

# LAND FOR SALE

**168.51 ACRES M/L**

CLINTON COUNTY, IA

LISTING #18426



**DOUGLAS R. YEGGE**

C: 563-320-9900

O: 563-659-8185

[Doug@PeoplesCompany.com](mailto:Doug@PeoplesCompany.com)

**ALAN MCNEIL**

C: 563-321-1125

O: 563-659-8185

[Alan@PeoplesCompany.com](mailto:Alan@PeoplesCompany.com)

**PeoplesCompany.com**  
**563.659.8185**

700 6th Ave  
DeWitt, Iowa 52742

# LAND FOR SALE

## LEGAL DESCRIPTION:

168.51 Acres M/L being part of the Southeast 1/4 of the Southeast 1/4 of Section 4, also part of the South 1/2 of the Southwest 1/4 of Section 3 and also being part of the North 1/2 of the Northwest 1/4 of Section 10, all being in Township 82 North, Range 3 East. Clinton Co. Iowa.  
Exact Legal to come from abstract.

## COMMENTS & BUILDING INFORMATION:

Peoples Company is honored to represent the Corrin Claeys Trust in selling 168.51 acres m/l of premium Eastern Iowa farmland. Ideally located just outside of Welton, Iowa, this exceptional property offers convenience and opportunity. Situated within 30 minutes of Davenport & Dubuque, Iowa, and in easy reach of regional grain markets and agricultural services. The farm is comprised of 167.87 FSA cropland acres, boasting a strong average CSR2 rating of 82.7, with Downs and Sawmill silt loam as the predominant soil types, recognized for their excellent fertility and long-term productivity. High-quality farmland, in this part of eastern Iowa, is seldom brought to market, as it is often held within families for generations. This listing presents a rare opportunity to acquire a highly productive farm in a tightly held area—ideal for those seeking to expand their farming operation, diversify their investment portfolio, or secure a long-term agricultural asset.

## LEASE/FSA INFORMATION:

Leases for the 2025 crop year.

## TO CONTACT LISTING AGENT:

Call: **Douglas R. Yegge**  
Cell: 563.320.9900  
Office: 563.659.8185  
Doug@PeoplesCompany.com

Call: **Alan McNeil**  
Cell: 563.321-1125  
Office: 563.659.8185  
Alan@PeoplesCompany.com

**168.51 Acres M/L, Clinton County, IA**

<b>TOTAL ACRES:</b>	<b>168.51</b>
<b>PRICE:</b>	<b>\$2,510,799</b>
<b>Price Per Acre:</b>	\$14,900
<b>Owner:</b>	Corrin Claeys Trust
<b>Operator:</b>	
<b>County &amp; State:</b>	Clinton Co., IA
<b>Location:</b>	1 mile North of Welton, IA
<b>Possession Date:</b>	As agreed
<b>Drainage Info:</b>	Natural
<b>Average Productivity:</b>	82.7 CSR2
<b>Taxable Acres:</b>	163.88
<b>Net RE Taxes:</b>	\$7,344
<b>Taxes Payable In:</b>	2024-2025
<b>Topography:</b>	Level to gentle slope

## F.S.A. INFORMATION:

<b>Farmland:</b>	168.51
<b>Crop Acres:</b>	167.87
<b>Effective DCP Cropland</b>	
<b>CRP Acres:</b>	
<b>Corn Base:</b>	111.5
<b>Corn Yield:</b>	185
<b>Soybean Base:</b>	55
<b>Soybean Yield:</b>	51

## APPROXIMATE BREAKDOWN OF ACRES:

<b>Total Acres:</b>	168.51
<b>Tillable Acres:</b>	167.87
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	.64
<b>Waterways:</b>	
<b>Timber:</b>	
<b>Pasture:</b>	

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