The Anderson 400

399.064± Acres, Scott County, Iowa



- *A development ready site*
- *Outstanding Mississippi River views*
- *Well located off US Highway 67*
- *In close proximity to I-80 and the Quad Cities*

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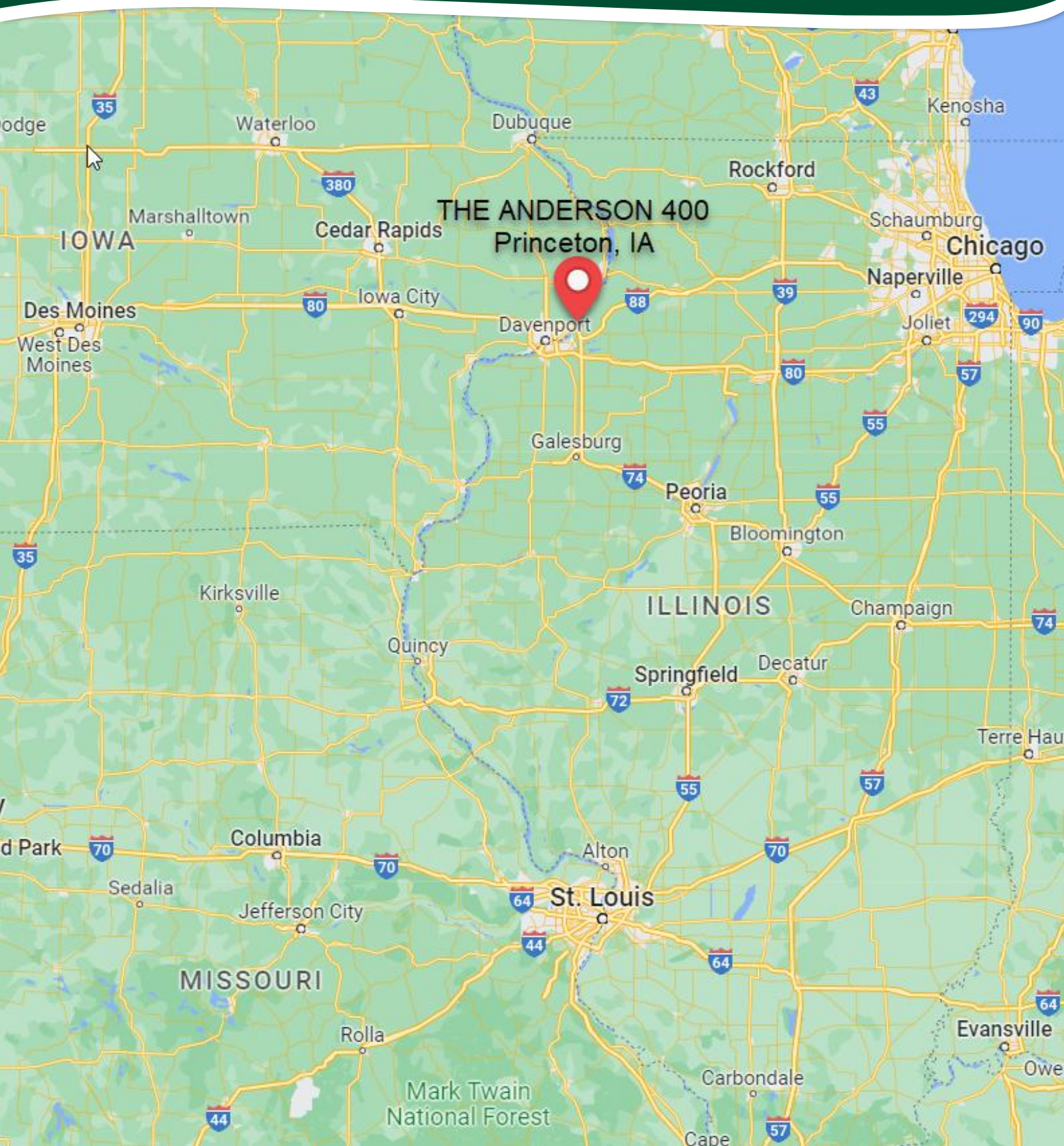
The Anderson 400

Aerial Map



The Anderson 400

Location Map



The Anderson 400

Property Details

LOCATION	The subject property is located approximately 16 miles northeast of Quad Cities International Airport and is within the City of Princeton. Nearby cities include: Le Claire (3 miles south), Bettendorf (4 5/8 miles southwest), and Clinton (9 3/16 miles northeast).
FRONTAGE	There is approximately 1/8 mile of road frontage on U.S. Route 67.
MAJOR HIGHWAYS	U.S. Route 67 is the east border, Illinois Route 84 is 5/8 mile east, Interstate 80 is 4 1/4 miles south, Interstate 88 is 8 1/8 miles southeast, Interstate 74 is 9 3/8 miles southwest, and U.S. Route 30 is 10 miles north of the property.
TRANSPORTATION ACCESS	· In close proximity to Interstates 80, 88, and 74. · Quad City International Airport is 16 miles southwest. · Rail line is adjacent to the property, running along US Route 67. · Barge transport is available on the nearby Mississippi River.
LEGAL DESCRIPTION	A brief legal description indicates The Anderson 400 is located in Part of the East Half of Section 10 and Part of the South Half of Section 11, Township 79 North – Range 5 East (Princeton Township) and Part of the Northwest Quarter of Section 14, Township 79 North – Range 5 East (LeClaire Township), Scott County, Iowa.
TOTAL ACRES	There are a total of 399.064 acres according to a survey.
SOIL TYPES	Major soil types found on this property include: Timula silt loam, Dockery silt loam, Downs silt loam, and Fayette silt loam.
GRAIN MARKETS	There are a number of grain markets located within 20 miles of The Anderson 400.
TOPOGRAPHY	The topography of the subject property is nearly level to very rolling.
MINERAL RIGHTS	All mineral rights owned by the seller will be transferred in their entirety to the new owner.
POSSESSION	Possession will be given at closing, subject to the terms and conditions set forth in a purchase contract.

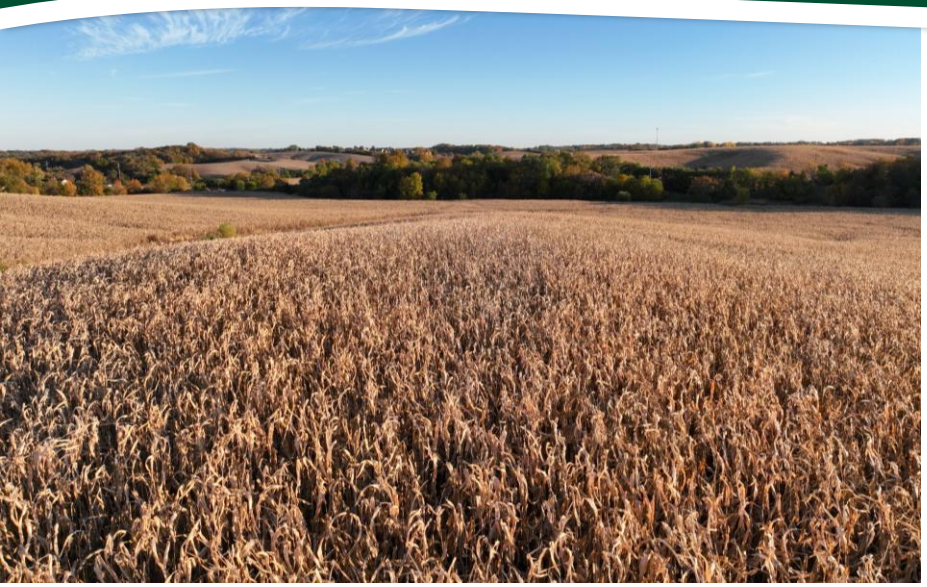
The Anderson 400

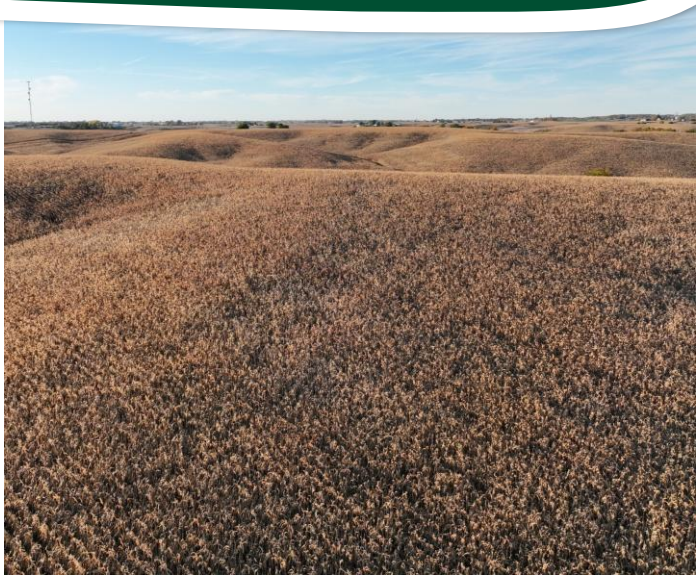
Property Details

PRICE & TERMS	The asking price is $36,215 per acre. A 10% earnest money deposit should accompany any offer to purchase.
FINANCING	Mortgage financing is available from several sources. Names and addresses will be provided upon request.
TAXES	The 2025 net taxes, payable in 2026 and 2027, totaled $8,492.00. The gross taxes for that period totaled $8,956.85. The tax parcel numbers are: 951005001, 951021001, 951023001, 951037001, 951039001, 951053001,951055001, 951133002, 951135003, 951149002, 951401003, 951151006, 951403009.
IMPROVEMENTS	The Anderson 400 building site is improved with a home, several barns and outbuildings. Additional information is available upon request. All improvements are being sold on an “as is where is” basis.
ZONING	The property is zoned GBP, Green Business Park.
COMMENTS	The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Mark Mommsen at Martin, Goodrich & Waddell, Inc. at 815-901-4269.

The Anderson 400

Property Photos











The Anderson 400

Property Photos











The Anderson 400

Property Photos





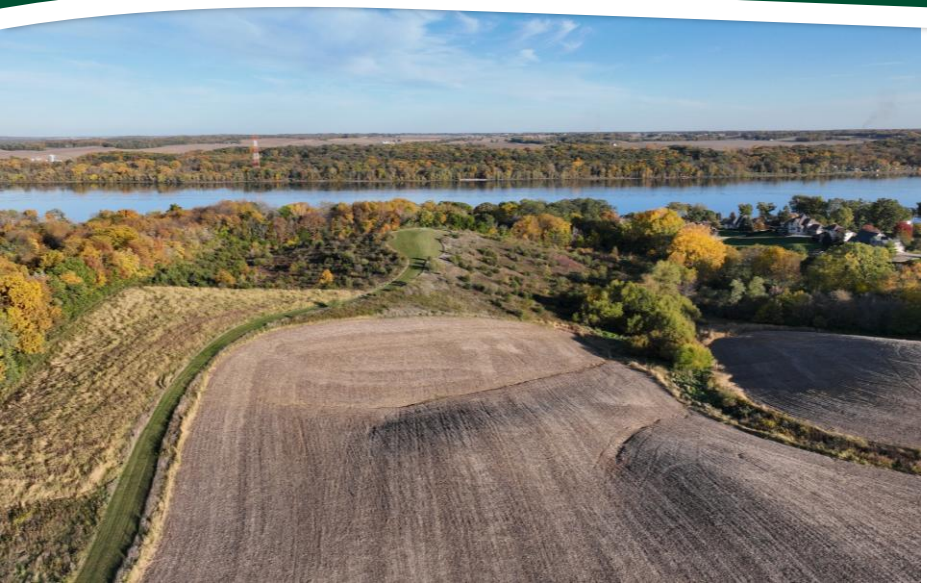






The Anderson 400

Property Photos





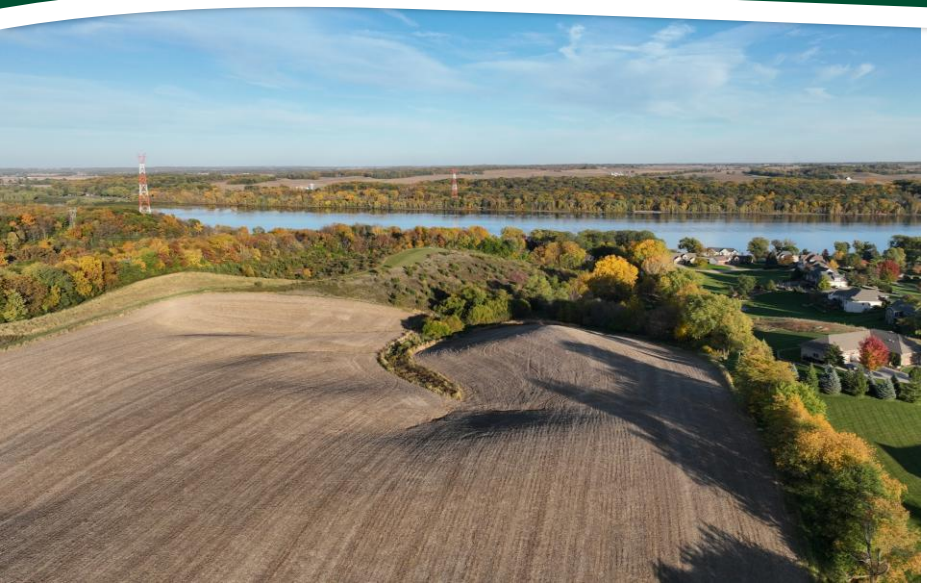


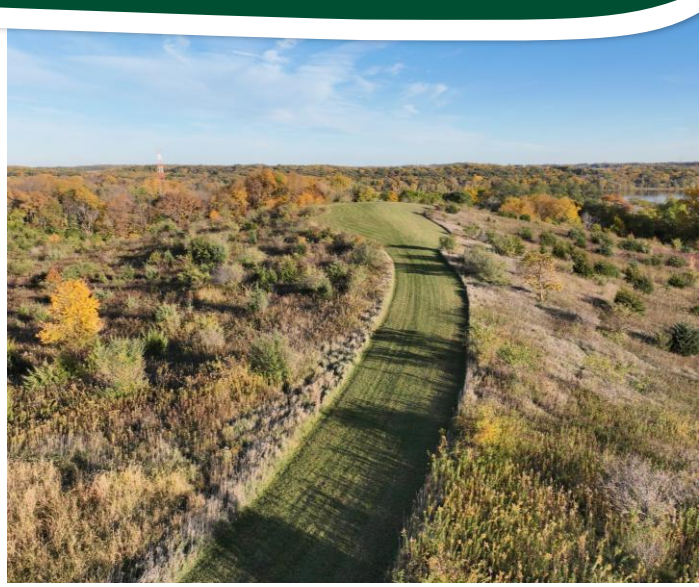




The Anderson 400

Property Photos









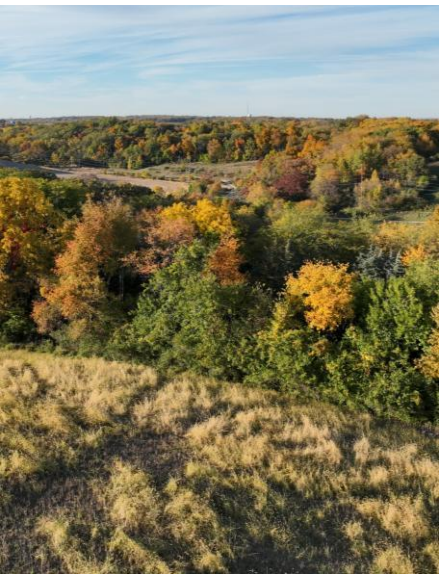


The Anderson 400

Property Photos











The Anderson 400
Green Business Park

The Seller has worked extensively with Shive-Hattery engineers to develop a concept plan for The Anderson 400 Green Business Park. The following is a summary of the relevant site-related data and documentation produced as a result of that site development plan.

The Anderson 400 Green Business Park:
The Anderson 400 Green Business Park offers a one-of-a-kind, sustainable 400-acre site near the Quad Cities (Iowa) that overlooks the majestic Mississippi River with views second-to-none. This business park objective balances the natural landscape for future development with natural amenities like trails, trees, water features and natural elements that will be enjoyed by all who visit and work in this future business park.

The master plan has incorporated a balance between natural sites and developed sites. As ideas and inspirations were explored, it was critical to the owners that the environmental areas within the development were protected. The development overlooks the majestic Mississippi River with views that are second-to-none. It was designed to provide natural amenities that will be viewed by all who visit and interact within the property.

Due Diligence Studies
FEMA Flood Maps
Phase 1 Environmental Site Assessment
Wetlands Delineation & Floristic Quality Assessment
Endangered Species Report & Bat Habitat
Site Soils Studies, Geotechnical Report
Traffic Impact Study
Area Traffic Volumes

Cultural Studies
Phase 1 Intensive Archaeological Investigation
Cultural Resource Identification Survey: Historic Architectural Investigation

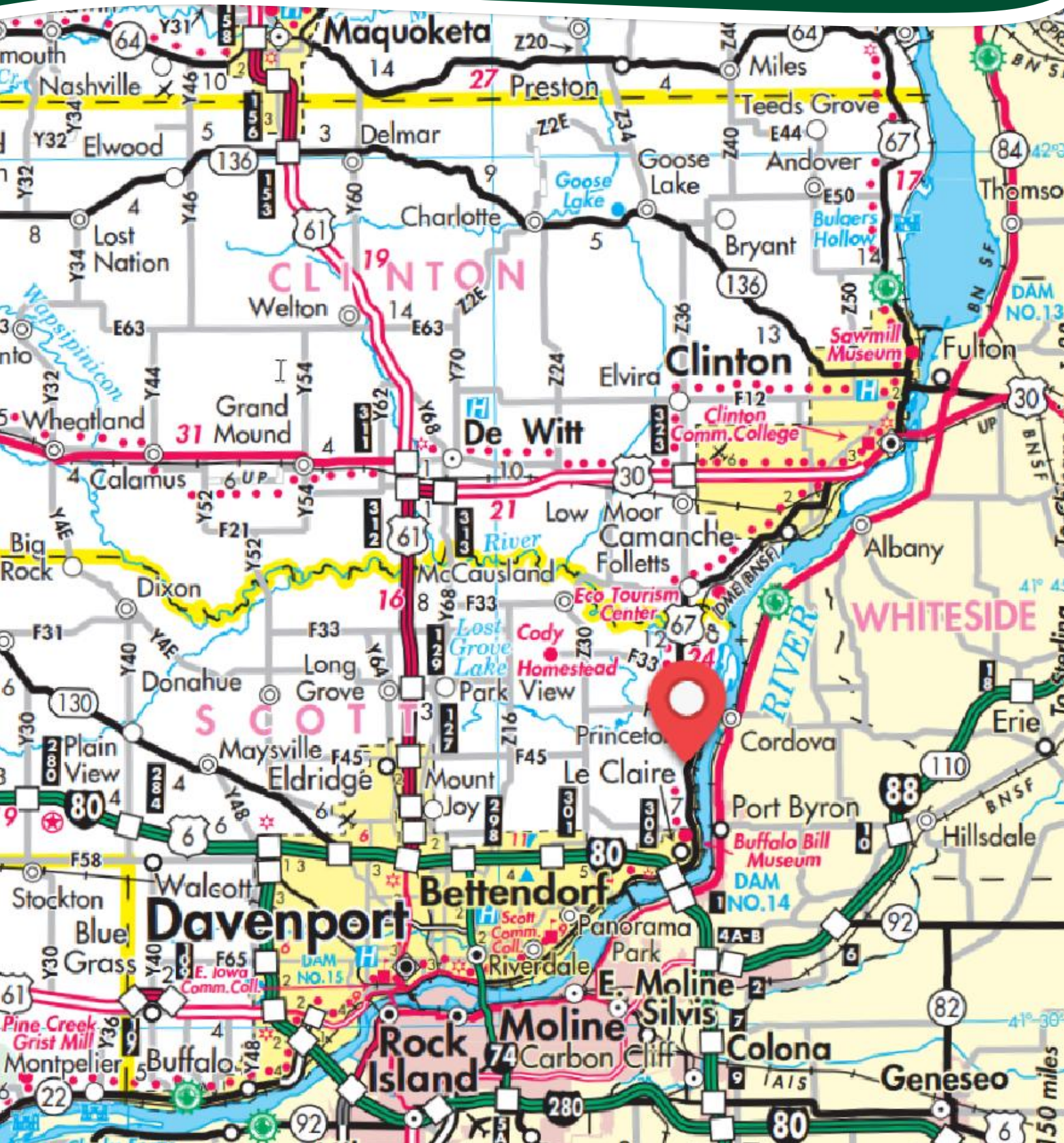
Development Plan
Zoning Map
Zoning Ordinance
Covenants
Site Contours and Critical Slopes
Utilities
Interactive Utility Infrastructure Map
Masterplan
Developed Site Visualization
Development Concept Video
The Anderson 400 Attributes
Additional Photography of Site
Location Maps
Property Historical Timeline
Media

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

Source: https://www.shive-hattery.com/microsite/anderson-400/home/

The Anderson 400

Highway Map



The Anderson 400

Soils Information

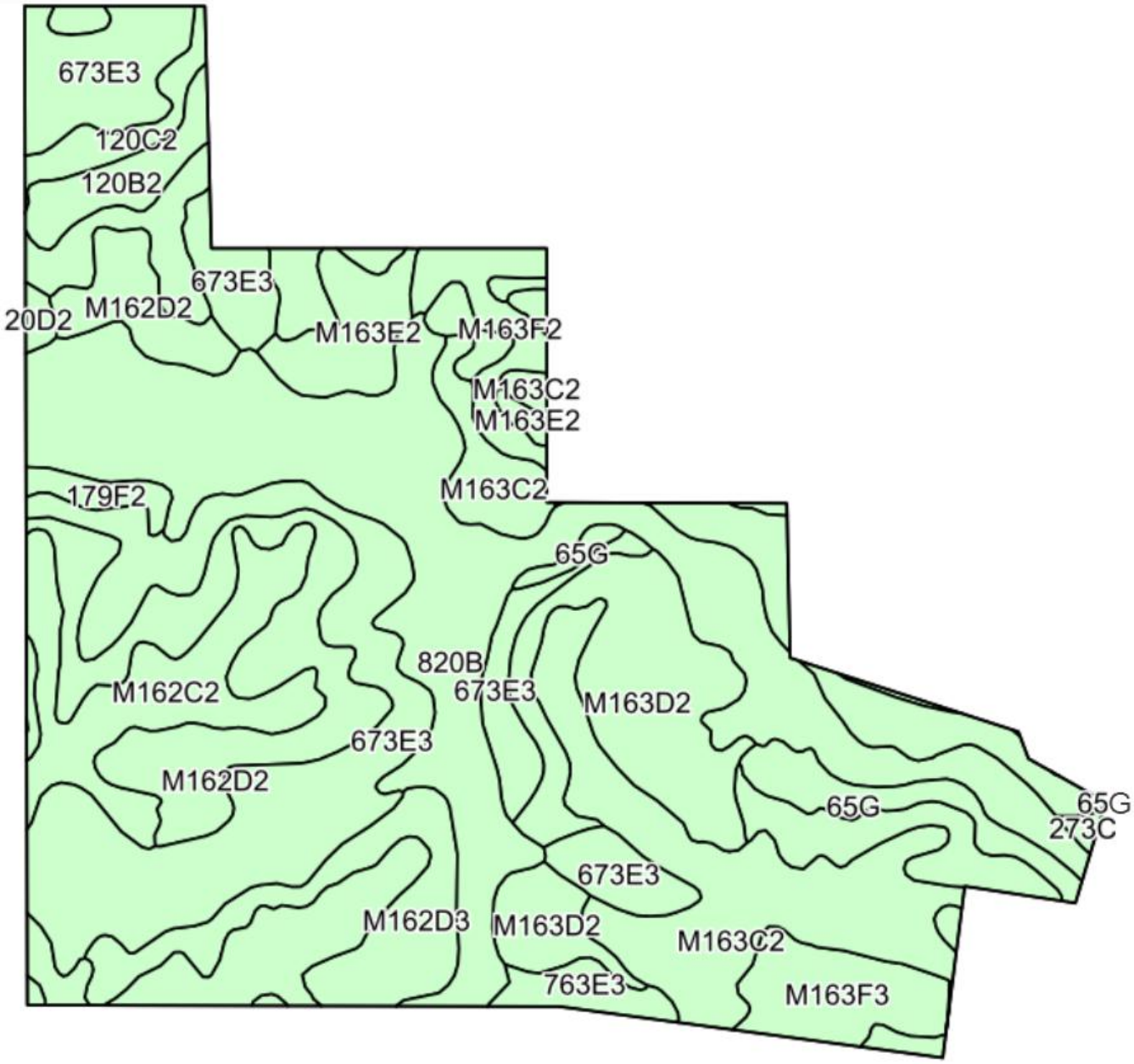
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

Soil #	Soil Name	CSR2
820B	Dockery silt loam	66
673E3	Timula silt loam	56
M163C2	Fayette silt loam	69
M162C2	Downs silt loam	68
M162D2	Downs silt loam	64
M163D2	Fayette silt loam	62
M163F2	Fayette silt loam	42
M162D3	Downs silty clay loam	53
120C2	Tama silty clay loam	70
M163F3	Fayette silty clay loam	37
M163E2	Fayette silt loam	57
M163F	Fayette silt loam	46
65G	Lindley loam	8
120B2	Tama silty clay loam	70
763E3	Exette silt loam	51
179F2	Gara loam	37
20D2	Killduff silty clay loam	73
273C	Olmitz loam	79

*Soils data provided by USDA and NRCS

The Anderson 400

Soils Map



The Anderson 400

Appendix

The Following Links Contain These Documents:

1. Quad Cities Economic Development
2. LocationOne Data
3. Quad Cities Laborshed Analysis
4. Quad Cities Quality of Life
5. Compare Iowa to Other States

For more information, please visit MGW.us.com

or contact:

Mark Mommsen (815) 901-4269 | Mark.Mommsen@mgw.us.com

The Anderson 400

Appendix

The Following Pages Contain These Documents:

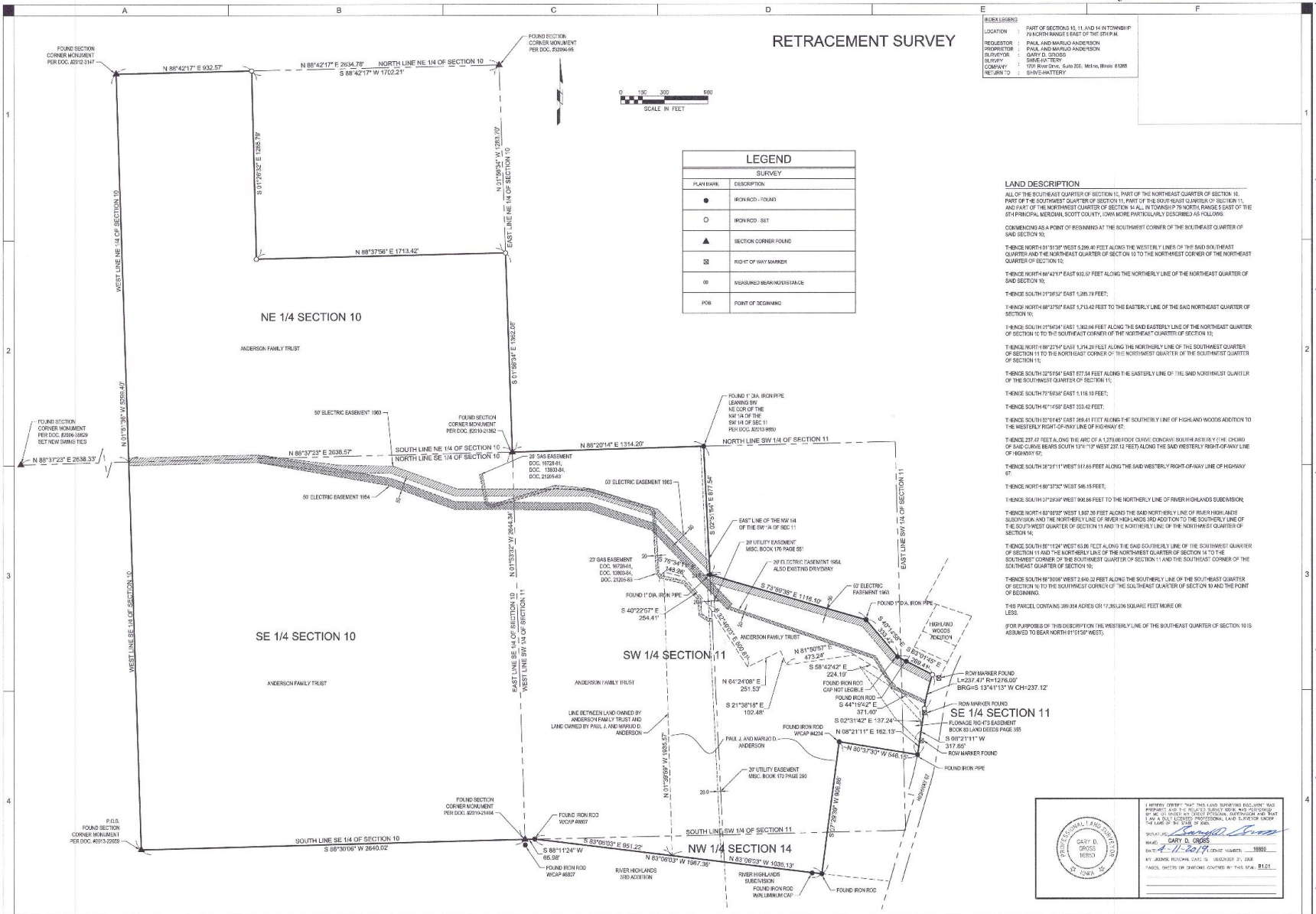
1. Plat of Survey
2. Site Certification Letter
3. Development Plan
4. General Location
5. Transportation Network
6. Aerial Map
7. USGS Quadrangle
8. Zoning Map
9. FEMA Floodplain
10. Tax Parcels
11. Topography Hillshade Map
12. FSA Aerial
13. FSA 156EZ

For more information, please visit MGW.us.com

or contact:

Mark Mommsen (815) 901-4269 | Mark.Mommsen@mgw.us.com

RETRACEMENT SURVEY



INDEX LEGEND		
LOCATION	:	PART OF SECTIONS 10, 11, AND 14 IN TOWNSHIP 79 NORTH RANGE 5 EAST OF THE 5TH P.M.
REQUESTOR	:	PAUL AND MARJO ANDERSON
PROPRIETOR	:	PAUL AND MARJO ANDERSON
SURVEYOR	:	GARY D. GROSS
SURVEY	:	SHIVE-HATTERY
COMPANY	:	1701 River Drive, Suite 200, Moline, Illinois 61265
RETURN TO	:	SHIVE-HATTERY

LEGEND

SURVEY	
PLAN MARK	DESCRIPTION
●	IRON ROD - FOUND
○	IRON ROD - SET
▲	SECTION CORNER FOUND
⊠	RIGHT OF WAY MARKER
00	MEASURED BEARING/DISTANCE
POB	POINT OF BEGINNING

LAND DESCRIPTION

ALL OF THE SOUTHEAST QUARTER OF SECTION 10, PART OF THE NORTHEAST QUARTER OF SECTION 10, PART OF THE SOUTHWEST QUARTER OF SECTION 11, PART OF THE SOUTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 14 ALL IN TOWNSHIP 79 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 10;

THENCE NORTH 01°51'36" WEST 5,299.40 FEET ALONG THE WESTERLY LINES OF THE SAID SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 10 TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 10;

THENCE NORTH 88°42'17" EAST 932.57 FEET ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10;

THENCE SOUTH 01°26'52" EAST 1,285.79 FEET;

THENCE NORTH 88°37'56" EAST 1,713.42 FEET TO THE EASTERLY LINE OF THE SAID NORTHEAST QUARTER OF SECTION 10;

THENCE SOUTH 01°56'34" EAST 1,962.08 FEET ALONG THE SAID EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 10 TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 10;

THENCE NORTH 88°20'14" EAST 1,314.20 FEET ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 11 TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11;

THENCE SOUTH 02°51'54" EAST 877.54 FEET ALONG THE EASTERLY LINE OF THE SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11;

THENCE SOUTH 73°59'38" EAST 1,116.10 FEET;

THENCE SOUTH 40°41'58" EAST 333.42 FEET;

THENCE SOUTH 55°01'45" EAST 269.41 FEET ALONG THE SOUTHERLY LINE OF HIGHLAND WOODS ADDITION TO THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 67;

THENCE 237.47 FEET ALONG THE ARC OF A 1,273.00 FOOT CURVE CONCAVE SOUTHEASTERLY (THE CHORD OF SAID CURVE BEARS SOUTH 13°41'13" WEST 237.12 FEET) ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 67;

THENCE SOUTH 08°21'11" WEST 317.66 FEET ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 67;

THENCE NORTH 80°37'33" WEST 646.15 FEET;

THENCE SOUTH 07°29'38" WEST 905.89 FEET TO THE NORTHERLY LINE OF RIVER HIGHLANDS SUBDIVISION;

THENCE NORTH 83°09'03" WEST 1,967.38 FEET ALONG THE SAID NORTHERLY LINE OF RIVER HIGHLANDS SUBDIVISION AND THE NORTHERLY LINE OF RIVER HIGHLANDS 3RD ADDITION TO THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 11 AND THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 14;

THENCE SOUTH 88°11'24" WEST 65.98 FEET ALONG THE SAID SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 11 AND THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 14 TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 11 AND THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 10;

THENCE SOUTH 88°30'06" WEST 2,640.02 FEET ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 10 TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 10 AND THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 389.034 ACRES OR 17,353,236 SQUARE FEET MORE OR LESS.

(FOR PURPOSES OF THIS DESCRIPTION THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 10 IS ASSUMED TO BEAR NORTH 01°51'36" WEST).

PROFESSIONAL LAND SURVEYOR GARY D. GROSS 16850 IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: Gary D. Gross
NAME: GARY D. GROSS
DATE: 4-11-2019
LICENSE NUMBER: 16850
MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2019
PAGES OR SHEETS COVERED BY THIS SEAL: B1.01

SHIVE-HATTERY
ARCHITECTURE + ENGINEERING
1701 River Drive, Suite 200 | Moline, Illinois 61265
309.764.7600 | fax: 309.764.8616 | www.shive-hattery.com
Iowa | Illinois | Indiana
Illinois Firm Number: 184-000314

SEAL

ANDERSON PRINCETON DEVELOPMENT
PAUL AND MARJO ANDERSON
PRINCETON IOWA

DRAWN: MB
APPROVED: GDG
ISSUED FOR: FINAL
DATE: 4/11/19
PROJECT NO: 21740.00
FIELD BOOK: 682
CLIENT NO:

RETRACEMENT SURVEY

B1.01

August 28, 2019

Amy Kuhlers
Program Manager
Iowa Economic Development Authority
200 East Grand Avenue
Des Moines, IA 50309

Dear Ms. Kuhlers:

The Anderson 400, located in Scott County, Iowa, has completed the Iowa Economic Development Authority (IEDA) Certified Site Program. McCallum Sweeney Consulting and Quest Site Solutions[1] has conducted a thorough analysis of the property, and based on the information provided by the owners, Paul and Marijo Anderson, as well as Marti Ahlgren with Shive-Hattery Inc. and our evaluation of the property, we are certifying the **Anderson 400** as a **Green Business Park**.

Quest Site Solutions, formerly McCallum Sweeney Consulting, has developed a program for IEDA to certify Green Business Parks as ready for development. We have certified the Anderson 400 meets the minimum criteria for the Green Business Park category.

The criteria have been incorporated into the Master Development Plan dated June 2019.

The certification will expire on **August 28, 2024.** Upon certification expiration, the property will need to submit for recertification. We congratulate the team with the Anderson 400 property for their hard work and on achieving certification. If there are any questions regarding our analysis, please contact us.

Sincerely,

Lindsey M. Cannon
Director

Sarah S. White
Director

CC: Marijo Anderson, Anderson 400
Marti Ahlgren, Shive-Hattery Inc.

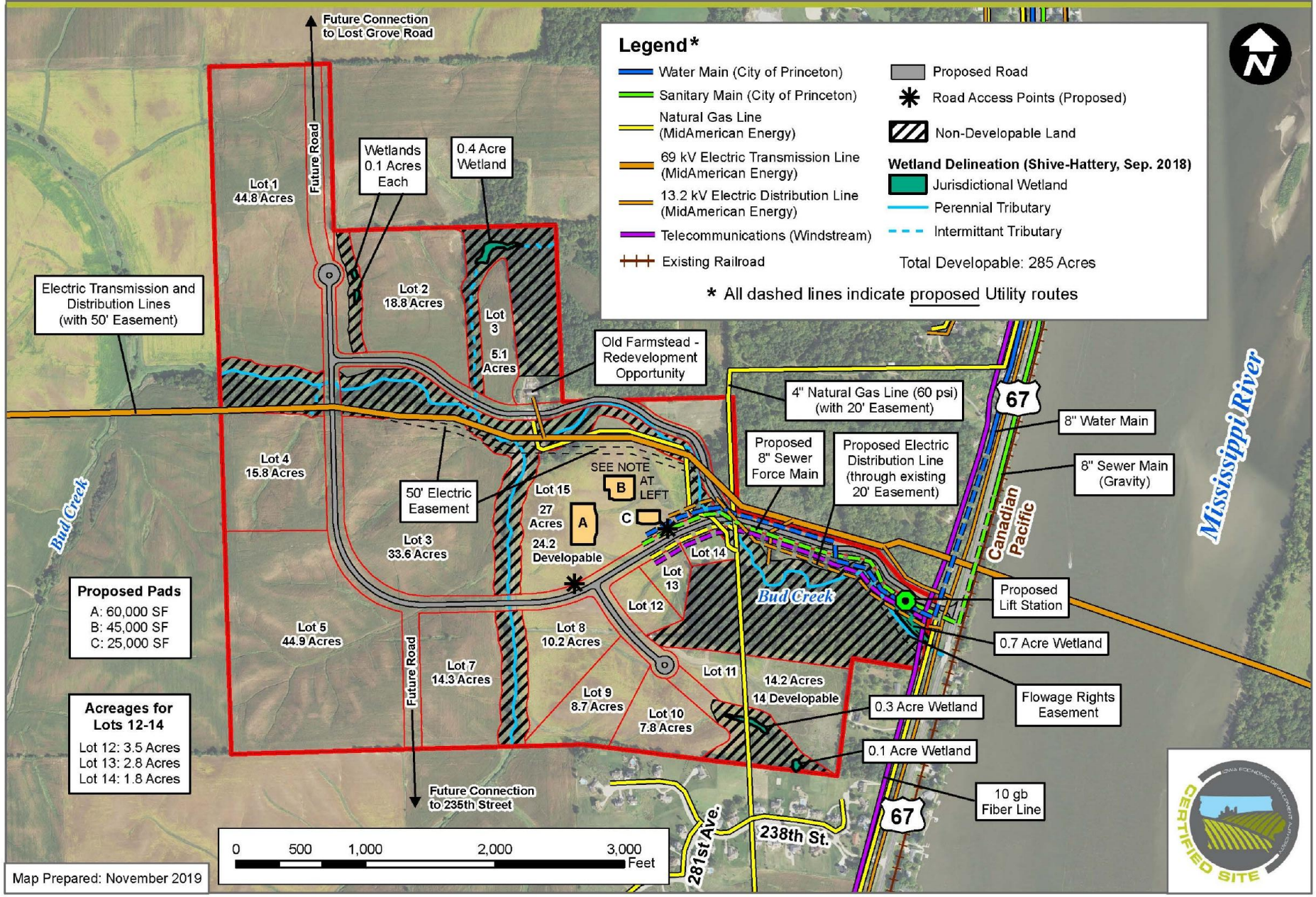
[1] Upon the closure of McCallum Sweeney Consulting at the end of May 2018, the IEDA certification program was transferred to Quest Site Solutions

10 Falcon Crest Drive, Greenville, SC 29607
cell: (864) 551-0349
www.questsitesolutions.com
lcannon@questsitesolutions.com

THE ANDERSON 400 (399.06 ACRES)

PRINCETON, IOWA - MASTER DEVELOPMENT PLAN

IOWA economic development

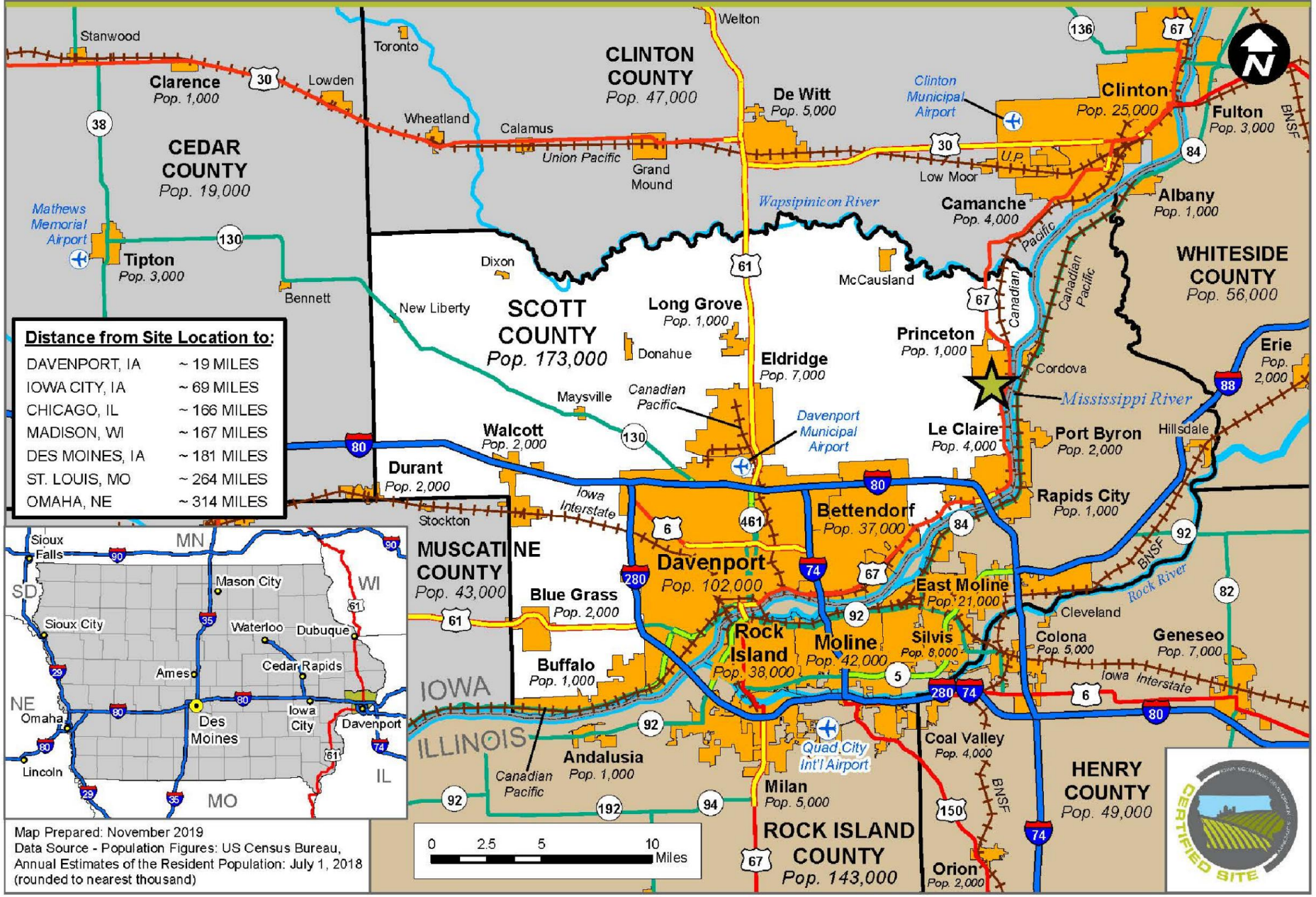


Map Prepared: November 2019

THE ANDERSON 400 (399.06 ACRES)

PRINCETON, IOWA - GENERAL LOCATION MAP

IOWA economic development

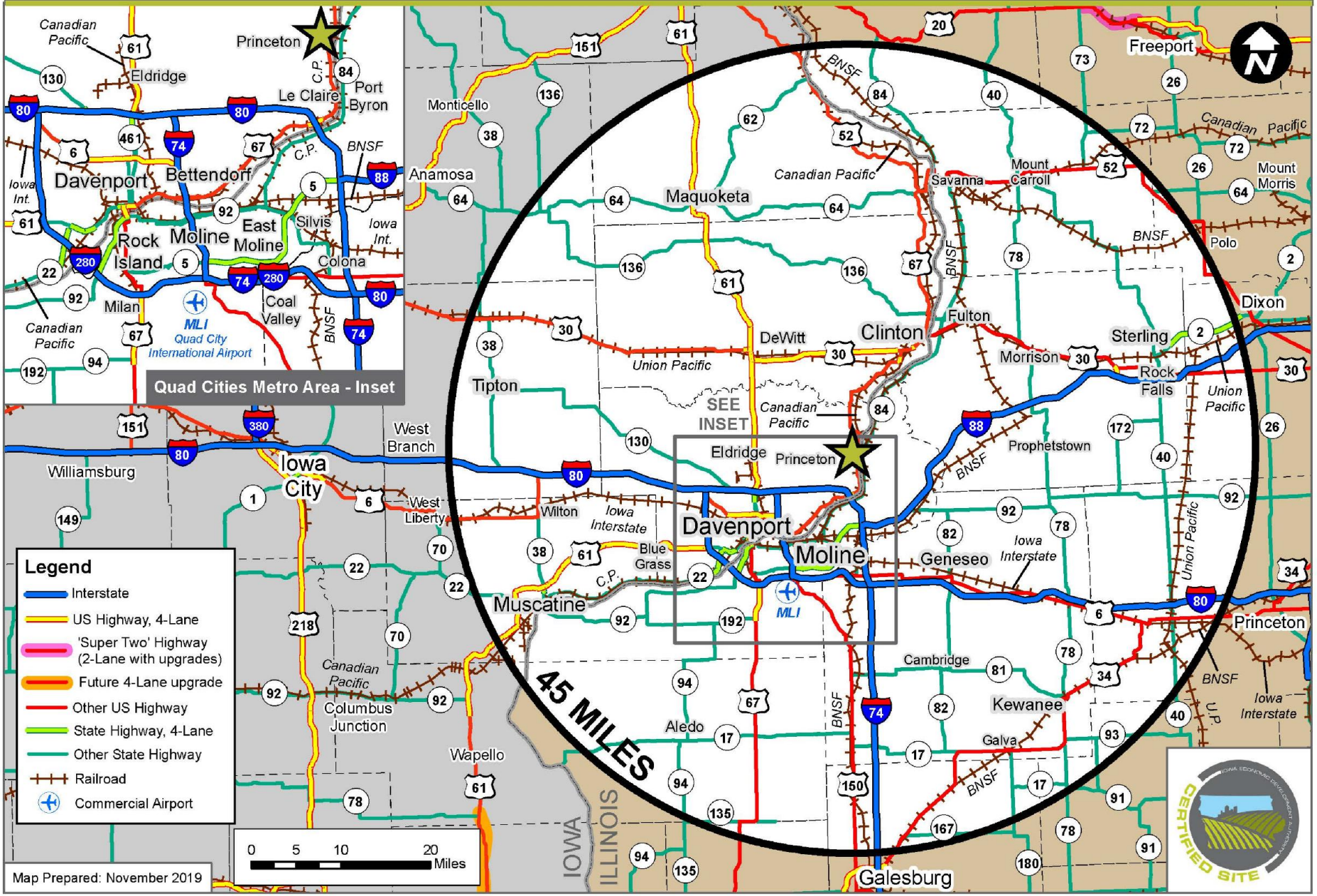


Map Prepared: November 2019
Data Source - Population Figures: US Census Bureau, Annual Estimates of the Resident Population: July 1, 2018 (rounded to nearest thousand)

THE ANDERSON 400 (399.06 ACRES)

PRINCETON, IOWA - TRANSPORTATION NETWORK MAP

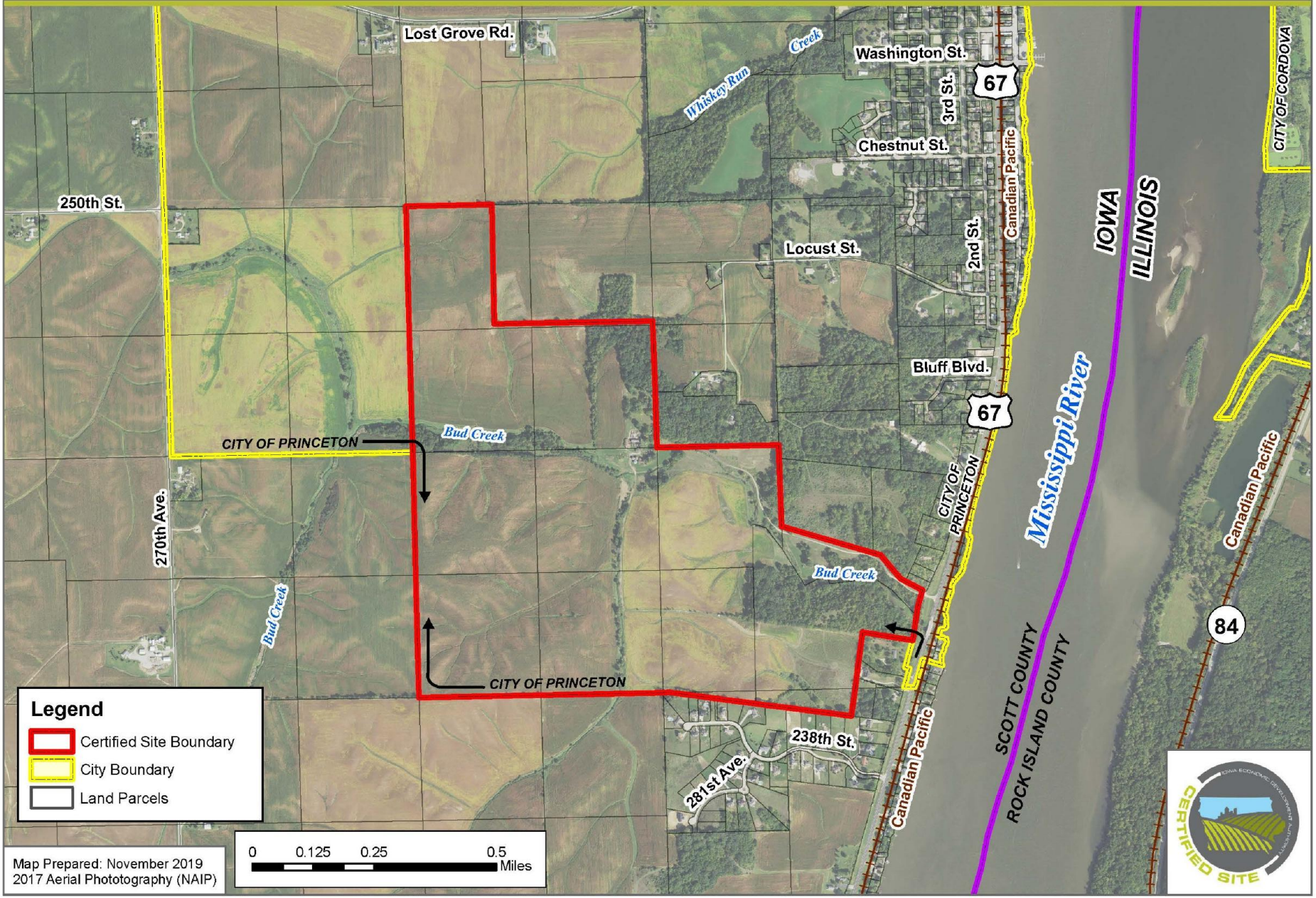
IOWA economic development



THE ANDERSON 400 (399.06 ACRES)

PRINCETON, IOWA - AERIAL PHOTOGRAPH

IOWA economic development

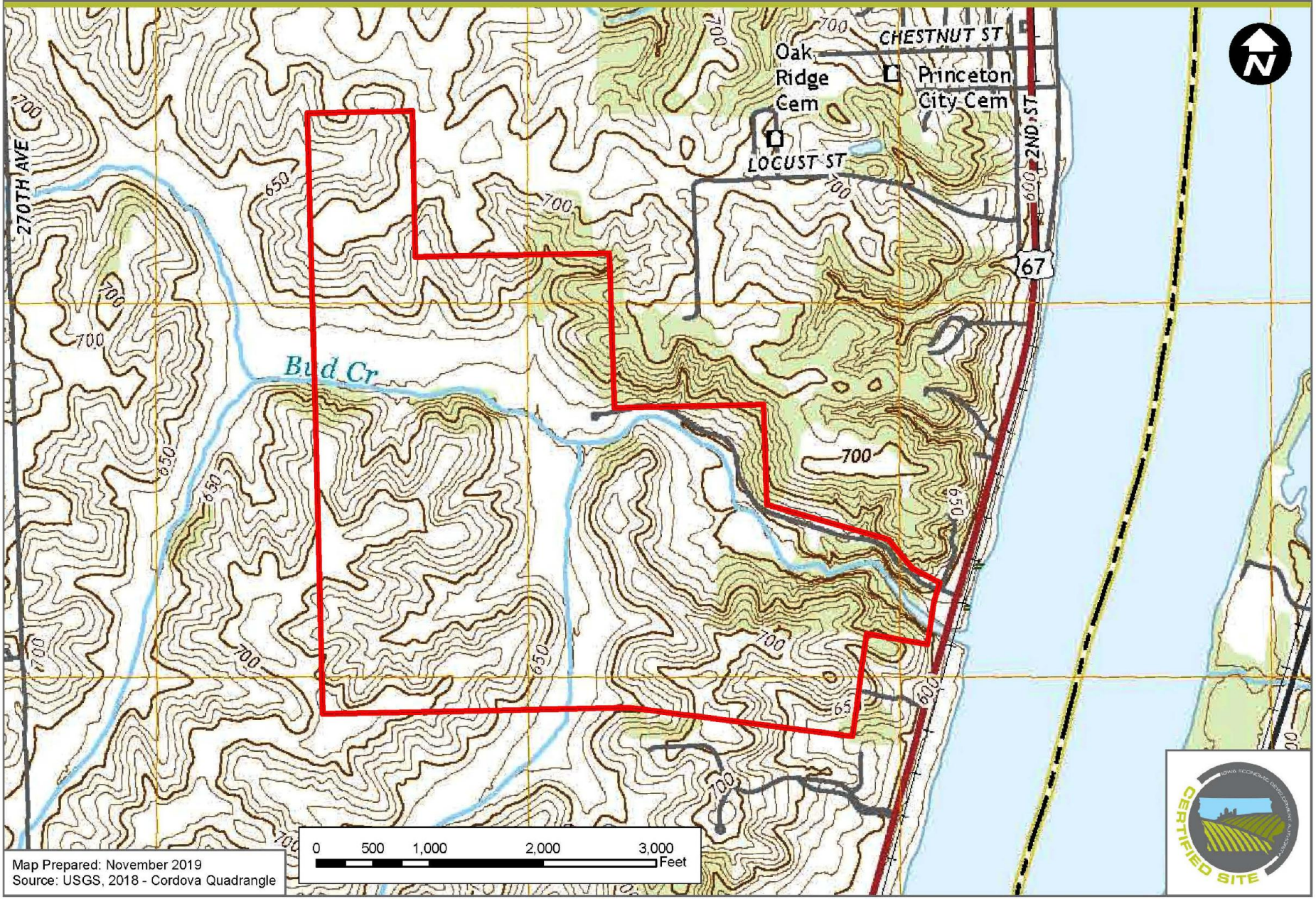


Map Prepared: November 2019
2017 Aerial Phototography (NAIP)

THE ANDERSON 400 (399.06 ACRES)

PRINCETON, IOWA - USGS QUADRANGLE MAP

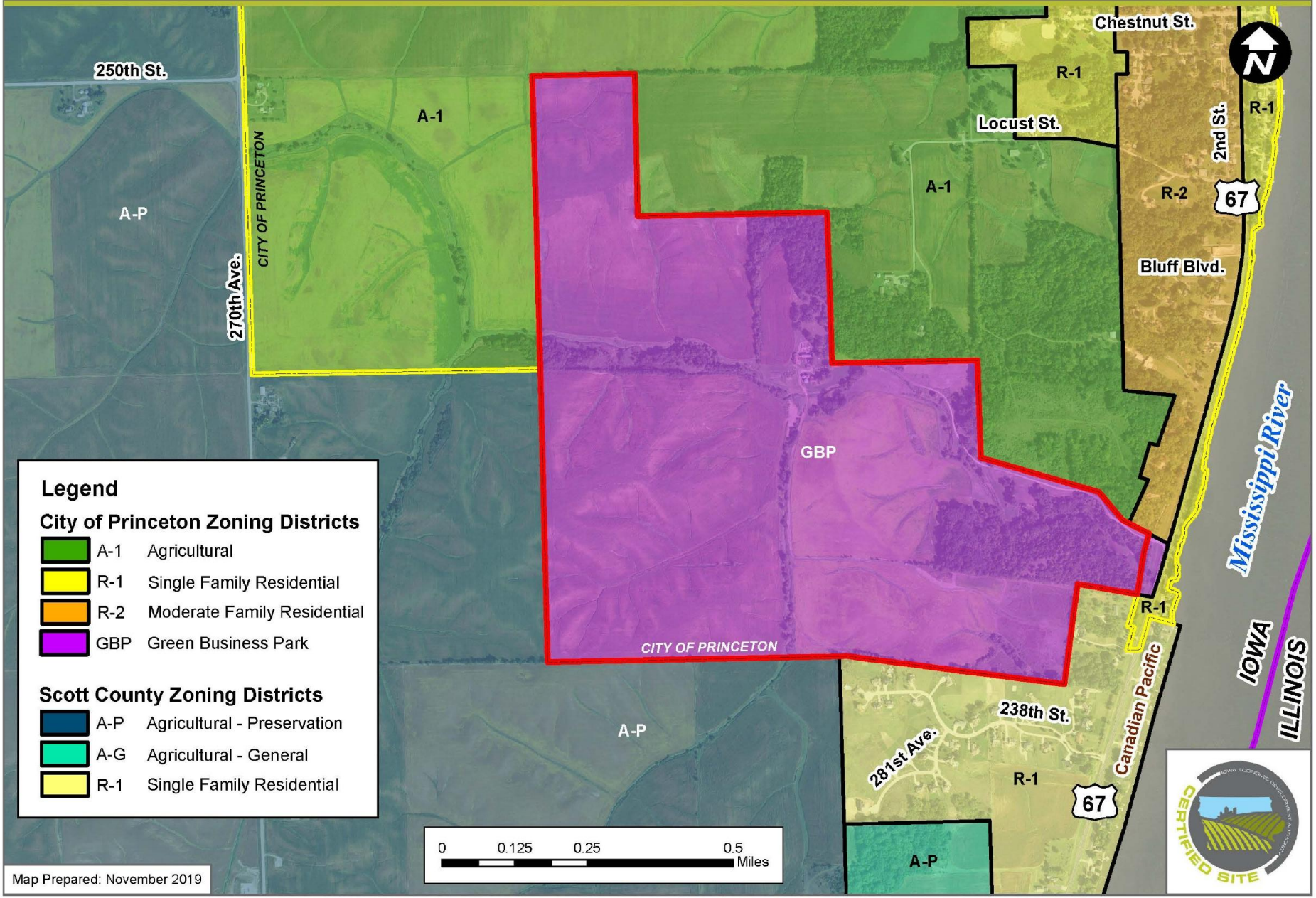
IOWA economic development



THE ANDERSON 400 (399.06 ACRES)

PRINCETON, IOWA - CURRENT ZONING MAP

IOWA economic development

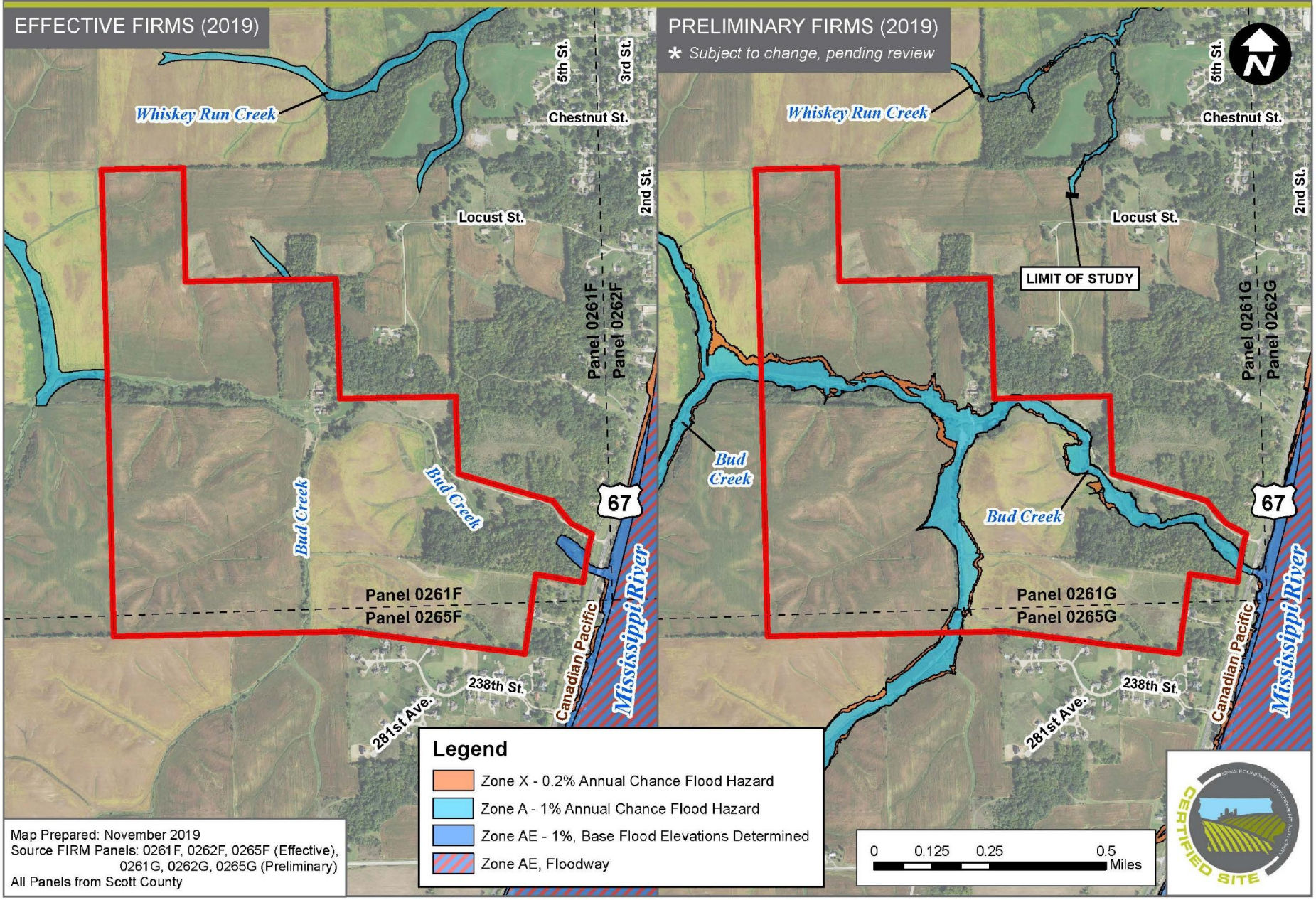


Map Prepared: November 2019

THE ANDERSON 400 (399.06 ACRES)

PRINCETON, IOWA - FEMA FLOODPLAIN MAP

IOWA economic development

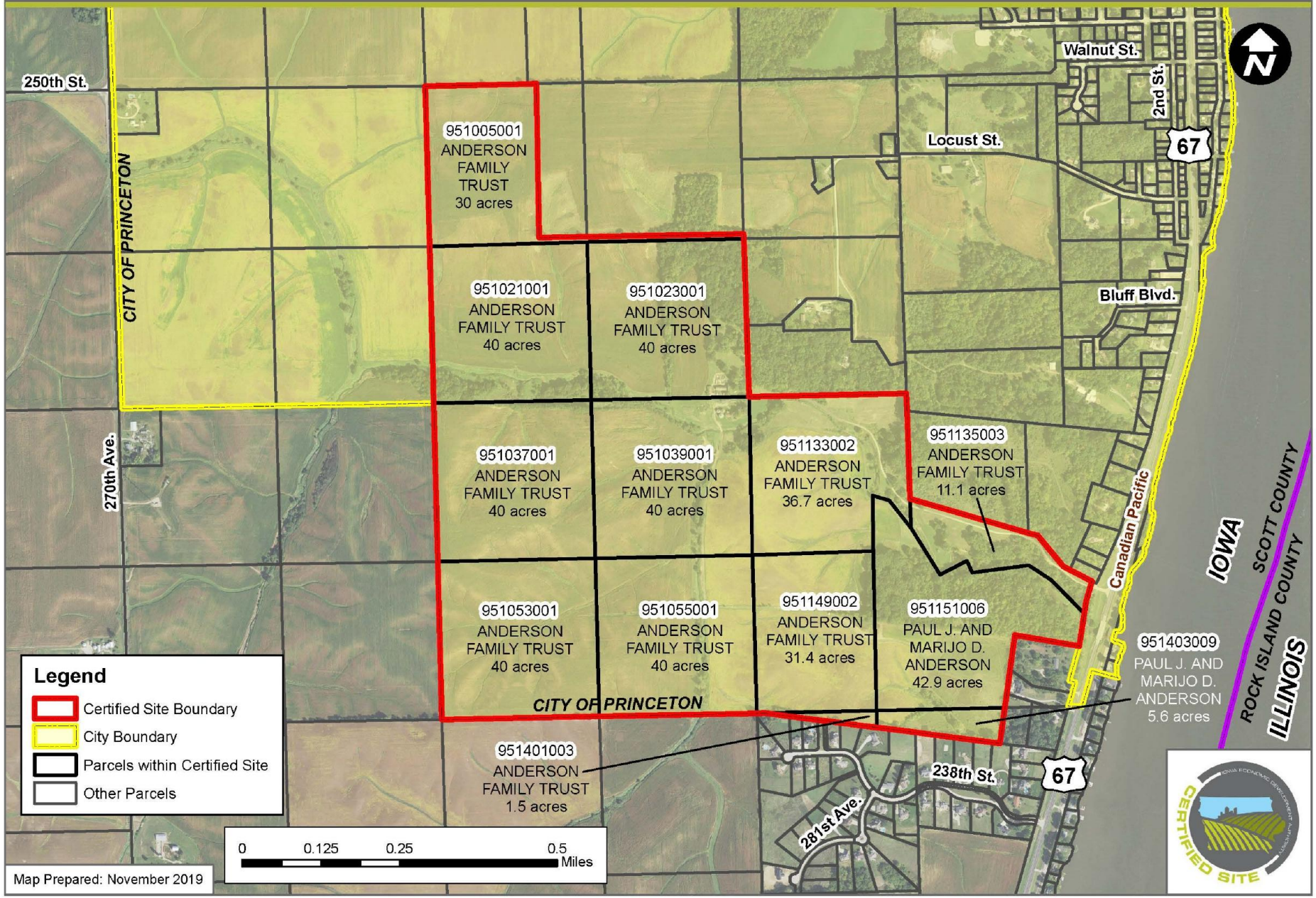


Map Prepared: November 2019
Source FIRM Panels: 0261F, 0262F, 0265F (Effective), 0261G, 0262G, 0265G (Preliminary)
All Panels from Scott County

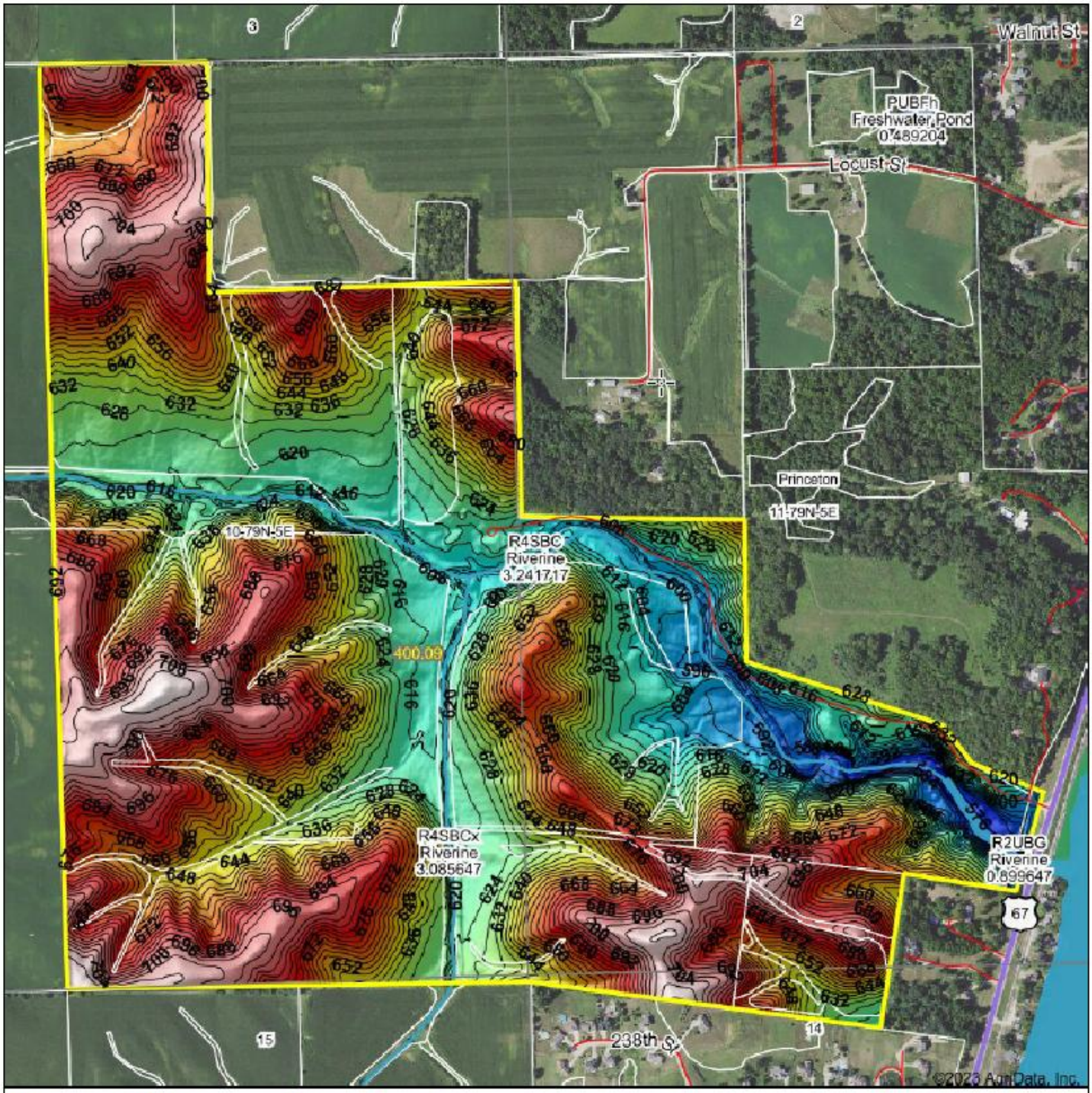
THE ANDERSON 400 (399.06 ACRES)

PRINCETON, IOWA - TAX PARCEL MAP

IOWA economic development



Topography Map



Low Elevation High

MGW

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Source:	USGS 3 meter dem
Interval(ft):	4
Min:	571.7
Max:	716.0
Range:	144.3
Average:	651.3
Standard Deviation:	32.09 ft

0ft 882ft 1764ft

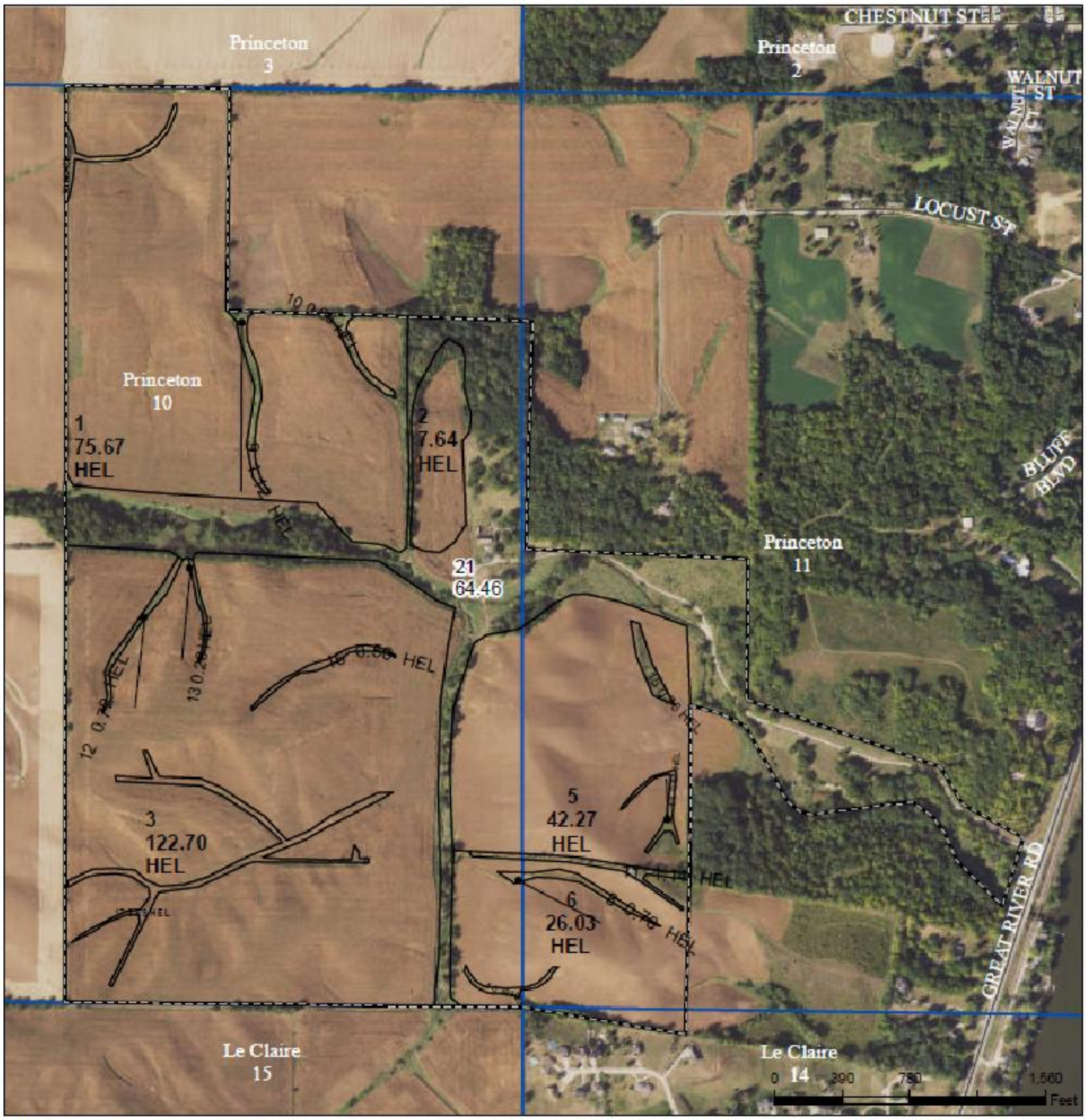
3/2/2023

11-79N-5E
Scott County
Iowa

map center:41.662571, -90.353459

USDA 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

Tract Cropland Total: 285.74 acres

2023 Program Year

Map Created April 24, 2023

Farm 6353

Tract 5396

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.

USDA 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

2023 Program Year

Map Created April 24, 2023

Farm 6353
Tract 5397

Tract Cropland Total: 24.67 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.

IOWA
SCOTT
Form: FSA-156EZ
See Page 3 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6353
Prepared : 4/28/23 1:26 PM CST
Crop Year : 2023

Operator Name :
CRP Contract Number(s) : None
Recon ID : 19-163-2015-9
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
398.48	310.41	310.41	0.00	0.00	0.00	0.00	0.0	Active	2

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	310.41	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	290.00	0.00	143	
Soybeans	3.90	0.00	44	
TOTAL	**293.90**	**0.00**		

NOTES

Tract Number : 5396

Description :
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 :
Other Producers : None
Recon ID : 19-163-2015-10

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
350.20	285.74	285.74	0.00	0.00	0.00	0.00	0.0

Tract 5396 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	285.74	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	281.90	0.00	143
Soybeans	3.80	0.00	44
TOTAL	**285.70**	**0.00**	

NOTES

Tract Number : 5397

Description :
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 :
Other Producers : None
Recon ID : 19-163-2015-11

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
48.28	24.67	24.67	0.00	0.00	0.00	0.00	0.0
State Conservation	**Other Conservation**	**Effective DCP Cropland**	**Double Cropped**	**CRP**	**MPL**	**DCP Ag. Rel Activity**	**SOD**
0.00	0.00	24.67	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	8.10	0.00	143
Soybeans	0.10	0.00	44
TOTAL	**8.20**	**0.00**	

NOTES

IOWA
SCOTT
Form: FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6353
Prepared : 4/28/23 1:26 PM CST
Crop Year : 2023

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