

Excellent-Quality Farm on a Hard-Surfaced Road



KYLE BELL, AFM
Licensed Salesperson in IA
563.451.4958
KyleB@Hertz.ag

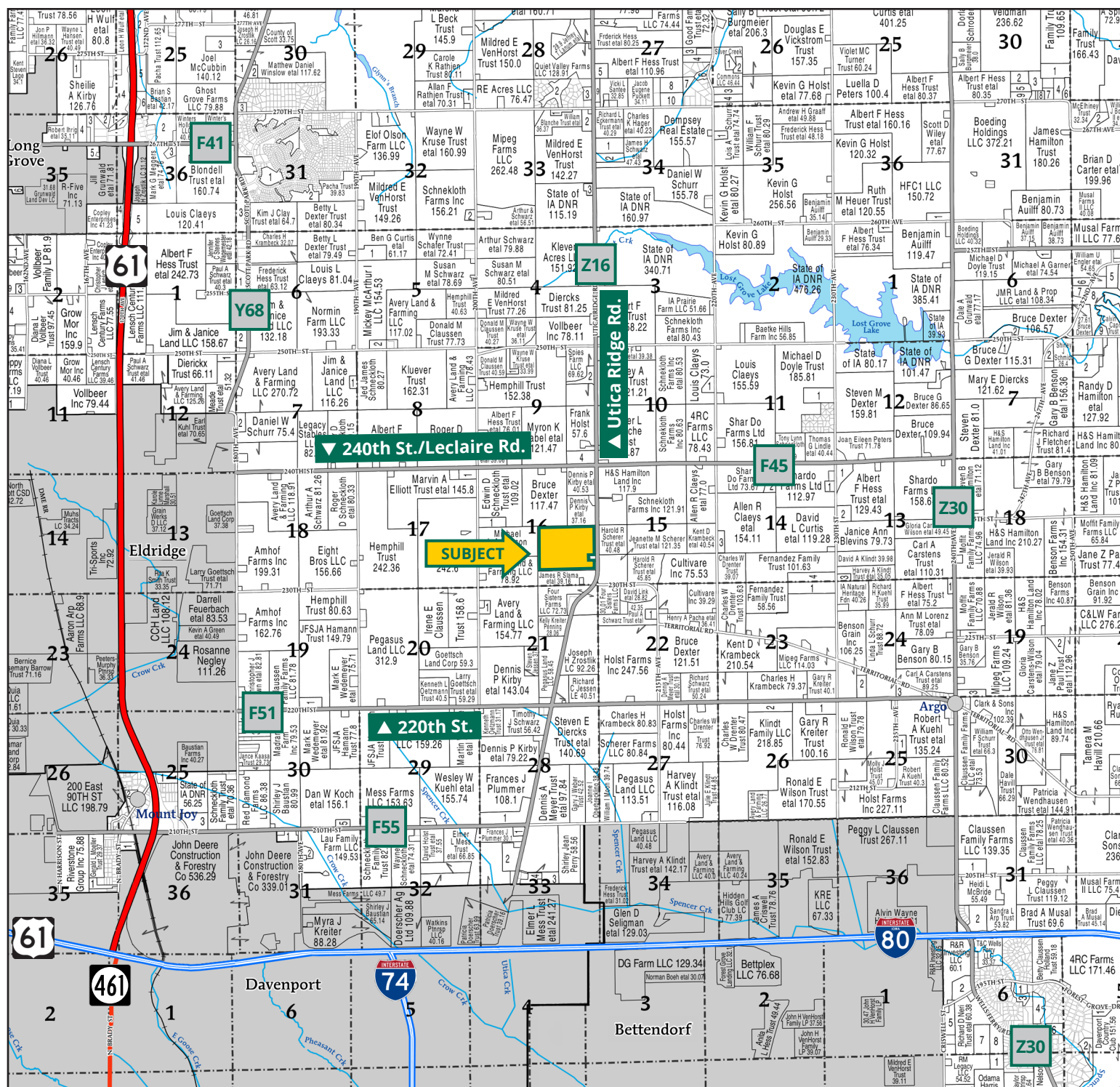


TROY LOUWAGIE, ALC
Licensed Broker in IA & IL
319.721.4068
TroyL@Hertz.ag

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

119.64 Acres, m/I
Scott County, IA

Lincoln Township, Scott County, IA



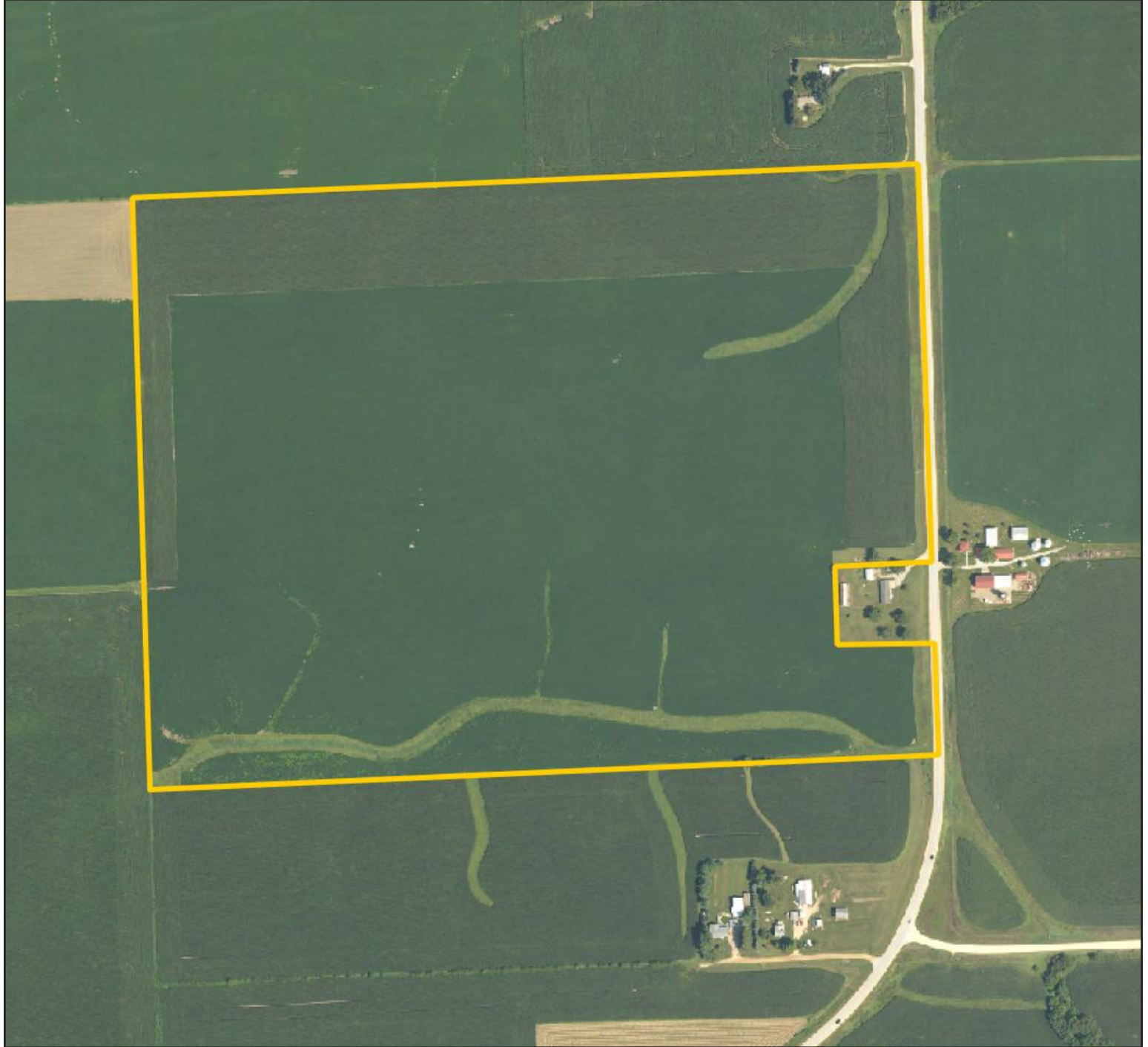
Map reproduced with permission of Farm & Home Publishers, Ltd.

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

KYLE BELL, AFM
563.451.4958
KyleB@Hertz.ag

TROY LOUWAGIE, ALC
319.721.4068
 TroyL@Hertz.ag

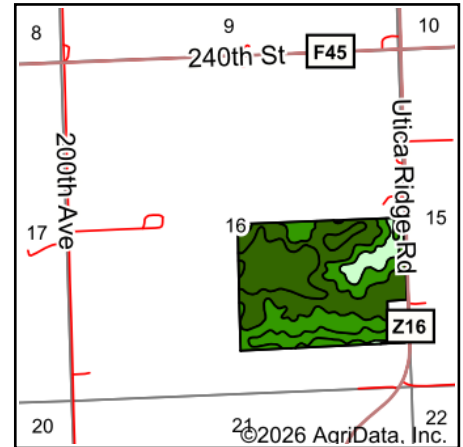
FSA/Eff. Crop Acres: 117.06 | Grass Acres: 4.27 | Soil Productivity: 90.60 CSR2



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

KYLE BELL, AFM
563.451.4958
KyleB@Hertz.ag

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag



State: **Iowa**
 County: **Scott**
 Location: **16-79N-4E**
 Township: **Lincoln**
 Acres: **117.06**
 Date: **8/28/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



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**
120B	Tama silty clay loam, 2 to 5 percent slopes	41.40	35.4%		Ile	95
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	33.25	28.4%		IIle	87
119	Muscatine silty clay loam, 0 to 2 percent slopes	23.77	20.3%		Iw	100
11B	Colo-Ely complex, 0 to 5 percent slopes	9.24	7.9%		IIw	86
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	8.23	7.0%		IIIle	62
820B	Dockery silt loam, 2 to 5 percent slopes	0.74	0.6%		IIw	83
118	Garwin silty clay loam, 0 to 2 percent slopes	0.43	0.4%		IIw	90
Weighted Average					2.15	90.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Eldridge: At the intersection of US-61 and Le Claire Rd./240th St., 4 mile east on Le Claire Rd./240th St. and ½ mile south on Utica Ridge Rd. The property is located on the west side of the road.

Simple Legal

That part of the North 120 acres of the SE ¼ of Section 16, in Township 79N, Range 4 East of the 5th P.M., Scott County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$2,147,538.00
- \$17,950/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2026-2027: \$4,644.00
Gross Surveyed Acres: 119.64
Net Surveyed Acres: 117.65
Tax per Net Surveyed Acre: \$39.47

Lease Status

Farm lease is open for the 2027 crop year.

FSA Data

Farm 1085, Tract 1354
FSA/Eff. Crop Acres: 117.06
Cert. Grass Acres: 4.27
Corn Base Acres: 116.50
Corn PLC Yield: 184 Bu.

Soil Types/Productivity

Primary soils are Tama and Muscatine.
CSR2 on the FSA/Eff. crop acres is 90.60.
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 level to gently rolling.

Drainage

Drainage is natural with some tile.
Contact agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

Access Easement

There is an ingress/egress easement over a small portion of this farm to allow access to the building site.

Comments

This is a highly productive Scott County farm with a 90.60 CSR2.



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.

Southwest Corner Looking Northeast



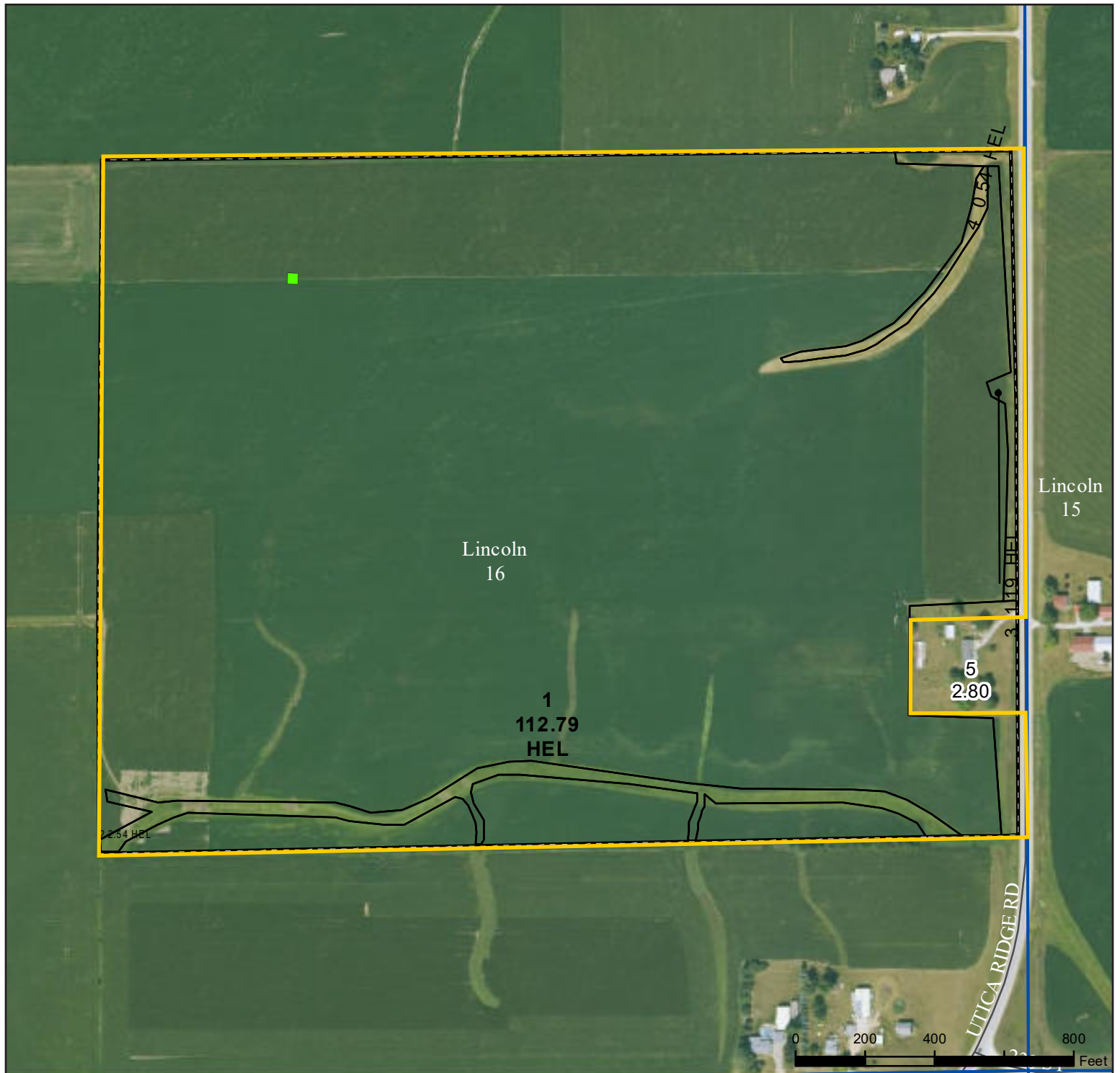
Northeast Looking Southwest



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

KYLE BELL, AFM
563.451.4958
KyleB@Hertz.ag

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag



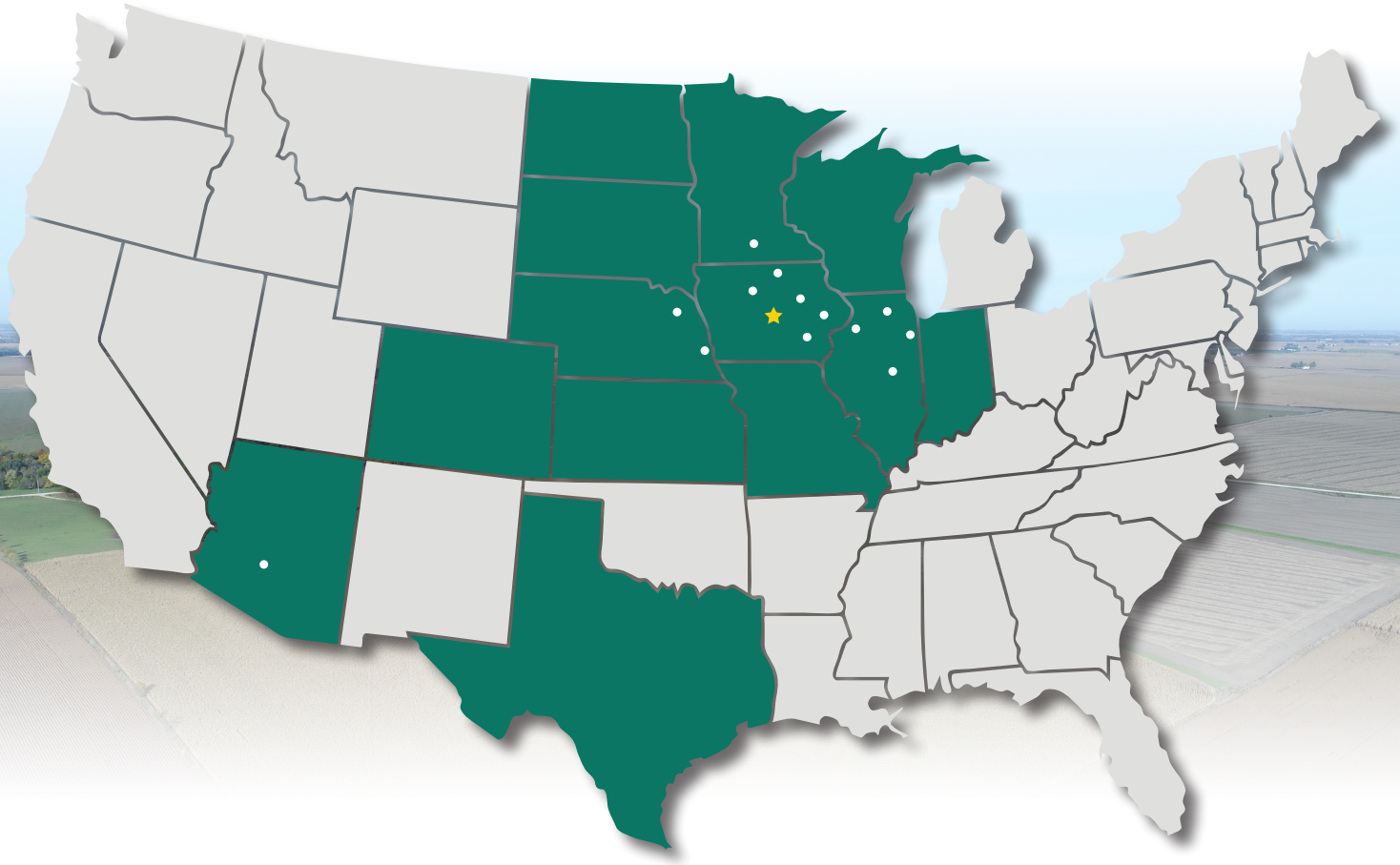


319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

KYLE BELL, AFM
563.451.4958
KyleB@Hertz.ag

TROY LOUWAGIE, ALC
319.721.4068
TroyL@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

KYLE BELL, AFM
563.451.4958
KyleB@Hertz.ag

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag