Hertz Real Estate Services

LAND FOR SALE

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

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

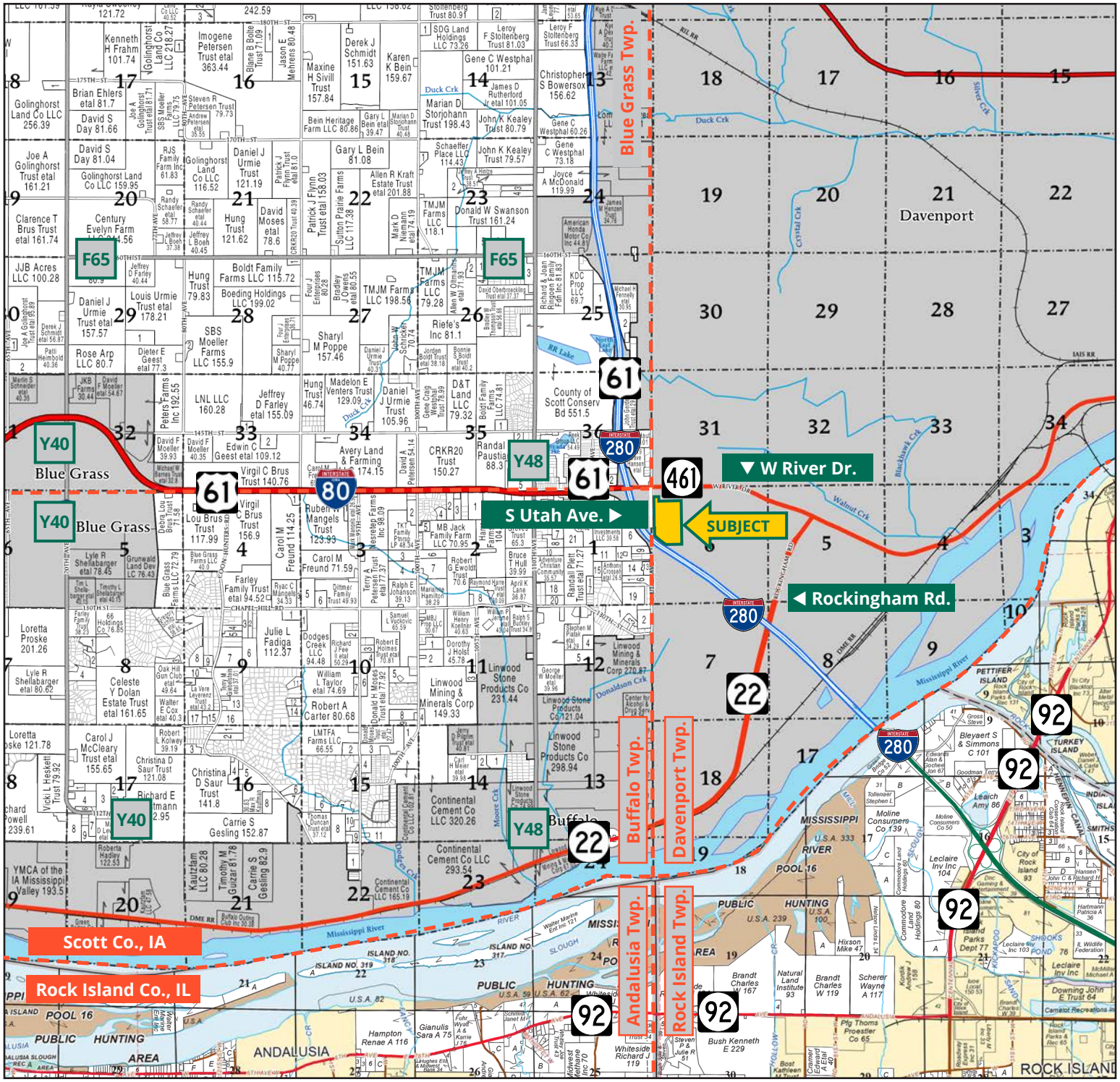
TROY LOUWAGIE, ALC
Licensed Broker in IA & IL
319.721.4068
TroyL@Hertz.ag

55.18 Acres, m/l
Scott County, IA

010-3195-01

PLAT MAP

Davenport Township, Scott County, IA



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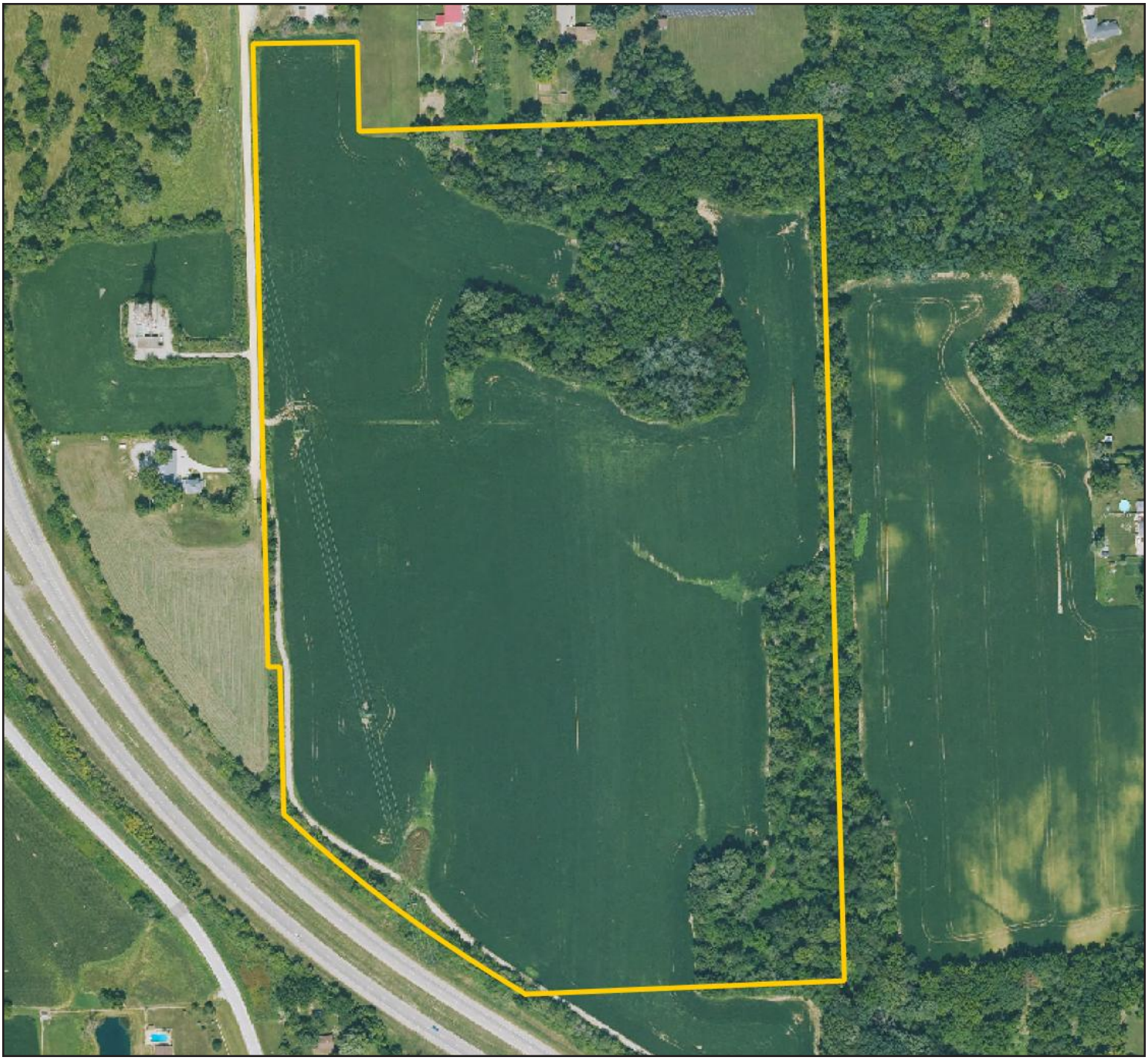
AERIAL PHOTO

55.18 Acres, m/l, Scott County, IA

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



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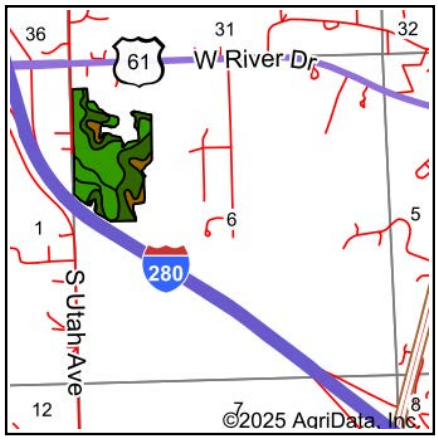
SOIL MAP

45.09 FSA/Eff. Crop Acres

Soils data provided by USDA and NRCS.



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

Maps Provided By:

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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%		IIe	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

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PROPERTY INFORMATION

55.18 Acres, m/l, Scott County, IA

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.

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PROPERTY PHOTOS

55.18 Acres, m/l, Scott County, IA

Southwest Corner Looking Northeast

South Side Looking North

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PROPERTY PHOTOS

55.18 Acres, m/l, Scott County, IA

Northwest Corner Looking Southeast

North Side Looking South

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FSA MAP

45.09 FSA/Eff. Crop Acres

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ASSESSOR MAP

55.18 Acres, m/l, Scott County, IA

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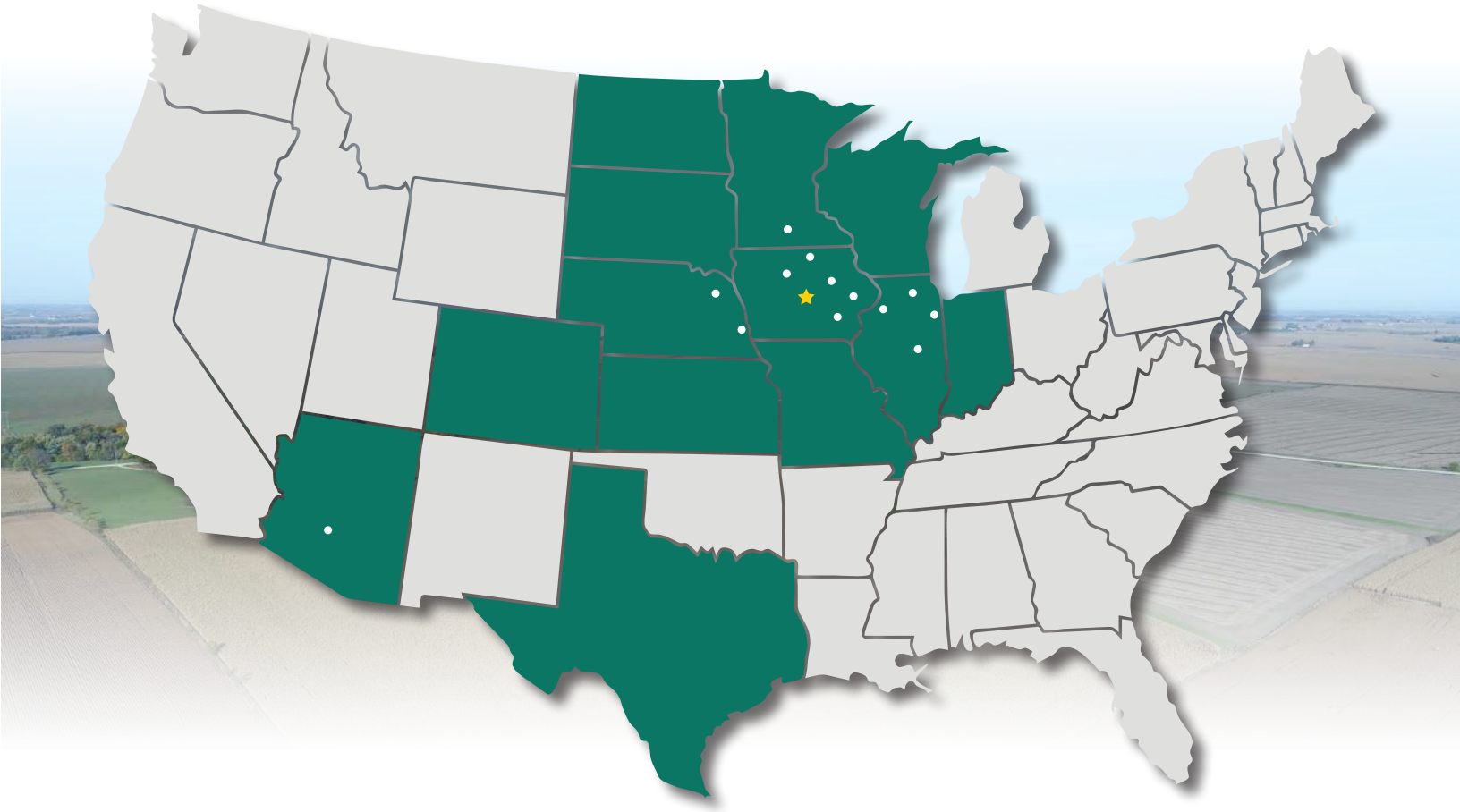
MAKE THE MOST OF YOUR FARMLAND INVESTMENT



Real Estate Sales and Auctions

Professional Buyer Representation

Certified Farm Appraisals

Professional Farm Management

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