



LAND FOR SALE

Clinton County

30
ACRES +/-



FARM DESCRIPTION

PRICE: \$117,000

This is a great opportunity for outdoorsmen in Eastern Iowa. The farm is located in Clinton County, Iowa located just 7 miles north of Clinton, Iowa off 149th street. The Mississippi River backwaters are known for tremendous waterfowl hunting, and this area is no exception. This farm offers a unique offering in a compact recreational farm with water and pockets of timber. This farm is a waterfowl hunters paradise offering a great place for ducks and geese to loaf mid day as they transition to crop fields in the early morning and evening hours. I saw 10-15 wood ducks while taking photos of the property. This farm borders the Upper Mississippi National Wildlife & Fish Refuge to the east along the Mississippi River. The cover on this farm is perfect for holding ducks, geese, and whitetail deer. The beauty of this property is you can set it up the way you want it, as it's a blank slate. Properties of this size are hard to find in this area of eastern Iowa, so don't miss your chance to hunt this farm yet this fall. Call Land Agent Nick Skinner at 515-650-0974 or Land Broker Cody Skinner at 515-443-6343 today.



NICK SKINNER | LAND AGENT
Nick@IowaLandCompany.com
515-650-0974

Vinton Office
1705 West D. St. Suite 3
Vinton, IA 52349

CODY SKINNER | LAND BROKER
Cody@IowaLandCompany.com
515-443-6343



AERIAL PHOTO

Clinton County

30
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$117,000

Location:

From Clinton, Iowa, travel north on US-67N for 5.0 miles. Turn right or east on 149th Street for 0.3 of a mile. At the end of the road there will be a mowed path across the top of the levee. A for sale sign is located at the end of path, that is the start of the property.

Legal Description:

30 +/- taxable acres located in Clinton County, Iowa Elk River Township, Section 30. The exact legal description will come from the abstract.

Tax Information:

\$640 +/- estimated annually

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Branded in Land

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HILLSHADE MAP

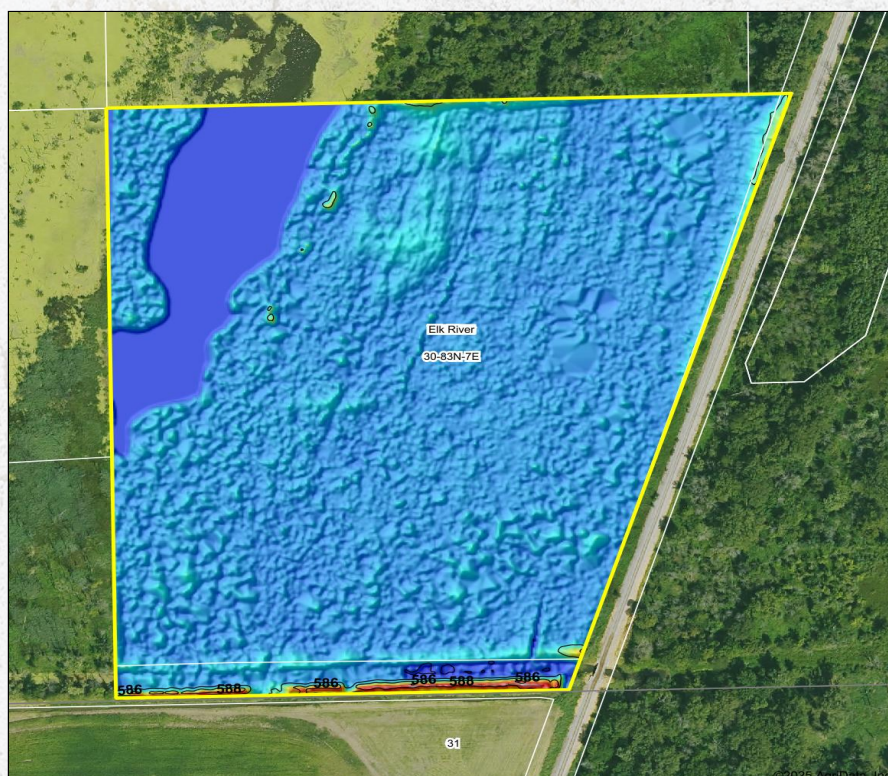
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Details

- 30 +/- Taxable Acres
- Access from a grass lane off 149th street (see for sale signs)
- Waterfowl hunters paradise (I saw 10 – 15 wood ducks while taking photos of the property)
- Offers water and pockets of timber
- Mississippi River backwaters offer great waterfowl opportunities during the fall and winter months
- Borders the Upper Mississippi National Wildlife & Fish Refuge (Thousands of acres)
- Thick cover for whitetail deer to feel secluded
- Great Location and easy access
- Located 7 miles north of Clinton, Iowa
- Located 29 miles northeast of DeWitt, Iowa
- Located 44 miles northeast of Davenport, Iowa
- Located 93 miles east of Cedar Rapids, Iowa

Topography Hillshade



Low Elevation High



Maps Provided by:
surety
© AgriData, Inc. 2023
Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem
Interval(ft): 2

Min: 583.8
Max: 590.6
Range: 6.8
Average: 584.8
Standard Deviation: 0.49 ft

0ft 250ft 501ft



30-83N-7E
Clinton County
Iowa

Boundary Center: 41° 57' 44.73, -90° 11' 12

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PROPERTY PHOTOS

Clinton County

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ABOUT US

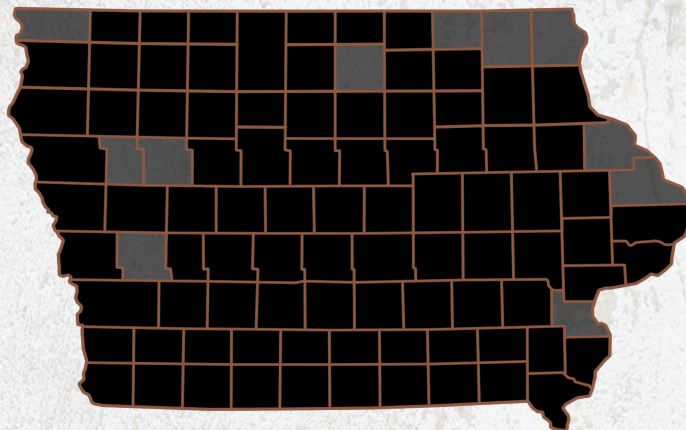
We are Iowa Land Company

A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA

WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS"

-Iowa Land Company

Nick and Cody are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Luke and Matt Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past six years we have represented clients in over 400 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



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