>	<b>39.44</b>
<b>Bean Base Acres:</b>	<b>38.64</b>
<b>Soil Productivity:</b>	<b>92.90 CSR2</b>

## Property Information

**80.00 Acres, m/l**

### Location

**From Davenport:** 1 mile west on 190th St. The property is on the north side of the road.

### Legal Description

The E½ of the SE¼ in Section 3, Township 78 North, Range 2 East, Scott County, Iowa.

### Price & Terms

- \$1,840,000.00
- \$23,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable. Subject to 2024 cash rent lease.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$3,288.00  
Gross Acres: 80.00  
Exempt Road ROW Acres: 1.00  
Net Taxable Acres: 79.00  
Tax per Net Taxable Acre: \$41.62  
Tax Parcel ID #s: 820339001 & 820355001

### FSA Data

Farm 6125, Tract 5968  
FSA/Eff. Crop Acres: 80.35  
Corn Base Acres: 39.44  
Corn PLC Yield: 179 Bu.  
Bean Base Acres: 38.64  
Bean PLC Yield: 57 Bu.

### Soil Types/Productivity

Primary soils are Garwin and Muscatine.  
CSR2 on the FSA/Eff. crop acres is 92.90.  
See soil map for detail.

### Land Description

Topography is level.

### Drainage

Drainage is natural.

### Buildings/Improvements

None.

### Water & Well Information

None.

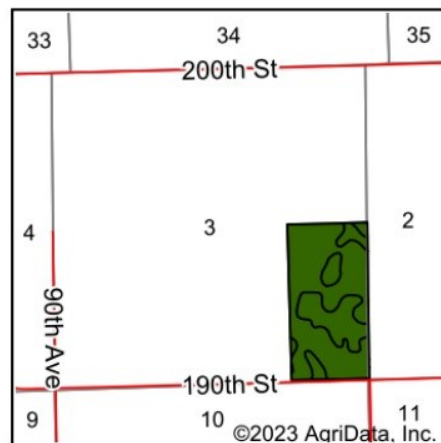
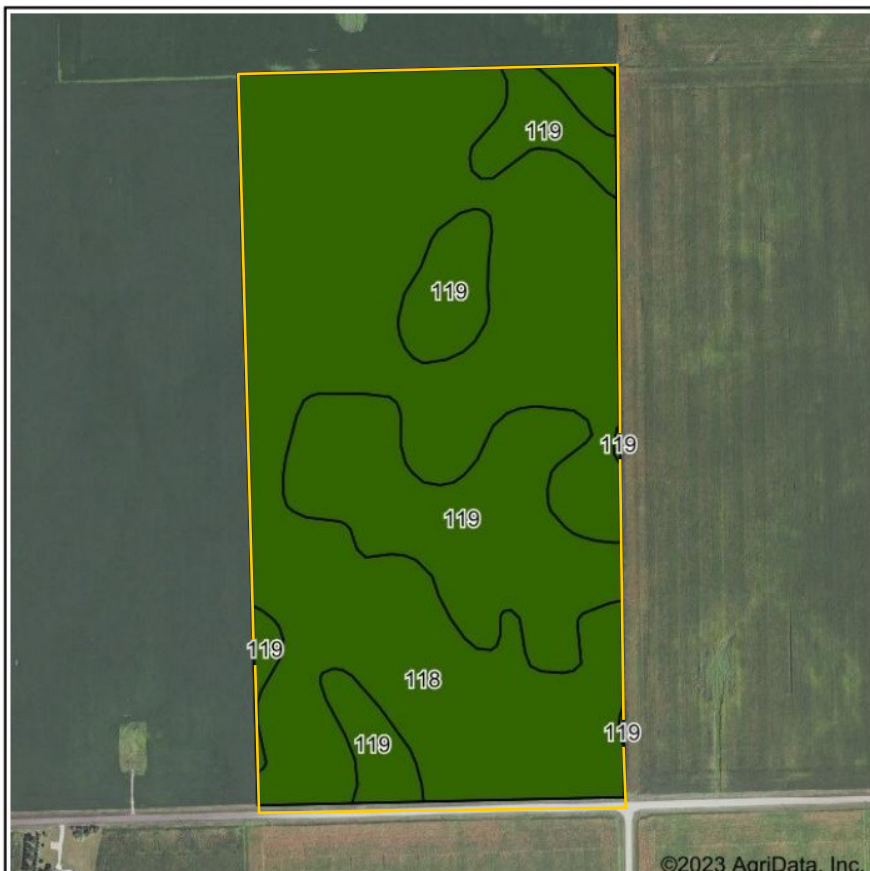
### Comments

This is a high-quality Scott County farm located in a strong area.

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State: **Iowa**  
County: **Scott**  
Location: **3-78N-2E**  
Township: **Blue Grass**  
Acres: **80.35**  
Date: **11/30/2023**



Maps Provided By:  
  
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Soils data provided by USDA and NRCS.

Area Symbol: IA163, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
118	Garwin silty clay loam, 0 to 2 percent slopes	57.13	71.1%		IIw	90
119	Muscataine silty clay loam, 0 to 2 percent slopes	23.22	28.9%		Iw	100
Weighted Average					1.71	92.9

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

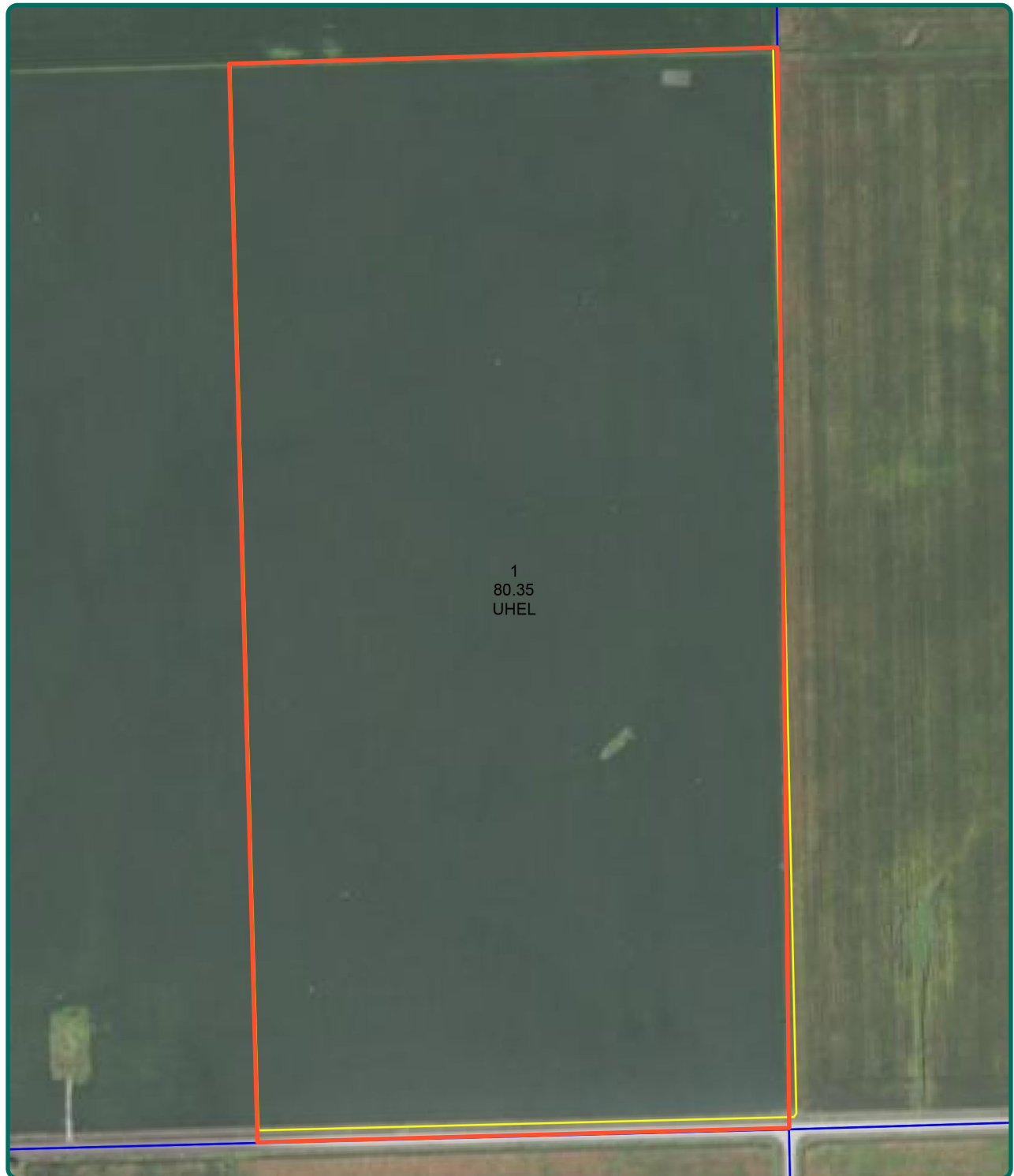
\*c: Using Capabilities Class Dominant Condition Aggregation Method

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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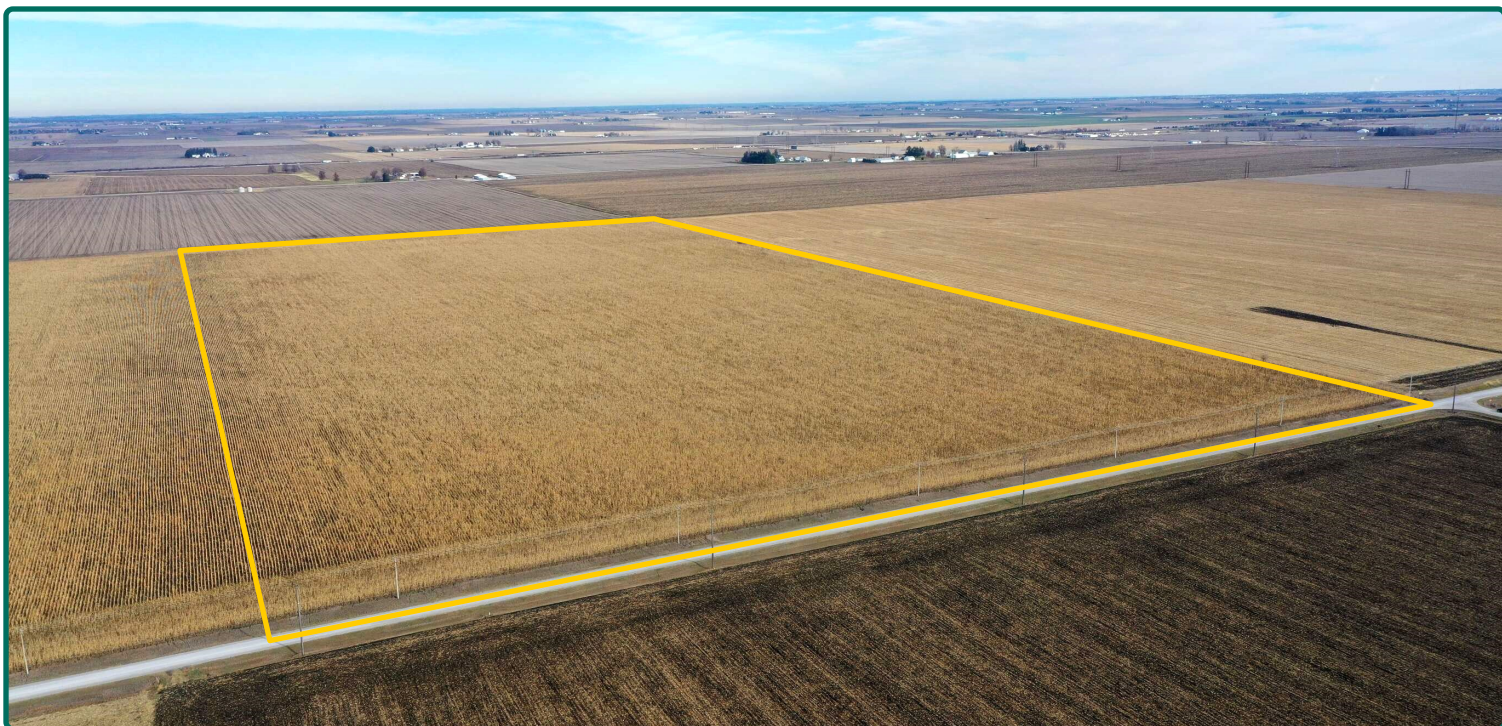
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