

LAND FOR SALE

LISTING #18274

107 ACRES M/L
SCOTT COUNTY, IOWA



DOUGLAS R. YEGGE

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700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

107 Acres M/L being the SE 1/4 of Section 24, Township 78N, Range 2 East of the 5th PM. All lying East of I-280. Scott Co. IA. Excluding approximately 50 acres in the SW corner of said parcel and also excluding Parcel "D" acreage and buildings in the SE Corner.

Exact legal to come from abstract.

COMMENTS & BUILDING INFORMATION:

Transitional Development Land for Sale

Peoples Company is proud to represent Jim Henzen in the sale of 107 acres m/l located in Scott County, Iowa. This exceptional property sits between Davenport and Blue Grass, just south of Davenport West High School, and offers a diverse investment opportunity suitable for developers, investors, and agricultural producers alike. Currently utilized as a row crop operation, the farm features approximately 107 acres in production and boasts a strong CSR2 of 69.5. The primary soil types include Muscatine and Tama—two of Iowa's most productive and sought-after soil profiles. The farm benefits from established waterways and is believed to have existing drainage tile (though tile maps are unavailable), enhancing its long-term agricultural performance. In addition to its farming appeal, the property is strategically positioned in the path of growth on the southwest edge of Davenport, making it highly attractive for transitional development or rural residential use. Multiple grain marketing options are located nearby, including the ADM processing plant and several local cooperatives, providing convenient market access.

Whether you're seeking high-quality tillable farmland, a transitional development tract, or future residential acreage, this offering checks all the boxes.

For more information, please contact the listing agent.

LEASE/FSA INFORMATION:

Leased for the 2025 crop year.

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107 Acres M/L, Scott County, IA

TOTAL ACRES:	107
PRICE:	\$2,247,000
Price Per Acre:	\$21,000
Owner:	James M. Henzen Revocable Trust
Operator:	
County & State:	Scott Co., IA
Location:	Locust St. & Utah Ave., Davenport, IA
Possession Date:	As agreed
Drainage Info:	Natural & Tile
Average Productivity:	69.5 CRS2
Taxable Acres:	106.74
Net RE Taxes:	\$3,181 est.
Taxes Payable In:	2024
Topography:	Level to gentle slope

F.S.A. INFORMATION:

Farmland:	112.55
Crop Acres:	107.79
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	53.8
Corn Yield:	165
Soybean Base:	53.7
Soybean Yield:	59

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	107
Tillable Acres:	107.79
CRP Acres:	
Farmstead:	
Roads:	
Waterways:	
Timber:	
Pasture:	

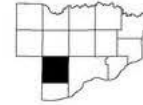
PeoplesCompany.com
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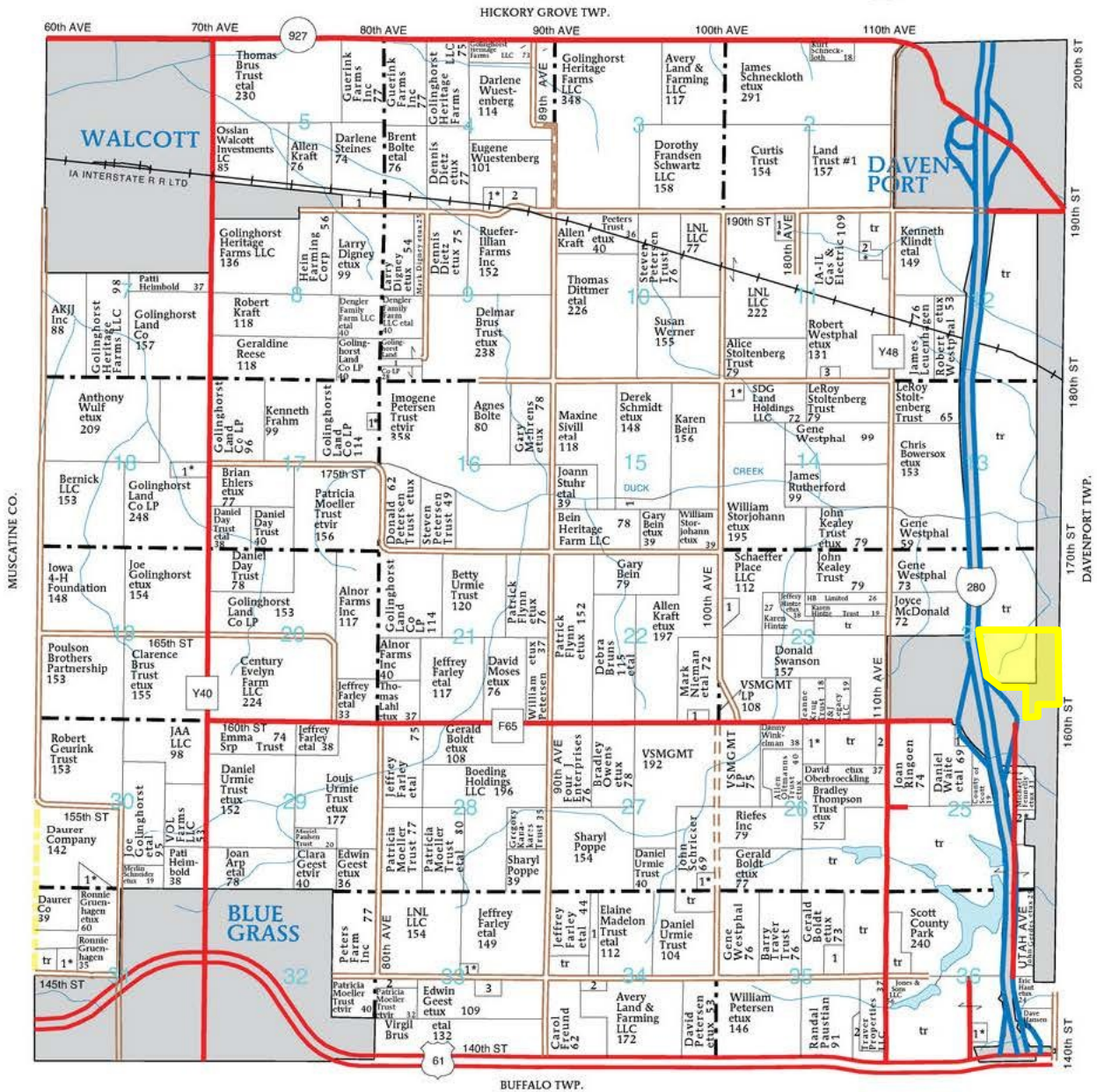
T-78-N

BLUE GRASS PLAT

(Landowners)



R-2-E

**BLUE GRASS
TOWNSHIP****SECTION 4**

1. Gardner, Steven et ux 5
2. McCoy, Joshua 10

SECTION 5

1. G&R Integration Services Inc 10

SECTION 9

1. Claeys, Janice 11

SECTION 11

1. Kline, Leslie et al 7
2. O'Brien, James et ux 8
3. Wendhausen, Mark 5

SECTION 14

1. Beattie, Matthew et ux 7

SECTION 15

1. Bein, Gary 10

SECTION 17

1. Bein, Gregory et ux 5

SECTION 18

1. Needham Trust, Joseph et ux 10

SECTION 22

1. Boldt, Jared 5

SECTION 23

1. Gibbs, Charles 5

SECTION 25

1. JJ Convenience Store Inc 6

2. Waddell, John et ux 14

SECTION 26

1. Collins, Steven et ux 15

2. H F Enterprises

- Partnership 10

SECTION 27

1. Cale, Ronald et ux 10

SECTION 30

1. Gruenhagen, Ronnie et ux 14

SECTION 31

1. Roush, Michael et ux 6

SECTION 33

1. Caffery, Joseph et ux 7

2. Moeller, David 9

3. Geest, Dieter 12

SECTION 34

1. Madelon Trust, Elaine 15

2. Lahl, Joan 9

SECTION 35

1. Riefe Trust, Pamela 7

2. National Retail Properties LP 19

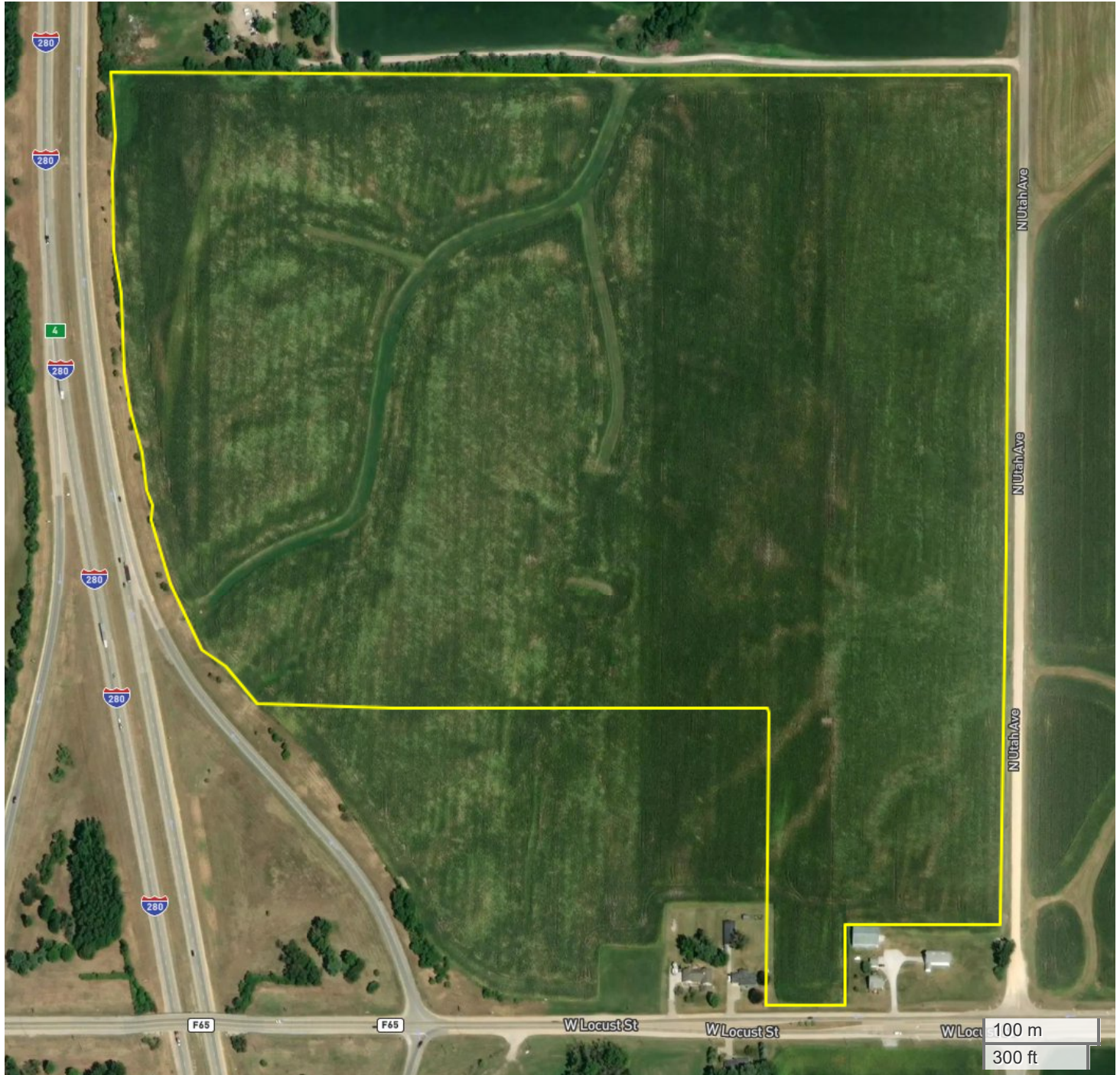
SECTION 36

1. Denger, John et ux 6



107 A. (107.00 AC TOTAL, 107.79 AC TILLABLE)

AERIAL MAP



Center: 41.541922, -90.673093

24-78N-2E

Davenport city Township

Scott County, IA

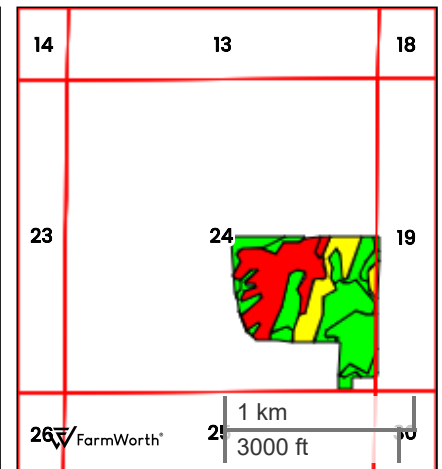
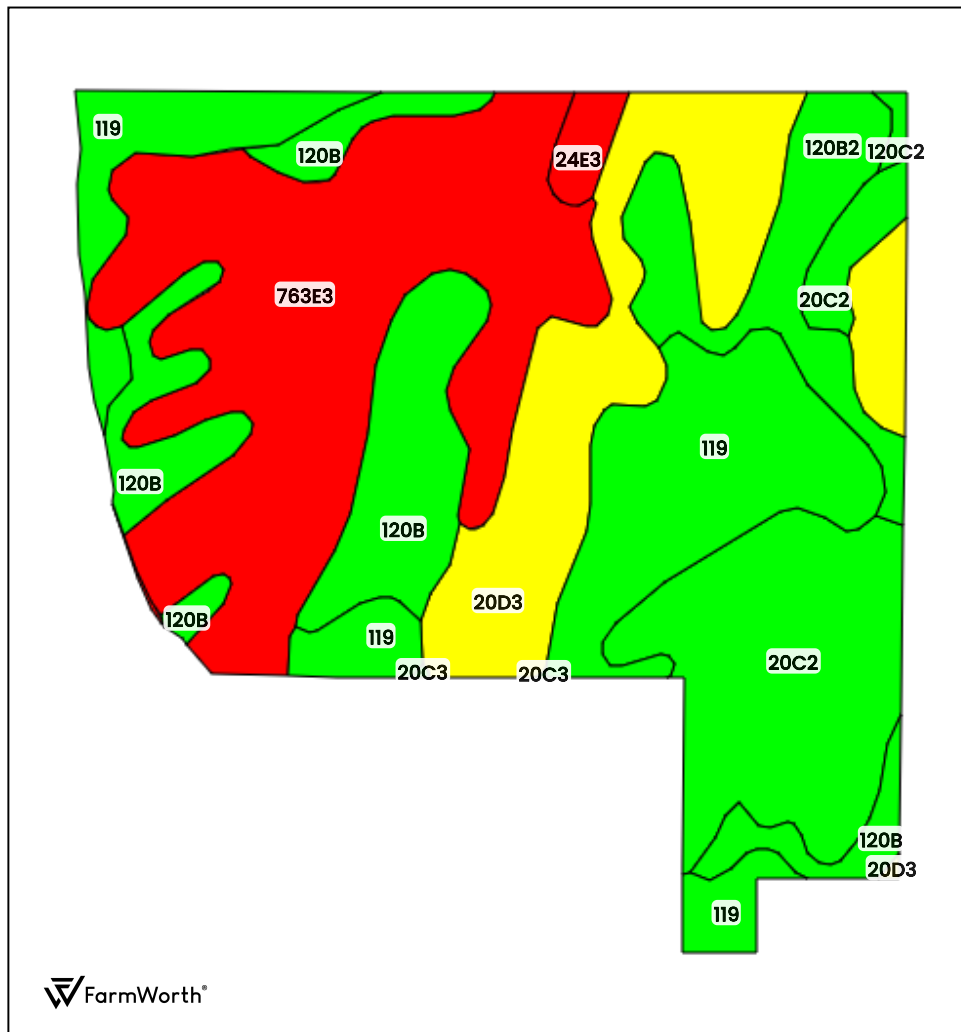


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107 A. (107.00 AC TOTAL, 107.79 AC TILLABLE)

TOTAL SOILS



County: **Scott County, IA**
Location: **24-78N-2E**
Township: **Davenport city**
Acres: **107.00**
Date: **04/16/2025**



Field borders obtained from Farm Service Agency
as of 2008

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Code	Description	Acres	% of field	IA CSR2	Overall NCCPI
763E3	Exette silt loam, 14 to 18 percent slopes, severely eroded	31.42	29.37 %	39	67
119	Muscatine silty clay loam, 0 to 2 percent slopes	19.56	18.28 %	100	96
20D3	Killduff silty clay loam, 9 to 14 percent slopes, severely eroded	16.64	15.55 %	51	78
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	16.25	15.18 %	81	88
120B	Tama silty clay loam, 2 to 5 percent slopes	14.07	13.15 %	95	96
120B2	Tama silty clay loam, 2 to 5 percent slopes, eroded	7.45	6.96 %	92	88
24E3	Shelby clay loam, 14 to 18 percent slopes, severely eroded	1.20	1.12 %	33	70
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	0.32	0.30 %	87	88
5040	Anthroportic Udorthents, 2 to 9 percent slopes	0.06	0.06 %	5	78
20C3	Killduff silty clay loam, 5 to 9 percent slopes, severely eroded	0.04	0.04 %	77	79
			Average:	69.5	82.6

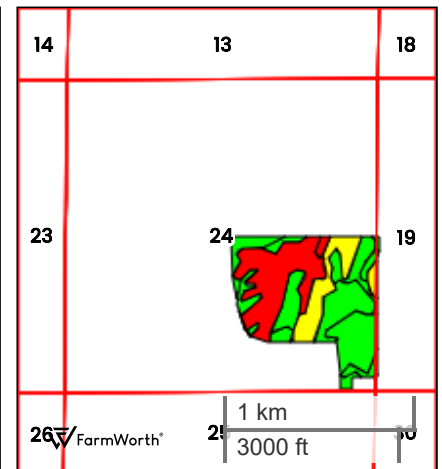
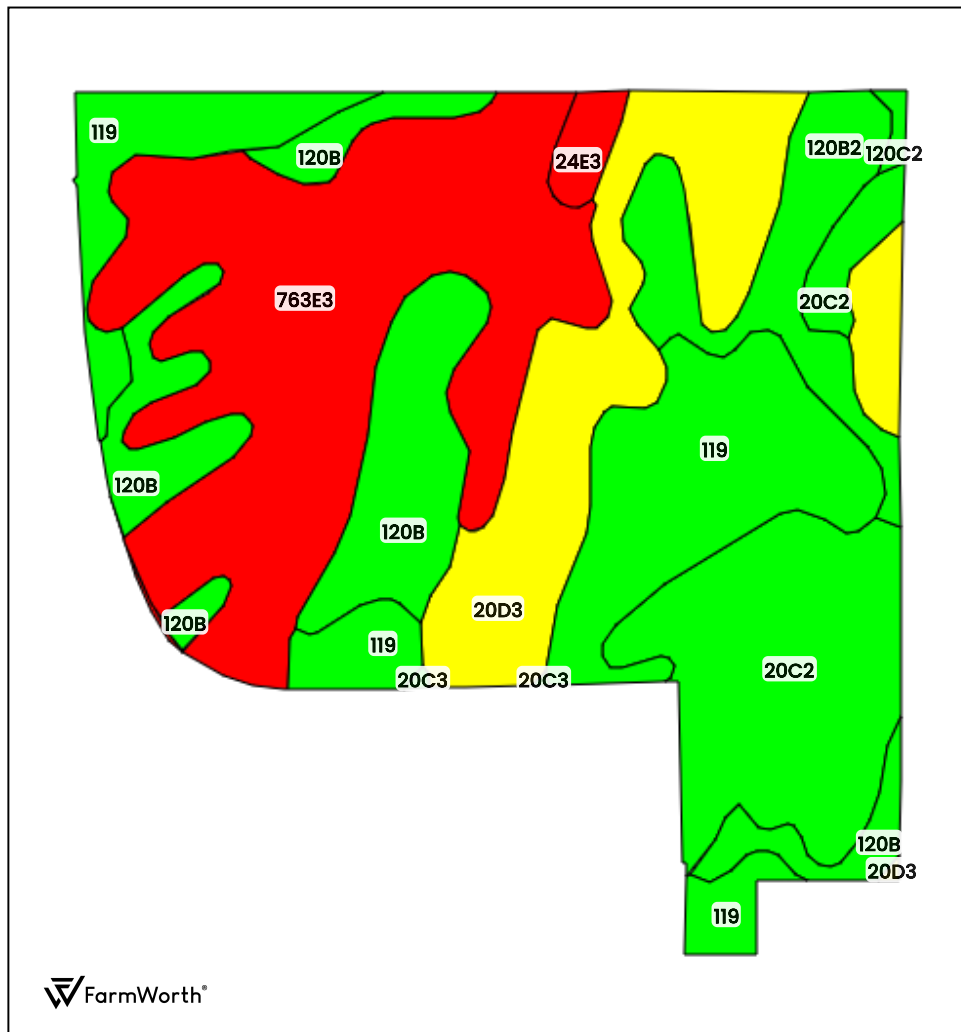
IA has updated the CSR values for each county to CSR2.

Soils data provided by USDA and NRCS.



107 A. (107.00 AC TOTAL, 107.79 AC TILLABLE)

TILLABLE SOILS



County: **Scott County, IA**
Location: **24-78N-2E**
Township: **Davenport city**
Acres: **107.79**
Date: **04/16/2025**



Field borders obtained from Farm Service Agency
as of 2008

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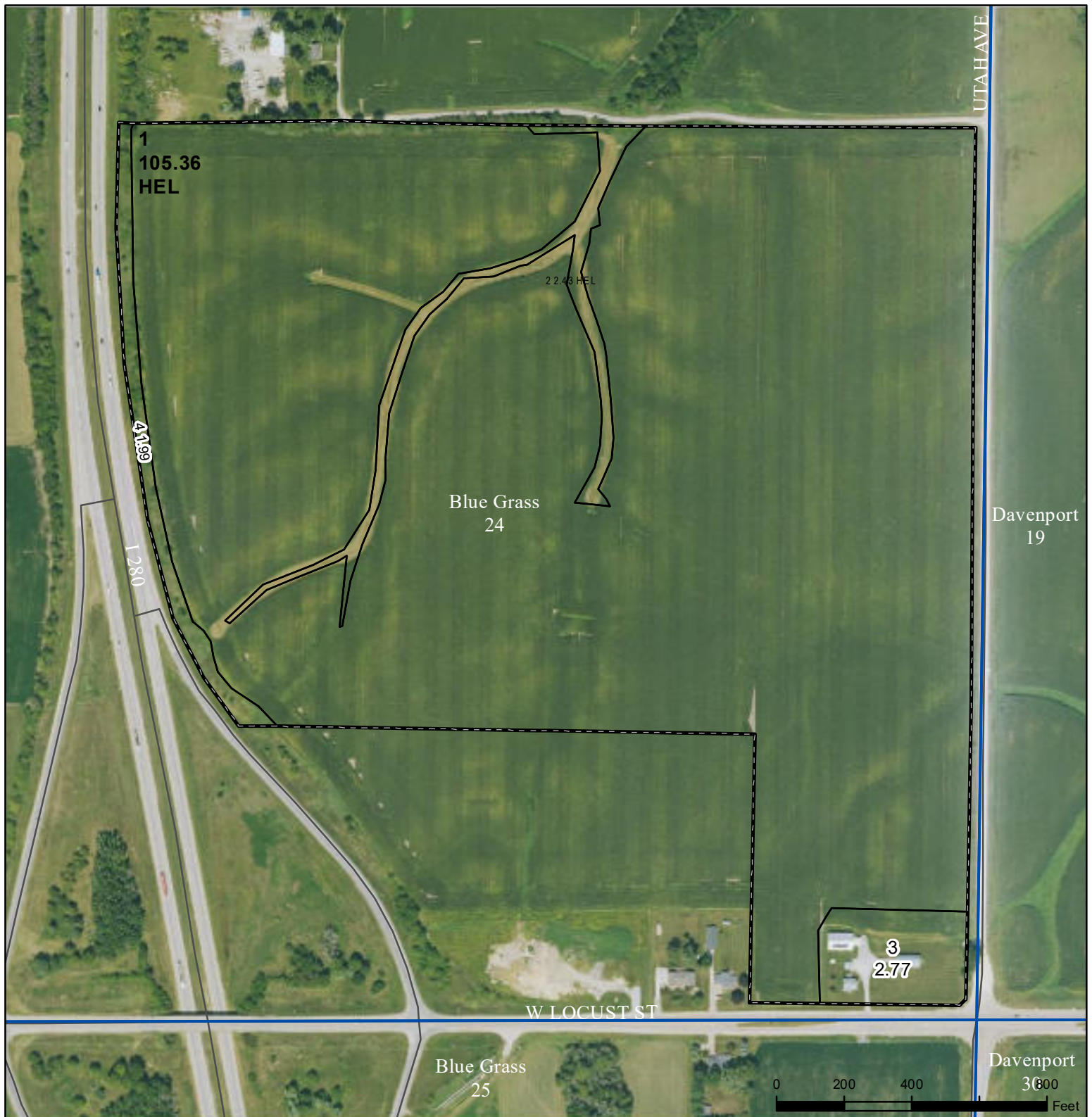
Code	Description	Acres	% of field	IA CSR2	Overall NCCPI
763E3	Exette silt loam, 14 to 18 percent slopes, severely eroded	31.59	29.31 %	39	67
119	Muscatine silty clay loam, 0 to 2 percent slopes	19.91	18.47 %	100	96
20D3	Killduff silty clay loam, 9 to 14 percent slopes, severely eroded	16.69	15.49 %	51	78
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	16.28	15.10 %	81	88
120B	Tama silty clay loam, 2 to 5 percent slopes	14.19	13.17 %	95	96
120B2	Tama silty clay loam, 2 to 5 percent slopes, eroded	7.40	6.87 %	92	88
24E3	Shelby clay loam, 14 to 18 percent slopes, severely eroded	1.23	1.14 %	33	70
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	0.33	0.31 %	87	88
20C3	Killduff silty clay loam, 5 to 9 percent slopes, severely eroded	0.09	0.08 %	77	79
5040	Anthroportic Udorthents, 2 to 9 percent slopes	0.07	0.06 %	5	78
Average:				69.6	82.6

IA has updated the CSR values for each county to CSR2.
Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Scott County, Iowa



Legend

Non-Cropland	CRP	Iowa PLSS
Cropland	Tract Boundary	Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

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2025 Program Year

Map Created March 03, 2025

Farm **4195**

Tract **1098**

Tract Cropland Total: 107.79 acres

IOWA
SCOTT

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4195

Prepared : 4/9/25 3:12 PM CST

Crop Year : 2025

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
112.55	107.79	107.79	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	107.79	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	53.80	0.00	165	
Soybeans	53.70	0.00	59	
TOTAL	107.50	0.00		

NOTES

Tract Number : 1098

Description : SE1/4 OF 24 BLUE GRASS T78N R2E
FSA Physical Location : IOWA/SCOTT
ANSI Physical Location : IOWA/SCOTT
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MARY HENZEN
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
112.55	107.79	107.79	0.00	0.00	0.00	0.00	0.0



Abbreviated 156 Farm Record

Tract 1098 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	107.79	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	53.80	0.00	165
Soybeans	53.70	0.00	59
TOTAL	107.50	0.00	

NOTES

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