



CLAYTON

COUNTY

LAND AVAILABLE
81.93 ACRES M/L

PC PEOPLES™
COMPANY
INTEGRATED LAND SOLUTIONS

LISTING #16660

Travis Smock | 319.361.8089 | Travis@PeoplesCompany.com



LAND AVAILABLE

Offering 81.93 acres m/l of diverse Clayton County farmland on a hard surface road. This property offers something for everyone including income-producing tillable land, recreation land, and potential future building sites. There are currently 45.13 tillable acres carrying a CSR2 of 49.5 with the top soil type being the very productive Fayette silt loam. An additional 8.81 acres m/l currently fenced for pasture could be sodbusted for a total of approximately 53.94 tillable acres. This property is positioned in the perfect part of the world for whitetail deer hunting and offers ample food and timber cover with water located just to the west at Kleinlein Creek. There are three wide access drives off Highway 13 with beautiful hilltop views creating opportunities for multiple building sites. The farm is located just 2.5 miles north of Strawberry Point in Section 2 of Cass Township, Clayton County, Iowa.

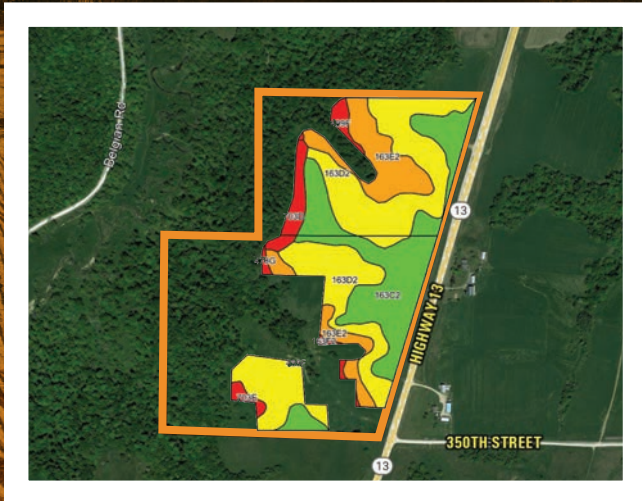


DIRECTIONS

From the intersection of Highway 3 and Highway 13 in Strawberry Point, travel north on Highway 13/Elkader Street for 2.5 miles and the property will be located along the west side of the road.

LEGAL DESCRIPTION

Lot One (1) of Behrens Subdivision in Section Two (2), Township Ninety-one (91) North, Range Six (6), West of the 5th P.M., in Clayton County, Iowa, according to the Plat recorded in Book 50, Plats, Page 24 (Instrument No. 2022R04259). Exact legal description to be taken from Abstract.



TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
163D2	Fayette silt loam	20.96	46.4%		46
163C2	Fayette silt loam	13.63	30.2%		72
163E2	Fayette silt loam	7.13	15.8%		35
703D	Dubuque silt loam	1.72	3.8%		14
499F	Nordness silt loam	0.73	1.6%		5
703E	Dubuque silt loam	0.51	1.1%		8
163F2	Fayette silt loam	0.27	0.6%		18
478G	Rock Nordness complex	0.18	0.4%		5

Weighted Avg 49.5



**SCAN FOR
MORE INFO**



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