

THE DEWALL FAMILY FARM

41[±] ACRES, SCOTT COUNTY, IOWA

- 
- *Potential homesite with scenic views*
 - *Future development potential*
 - *Excellent location near LeClaire, IA*
 - *In close proximity to US-67 & I-80*
 - *Productive tillable cropland*

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REAL ESTATE SERVICES

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(563) 659-6565

Real Estate • Farm Management • Appraisals • Consulting

THE DEWALL FAMILY FARM

AERIAL MAP



27th Avenue

67

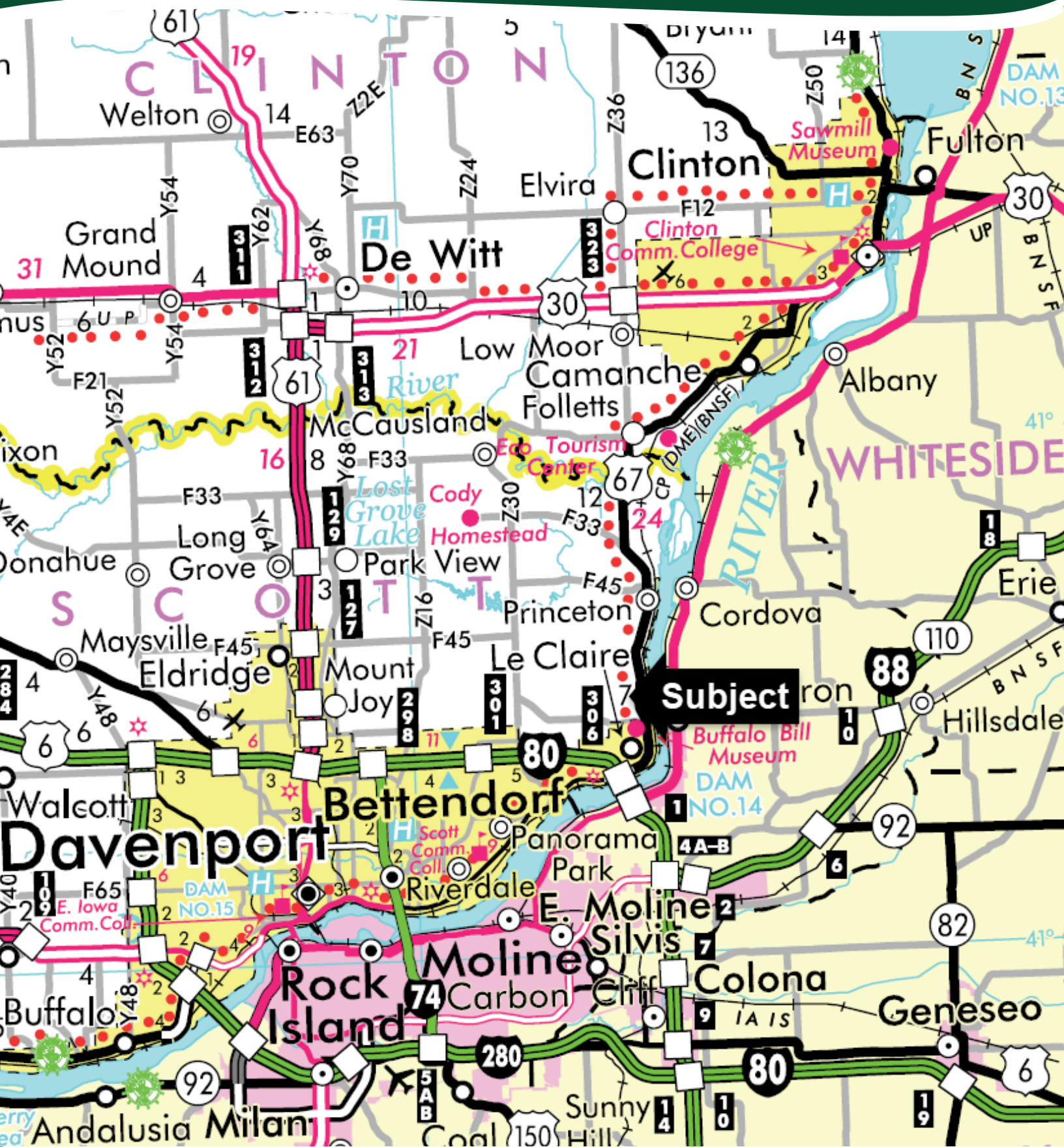
Mississippi River

Territorial Road

LeClaire

THE DEWALL FAMILY FARM

HIGHWAY MAP



THE DEWALL FAMILY FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 13 3/4 miles northeast of Quad Cities International Airport. Nearby cities include: LeClaire (1/2 mile south), Princeton (2 1/4 miles north), and Bettendorf (3 3/4 miles southwest).
FRONTAGE	There is approximately 1/4 mile of road frontage on 277th Avenue.
MAJOR HIGHWAYS	U.S. Route 67 is 3/8 mile east, Interstate 80 is 2 miles southwest, and U.S. Route 61 is 10 1/2 miles west of the property.
LEGAL DESCRIPTION	A brief legal description indicates the property is located in Part of the Northeast Quarter of Section 27, Township 79 North – Range 5 East (LeClaire Township), Scott County, Iowa.
TOTAL ACRES	There are a total of approximately 41.30 acres according to a survey.
TILLABLE ACRES	There are approximately 37.81 tillable acres, estimated.
SOIL TYPES	Major soil types found on this farm include Fayette silt loam and Fayette silty clay loam. The weighted average CSR2 is 58.1.
TOPOGRAPHY	The topography of the subject farm is nearly level to 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.
PRICE & TERMS	The asking price is \$29,500 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.
GRAIN MARKETS	There are a number of grain markets located within 15 miles of The Dewall Family Farm.

THE DEWALL FAMILY FARM

PROPERTY DETAILS

TAXES	The 2024 net taxes, payable in 2025 and 2026, totaled \$998.00. The gross taxes for that period totaled \$1,050.97. The tax parcel number is 952721002.
ZONING	The property is zoned R-1: Single-Family Residential.
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 DEWALL FAMILY FARM

PROPERTY PHOTOS



THE DEWALL FAMILY FARM

PROPERTY PHOTOS



THE DEWALL FAMILY FARM

SOILS INFORMATION

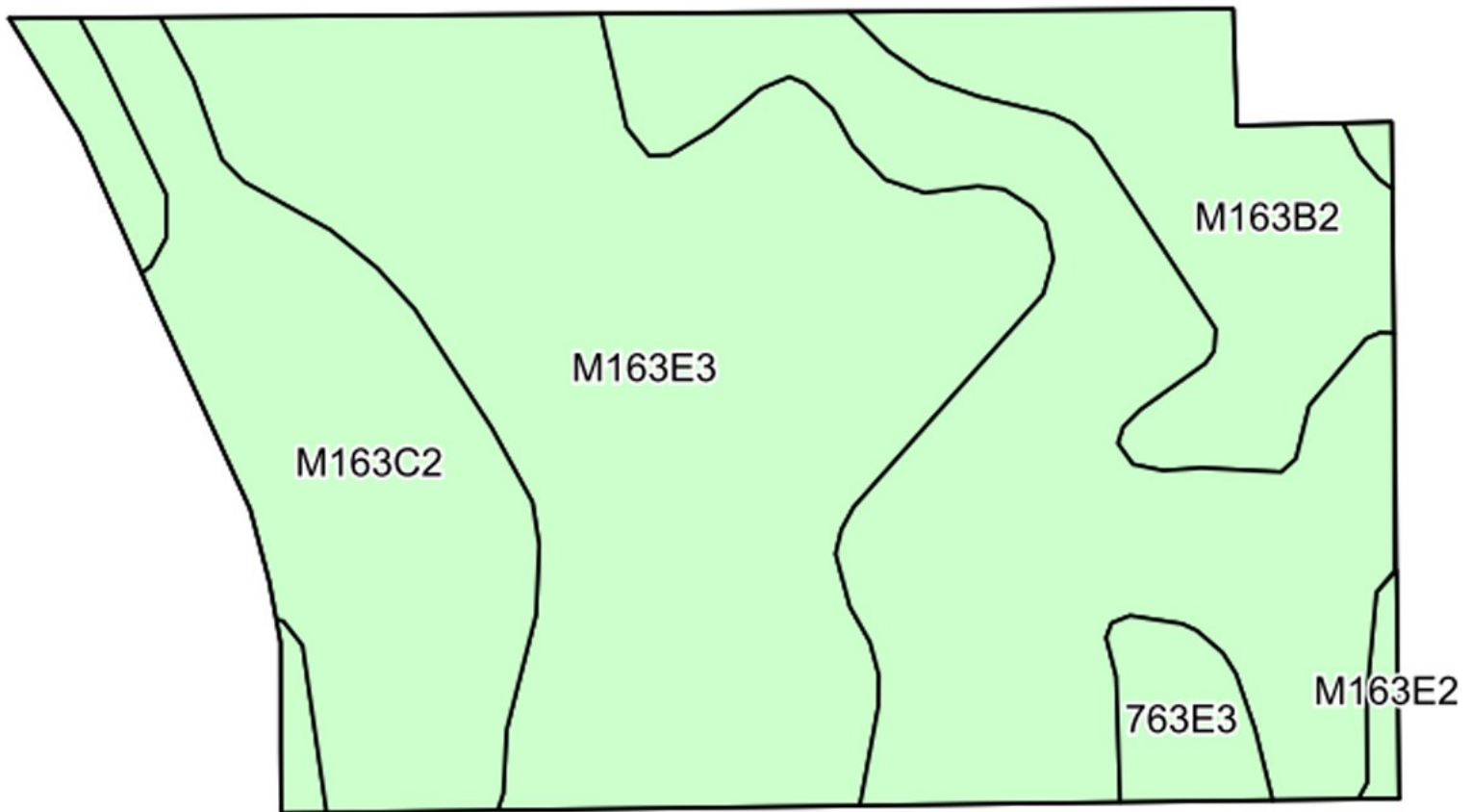
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	CSR2
M163C2	Fayette silt loam	17.54	76
M163E3	Fayette silty clay loam	13.94	29
M163B2	Fayette silt loam	5.09	81
763E3	Exette silt loam	0.96	39
M163E2	Fayette silt loam	0.28	36
WEIGHTED AVERAGE:			58.1

**Soils data provided by USDA and NRCS, based on estimated tillable acres.*

THE DEWALL FAMILY FARM

SOILS MAP



THE DEWALL FAMILY FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP (PRIOR TO RECONSTITUTION)
2. FSA-156EZ (PRIOR TO RECONSTITUTION)
3. TOPOGRAPHY MAP
4. SCOTT COUNTY ZONING MAP WITH FUTURE LAND USE MAP
OVERLAY ([LINK HERE](#))

For more information, please visit MGW.us.com

or contact:

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



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REAL ESTATE SERVICES



United States
Department of
Agriculture

Scott County, Iowa

PRIOR TO RECONSTITUTION



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 57.55 acres

2025 Program Year

Map Created May 05, 2025

Farm 6038

Tract 5097

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).

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PRIOR TO RECONSTITUTION

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 : 6038

Prepared : 2/17/26 12:42 PM CST

Crop Year : 2026

Operator Name :
CRP Contract Number(s) : None
Recon ID : 19-163-2012-115
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
58.48	57.55	57.55	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	57.55	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	57.50	0.00	168	
TOTAL	57.50	0.00		

NOTES

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Tract Number : 5097

Description : NE 1/4 27 LELCLAIRE T79N R5E
FSA Physical Location : IOWA/SCOTT
ANSI Physical Location : IOWA/SCOTT
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : 19-163-2012-114

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
58.48	57.55	57.55	0.00	0.00	0.00	0.00	0.0

PRIOR TO RECONSTITUTION

IOWA
SCOTT
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6038
Prepared : 2/17/26 12:42 PM CST
Crop Year : 2026

Tract 5097 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	57.55	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	57.50	0.00	168

TOTAL 57.50 0.00

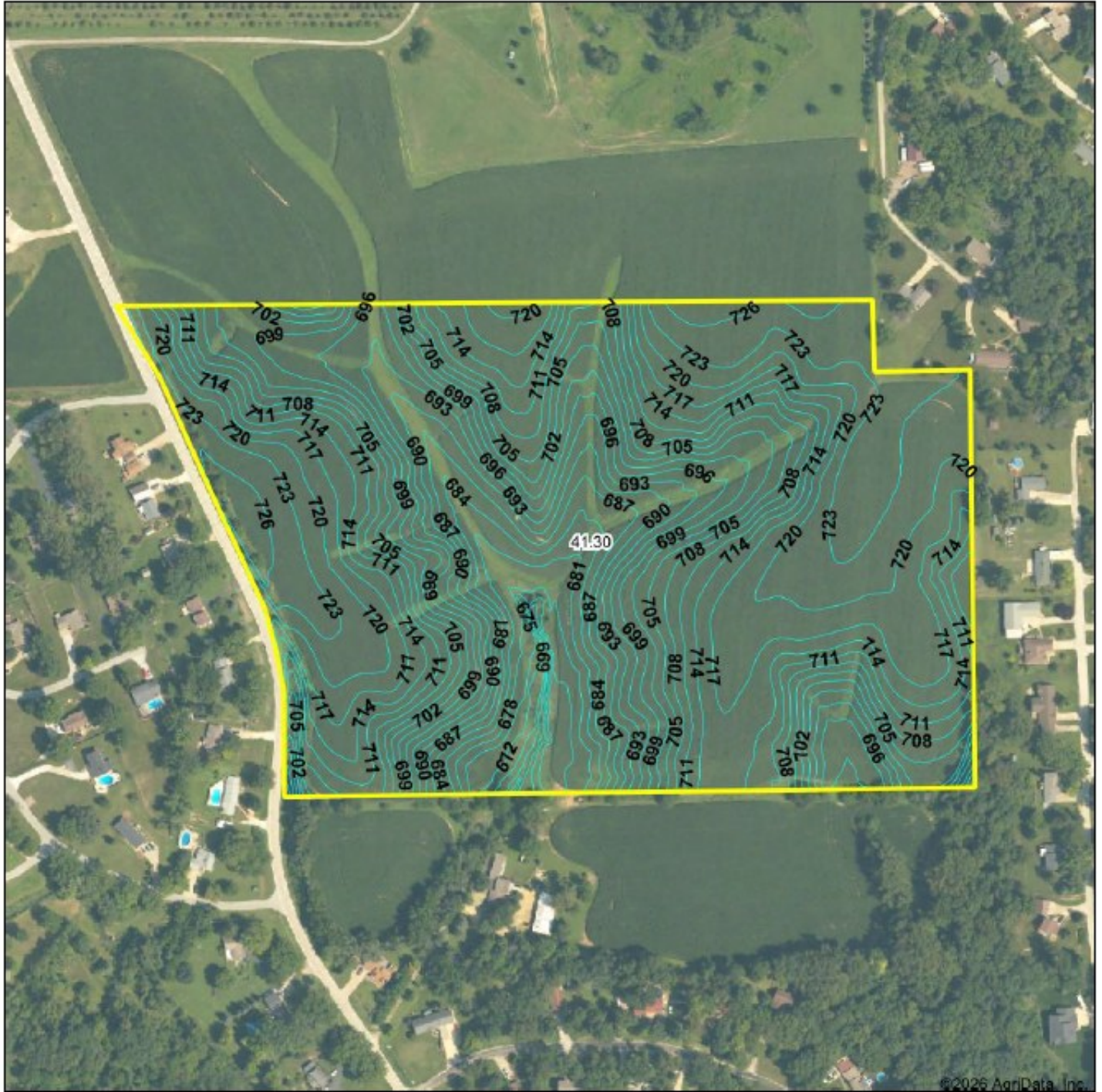
NOTES

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TOPOGRAPHY MAP



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Maps Provided By
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CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 3.0
Min: 661.8
Max: 729.0
Range: 67.2
Average: 706.7
Standard Deviation: 14.21 ft

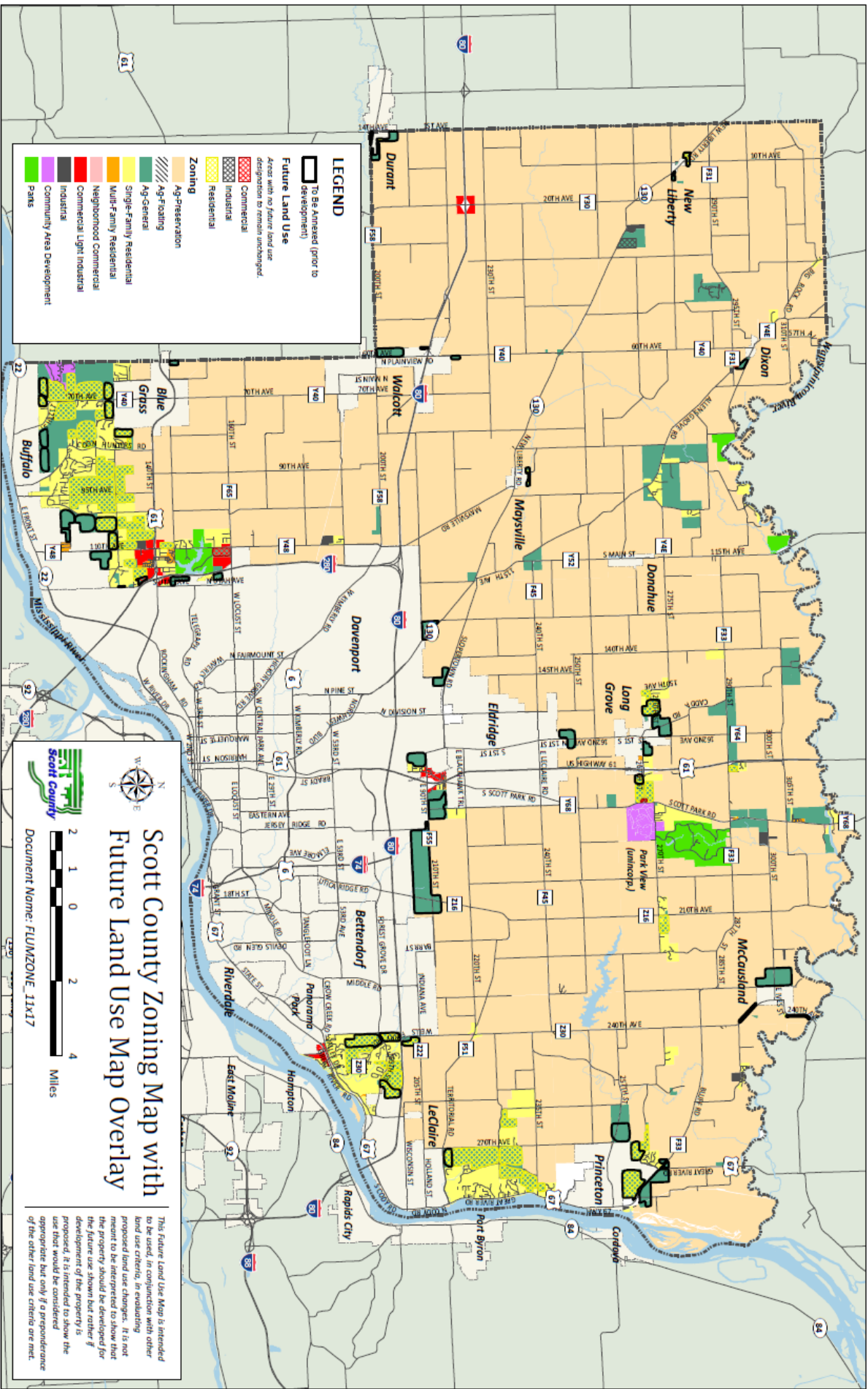
0ft 348ft 697ft



2/17/2026

27-79N-5E
Scott County
Iowa

Boundary Center: 41.621914, -90.358585





LEGEND

To Be Annexed (prior to development)

Future Land Use

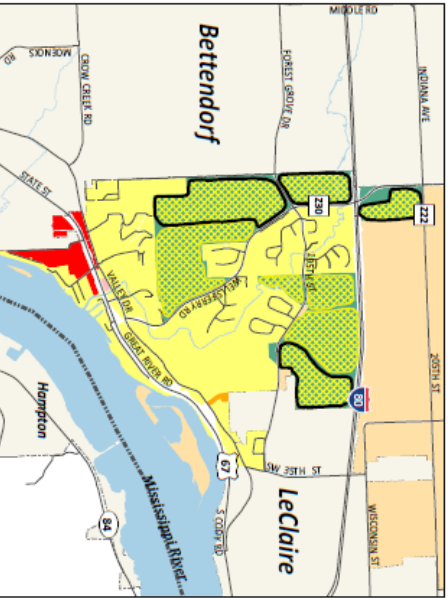
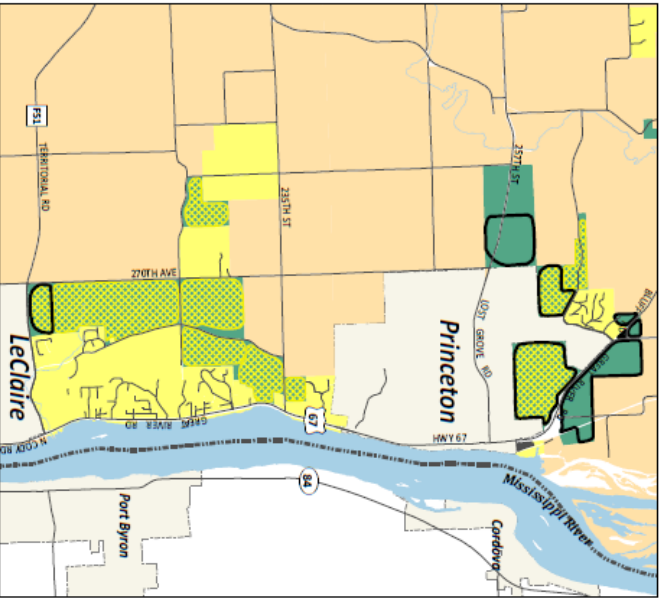
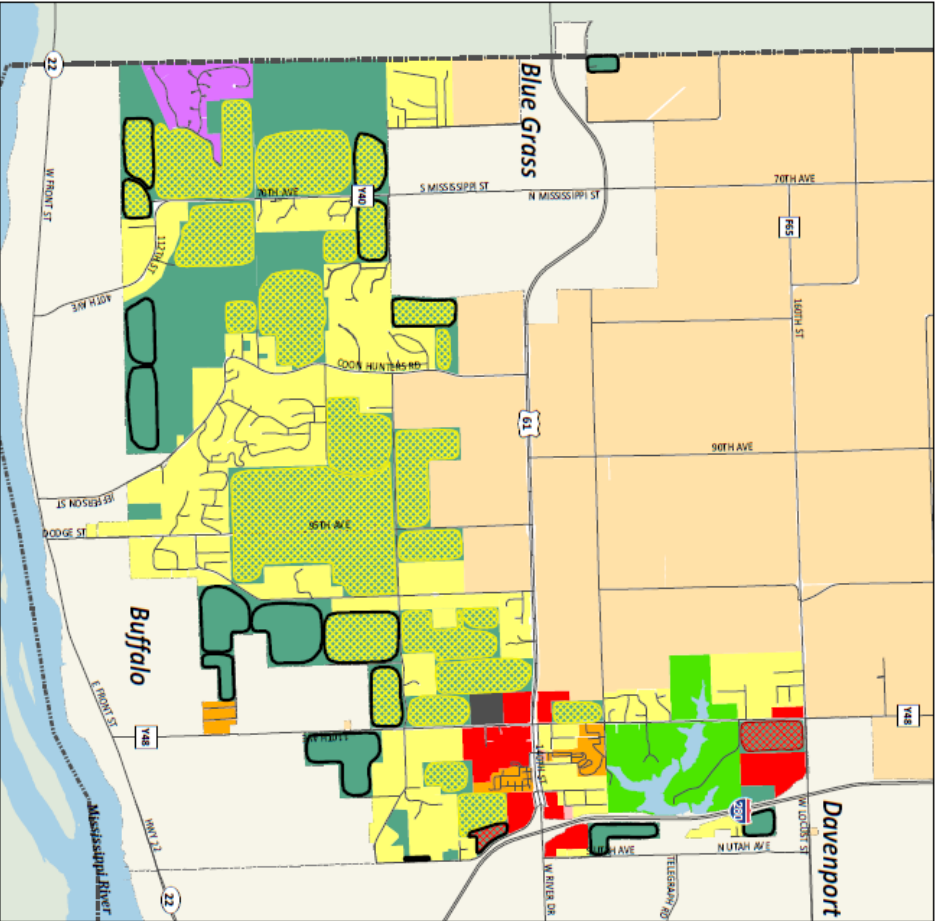
Areas with no future land use designation to remain unchanged.

- Commercial
- Industrial
- Residential

Zoning

- Ag-Preservation
- Ag-Floating
- Ag-General
- Single-Family Residential
- Multi-Family Residential
- Neighborhood Commercial
- Commercial Light Industrial
- Industrial
- Community Area Development
- Parks

Scott County Zoning Map with Future Land Use Map Overlay Inset Areas



Buffalo/Blue Grass Inset

Pleasant Valley Inset



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