

Potential for Development Along I-280 in the City of Davenport



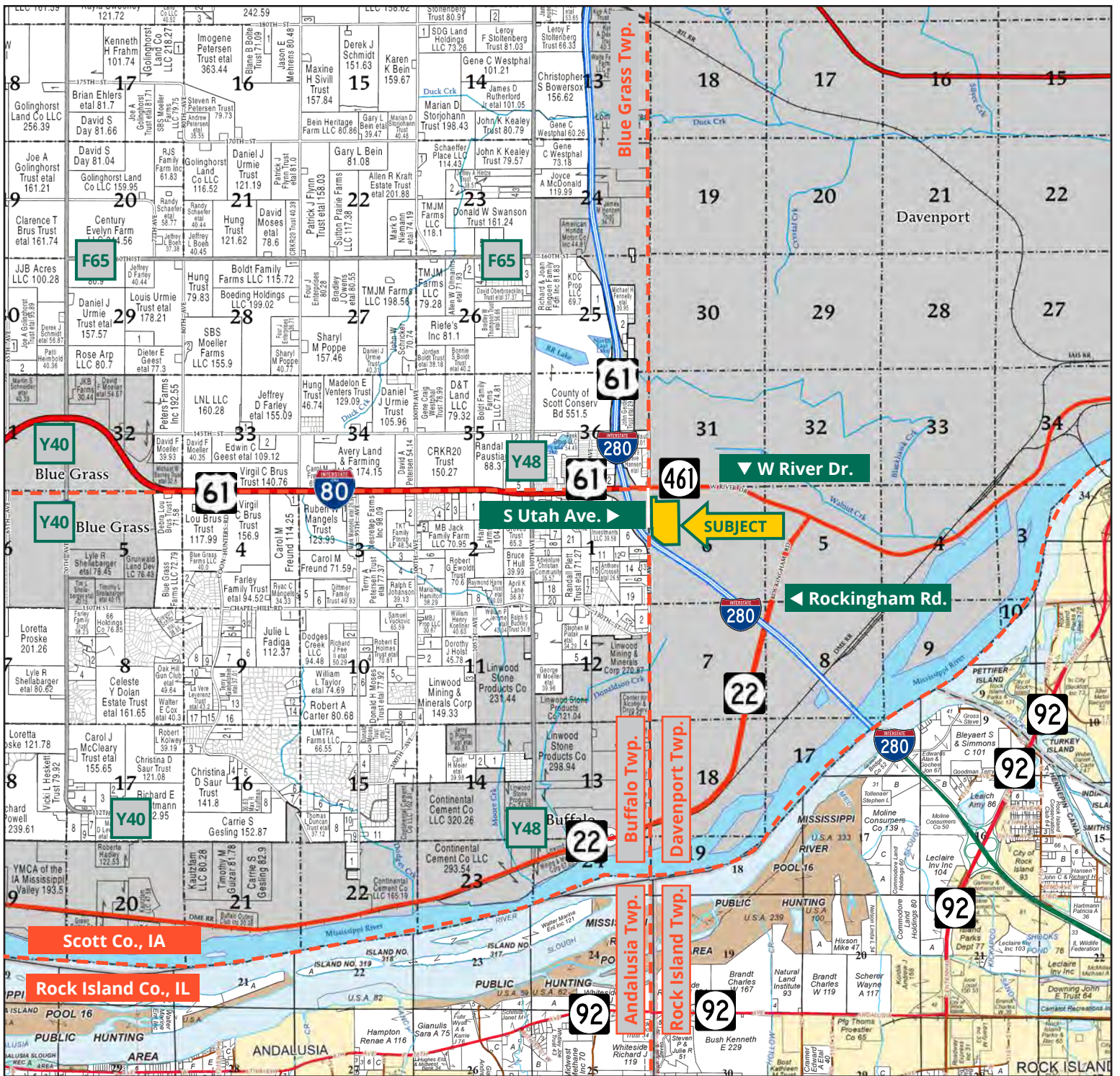
TROY LOUWAGIE, ALC
Licensed Broker in IA & IL
319.721.4068
TroyL@Hertz.ag



REBECCA FRANTZ, ALC
Licensed Salesperson in IA
319.330.2945
RebeccaF@Hertz.ag

319.895.8858 | 102 Palisades Road
Mount Vernon, IA 52314-0050 | www.Hertz.ag

55.18 Acres, m/l
Scott County, IA



Map reproduced with permission of Farm & Home Publishers, Ltd.

319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALC
 319.721.4068
 TroyL@Hertz.ag

REBECCA FRANTZ, ALC
 319.330.2945
 RebeccaF@Hertz.ag

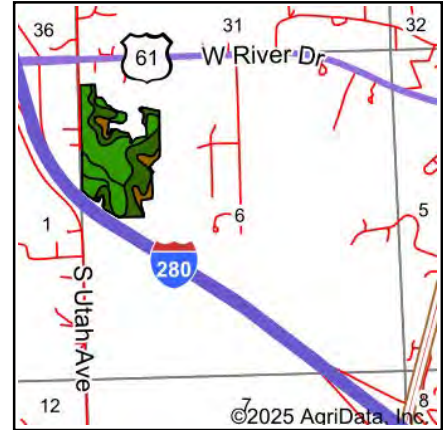
FSA/Eff. Crop Acres: 45.09 | Soil Productivity: 80.20 CSR2



319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag

REBECCA FRANTZ, ALC
319.330.2945
RebeccaF@Hertz.ag








State: **Iowa**
 County: **Scott**
 Location: **6-77N-3E**
 Township: **Davenport**
 Acres: **45.09**
 Date: **11/18/2025**



Soils data provided by USDA and NRCS.

Area Symbol: IA163, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
291	Atterberry silt loam, 1 to 3 percent slopes	17.59	39.0%		Iw	85
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	15.86	35.2%		Ile	90
160	Walford silt loam, 0 to 2 percent slopes	5.86	13.0%		IIw	82
673D3	Timula silt loam, 9 to 14 percent slopes, severely eroded	4.21	9.3%		IVe	20
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	1.57	3.5%		IIIe	82
Weighted Average					1.83	80.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Davenport: At the intersection of I-280 and US-61/W River Dr., ¼ mile east on W River Dr. and ¼ mile south on S Utah Ave. The property is on the east side of the road.

Simple Legal

That part of the NW¼ of Section 6, Township 77 North, Range 3 East of the 5th P.M., City of Davenport, Scott County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

PRICE REDUCED!

- ~~\$910,470.00~~ \$827,700.00
- ~~\$16,500/acre~~ \$15,000/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$1,736.00
 Net Taxable Acres: 55.18
 Tax per Net Taxable Acre: \$31.46

Lease Status

Farm is leased for the 2026 crop year.

FSA Data

Farm 3962, Tract 1979
 FSA/Eff. Crop Acres: 45.09
 Corn Base Acres: 45.00
 Corn PLC Yield: 135 Bu.

Soil Types/Productivity

Primary soils are Atterberry, Downs and Walford. CSR2 on the FSA/Eff. crop acres is 80.20. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

The farm is gently rolling.

Drainage

Drainage is natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a nice farm located along I-280, within the City of Davenport. There is potential for some of this farm to be developed.



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.

319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALC

319.721.4068

TroyL@Hertz.ag

REBECCA FRANTZ, ALC

319.330.2945

RebeccaF@Hertz.ag

Southwest Corner Looking Northeast



South Side Looking North



319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag

REBECCA FRANTZ, ALC
319.330.2945
RebeccaF@Hertz.ag

Northwest Corner Looking Southeast



North Side Looking South



319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag

REBECCA FRANTZ, ALC
319.330.2945
RebeccaF@Hertz.ag



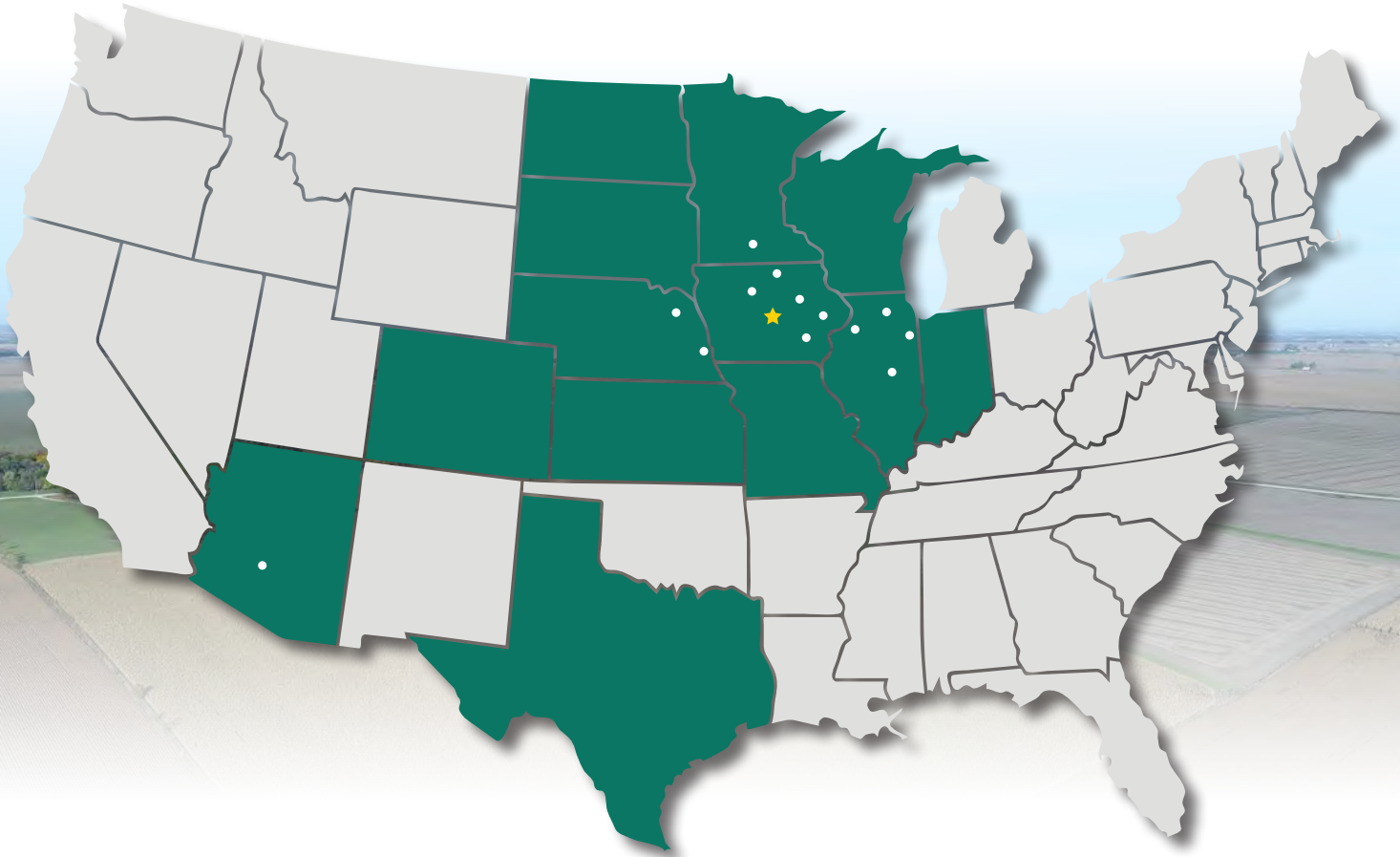


319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag

REBECCA FRANTZ, ALC
319.330.2945
RebeccaF@Hertz.ag

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



Real Estate Sales and Auctions
Professional Buyer Representation
Certified Farm Appraisals
Professional Farm Management

319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag

REBECCA FRANTZ, ALC
319.330.2945
RebeccaF@Hertz.ag