

— LAND AVAILABLE — CLINTON COUNTY

260TH AVE | WELTON, IA 52774

116.50
ACRES M/L

LISTING #17970

ALAN MCNEIL | 563.321.1125
Alan@PeopelsCompany.com
IA LIC S64136000

DOUG YEGGE | 563.320.9900
Doug@PeopelsCompany.com
IA LIC B14481000



700 6TH AVENUE | DEWITT, IA 52742 | 563.321.1125

CLINTON COUNTY

Farmland Available

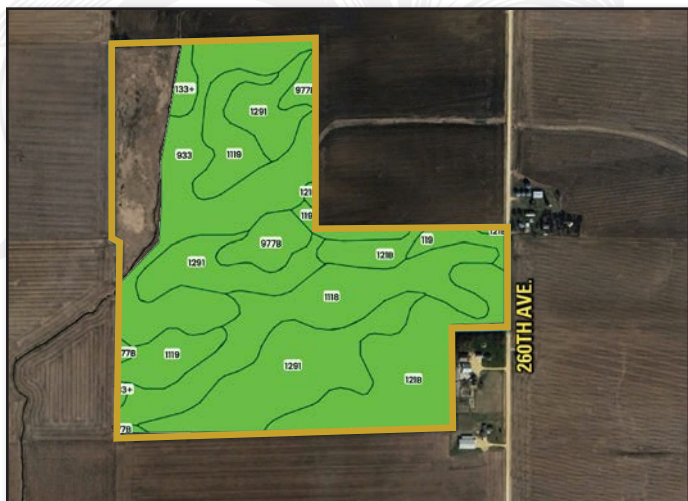
Peoples Company is pleased to present an excellent 116.5 m/l acre in Clinton County, IA farm. This farm features 116.25 FSA tillable acres with an average CSR2 of 88.1. Much higher than the county average of 63. Prominent soil types include Sawmill silty clay loam, Atterberry silt loam and Tama silt loam. Of the tillable acres, 12.29 are enrolled in CRP with an annual payment of \$3,905, expiring 9-30-2031, and located in sections 3 and 10 of Welton Township, just North of Welton, Iowa.

This farm is located 1.5 miles east of Highway 61, offering easy access to area grain markets, including the ADM in Clinton, Iowa. The farm would make for a great add-on to an existing farming operation or a good farmland opportunity for an investor looking to diversify their portfolio.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
1291	Atterberry silt loam	26.81	25.78%		85
933	Sawmill silty clay loam	21.76	20.93%		78
121B	Tama silt loam	18.52	17.81%		95
1118	Garwin silty clay loam	17.10	16.44%		94
1119	Muscatine silt loam	9.53	9.16%		95
977B	Richwood silt loam	5.27	5.07%		90
119	Muscatine silt loam	3.29	3.16%		94
133+	Colo silt loam	1.71	1.64%		78
Weighted Average					88.1



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ASKING PRICE
\$2,038,750

FOR MORE INFORMATION VISIT **PEOPLES COMPANY.COM**

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260th Ave | Welton, IA 52774



DIRECTIONS

From the Welton truck stop, cross Hwy 61, go east on 260th Ave. After 1/2 a mile the road will turn north, and travel 3/4 of a mile, the farm will be on the west side. Watch for the sign.

FARM DETAILS

- **Farmland Acres:** 116.28
- **DCP Cropland Acres:** 103.99
- **CRP Acres:** 12.29 - \$3,905 annual payment
- **Corn Base:** 76.94 Acres - PLC Yield of 192
- **Soybean Base:** 25.65 Acres - PLC Yield of 58



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