

# THE DEWALL FAMILY FARM

41<sup>±</sup> 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 • Farm Management • Appraisals • Consulting

# THE DEWALL FAMILY FARM

AERIAL MAP



217th Avenue



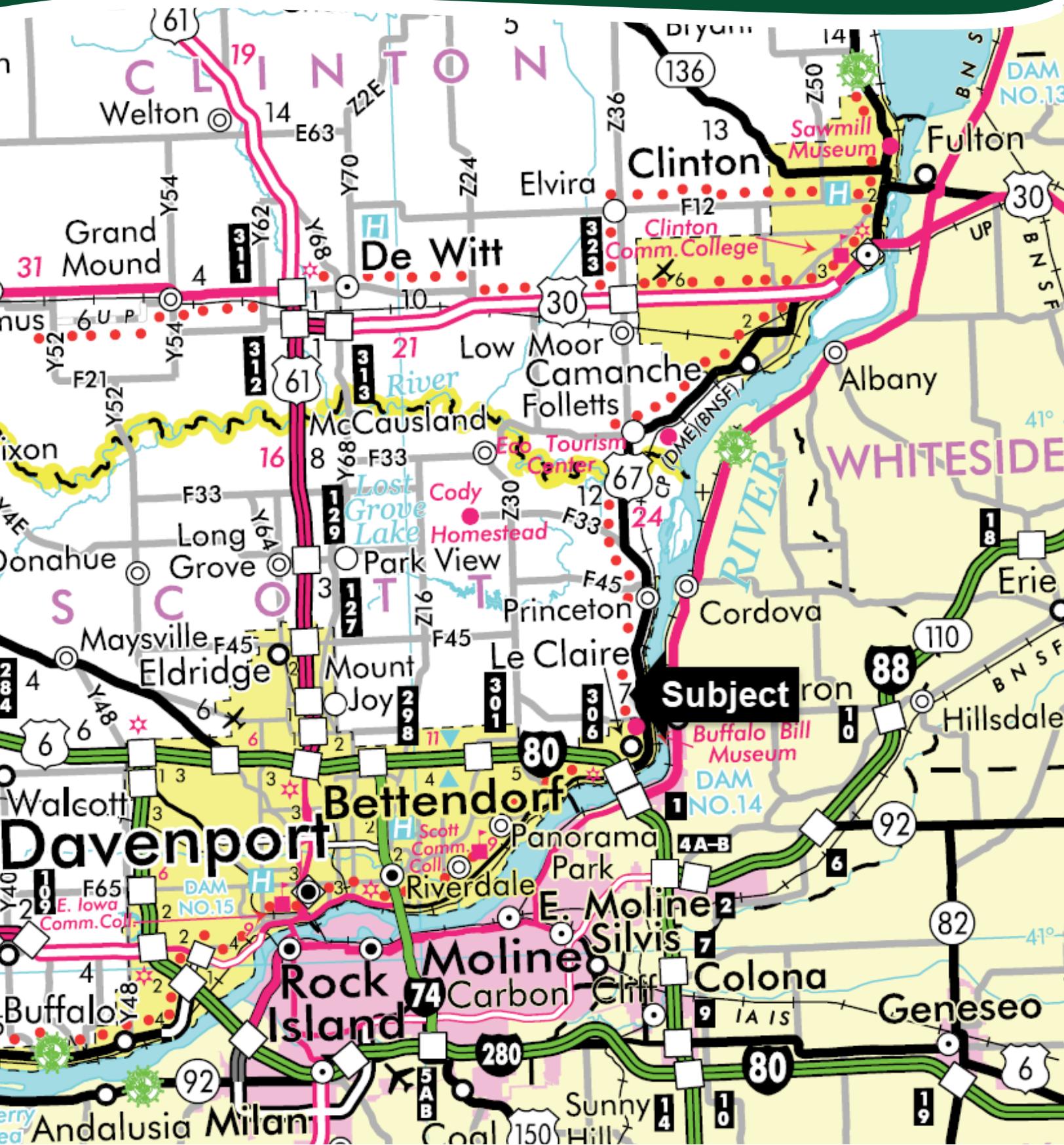
Mississippi River

Territorial Road

LeClaire

# THE DEWALL FAMILY FARM

## HIGHWAY MAP



# THE DEWALL FAMILY FARM

## PROPERTY DETAILS

<b>LOCATION</b>	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).
<b>FRONTAGE</b>	There is approximately 1/4 mile of road frontage on 277th Avenue.
<b>MAJOR HIGHWAYS</b>	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.
<b>LEGAL DESCRIPTION</b>	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.
<b>TOTAL ACRES</b>	There are a total of approximately 41.30 acres according to a survey.
<b>TILLABLE ACRES</b>	There are approximately 37.81 tillable acres, estimated.
<b>SOIL TYPES</b>	Major soil types found on this farm include Fayette silt loam and Fayette silty clay loam. The weighted average CSR2 is 58.1.
<b>TOPOGRAPHY</b>	The topography of the subject farm is nearly level to rolling.
<b>MINERAL RIGHTS</b>	All mineral rights owned by the seller will be transferred in their entirety to the new owner.
<b>POSSESSION</b>	Possession will be given at closing, subject to the terms and conditions set forth in a purchase contract.
<b>PRICE &amp; TERMS</b>	The asking price is \$29,500 per acre. A 10% earnest money deposit should accompany any offer to purchase.
<b>FINANCING</b>	Mortgage financing is available from several sources. Names and addresses will be provided upon request.
<b>GRAIN MARKETS</b>	There are a number of grain markets located within 15 miles of The Dewall Family Farm.

# THE DEWALL FAMILY FARM

## PROPERTY DETAILS

<b>TAXES</b>	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.
<b>ZONING</b>	The property is zoned R-1: Single-Family Residential.
<b>COMMENTS</b>	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

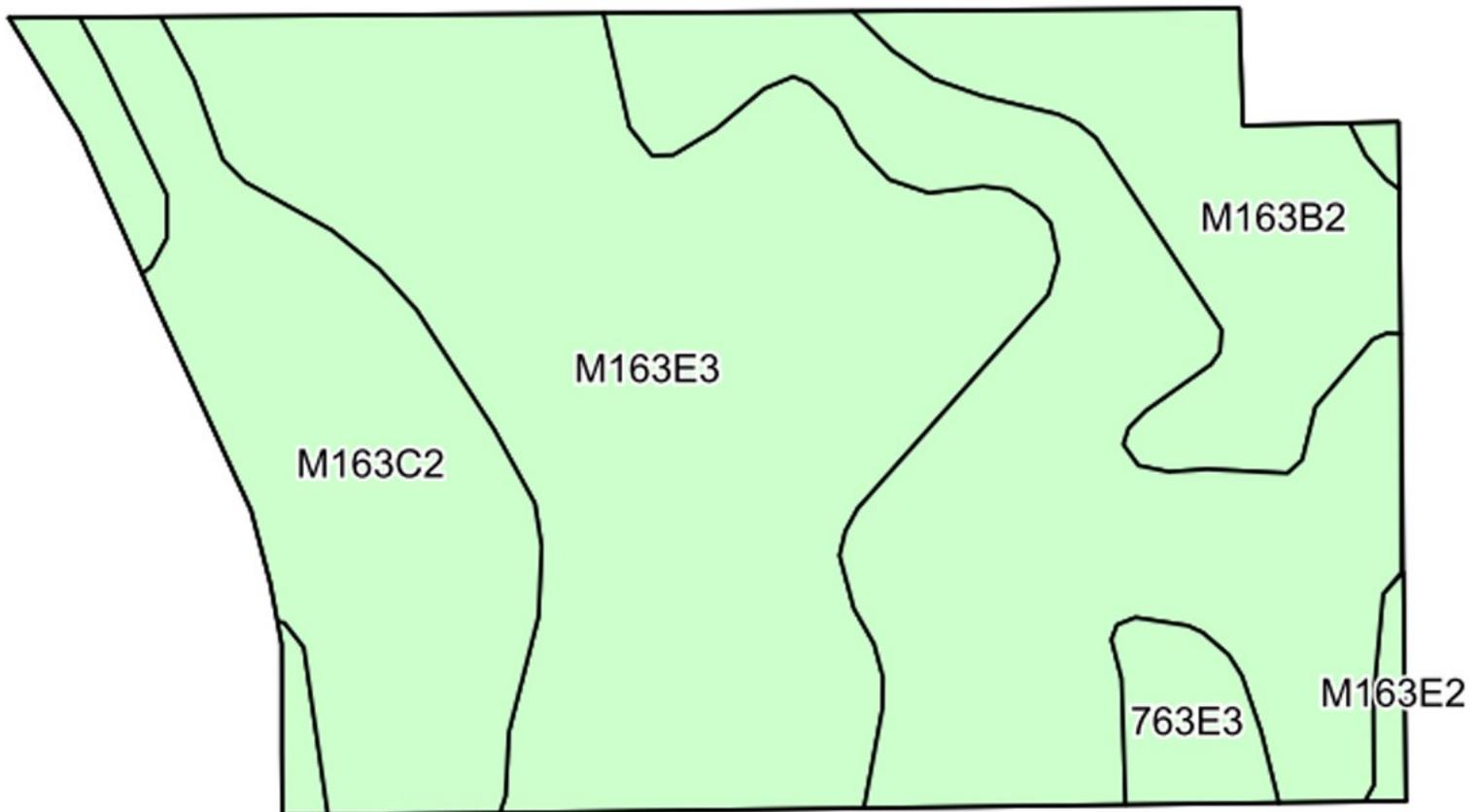
### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

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](http://MGW.us.com)

or contact:

Mark Mommsen (815) 901-4269 | [Mark.Mommsen@mgw.us.com](mailto:Mark.Mommsen@mgw.us.com)



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Legend

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

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).

# PRIOR TO RECONSTITUTION

IOWA  
SCOTT



United States Department of Agriculture  
Farm Service Agency

FARM : 6038

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

Form: FSA-156EZ

Crop Year : 2026

See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : 19-163-2012-115  
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
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	
<b>TOTAL</b>	<b>57.50</b>	<b>0.00</b>		

### NOTES

**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
<b>TOTAL</b>	<b>57.50</b>	<b>0.00</b>	

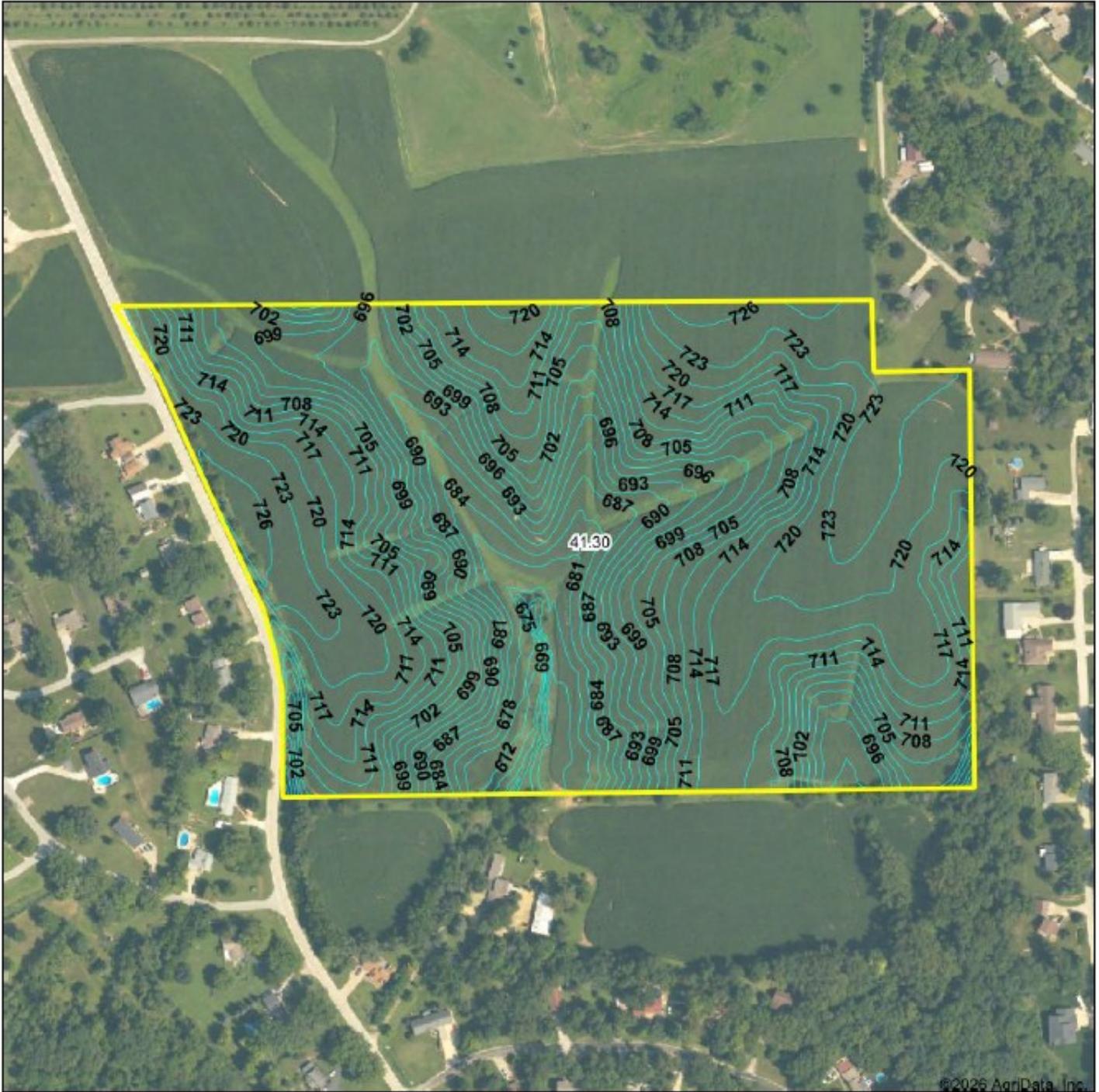
**NOTES**

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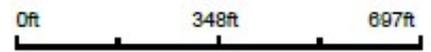
# TOPOGRAPHY MAP



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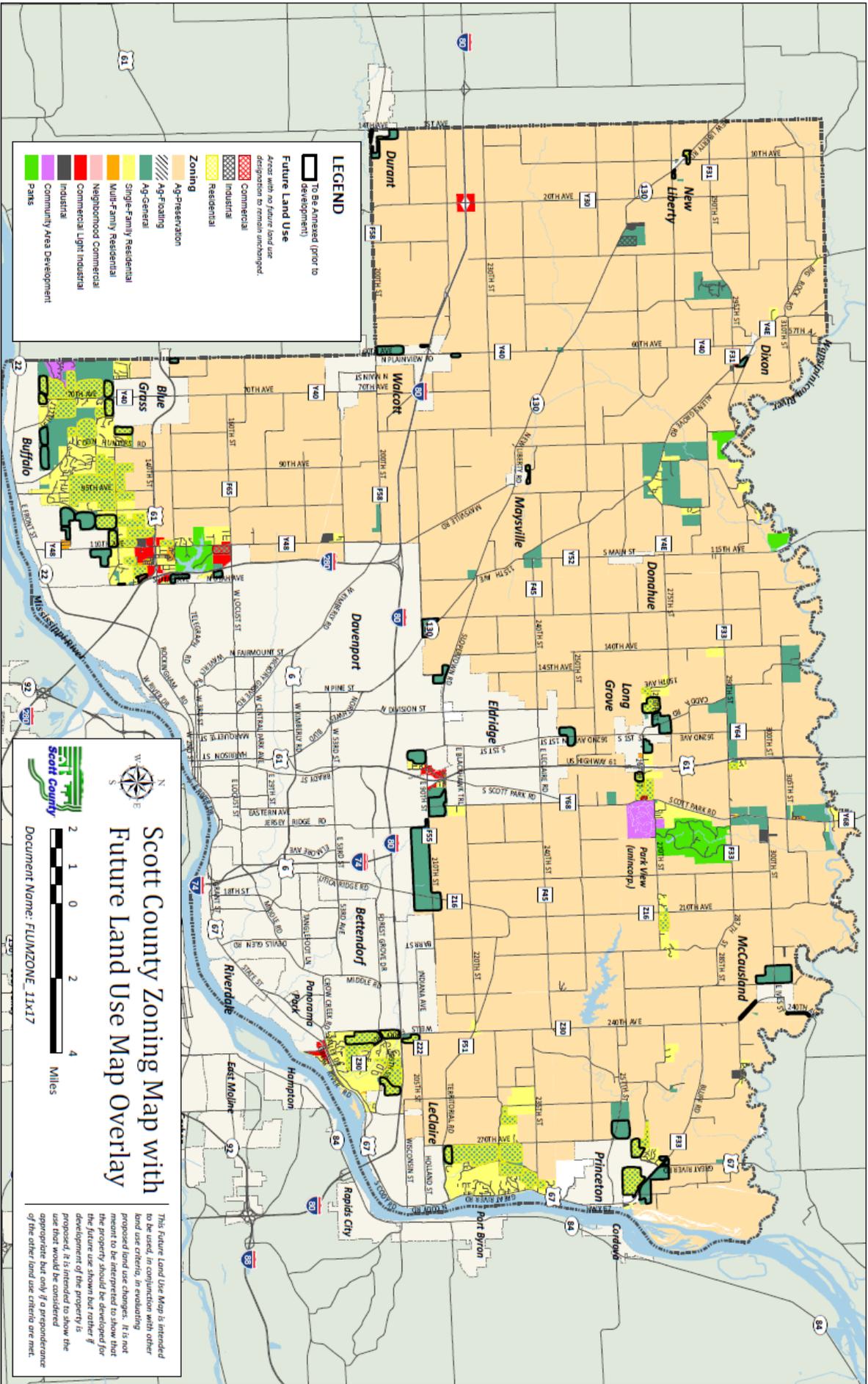
Source: USGS 1 meter dem  
 Interval(ft): 3.0  
 Min: 661.8  
 Max: 729.0  
 Range: 67.2  
 Average: 706.7  
 Standard Deviation: 14.21 ft



2/17/2026

27-79N-5E  
 Scott County  
 Iowa

Boundary Center: 41.621914, -90.358585





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

## LEGEND

To Be Annexed (prior to development)

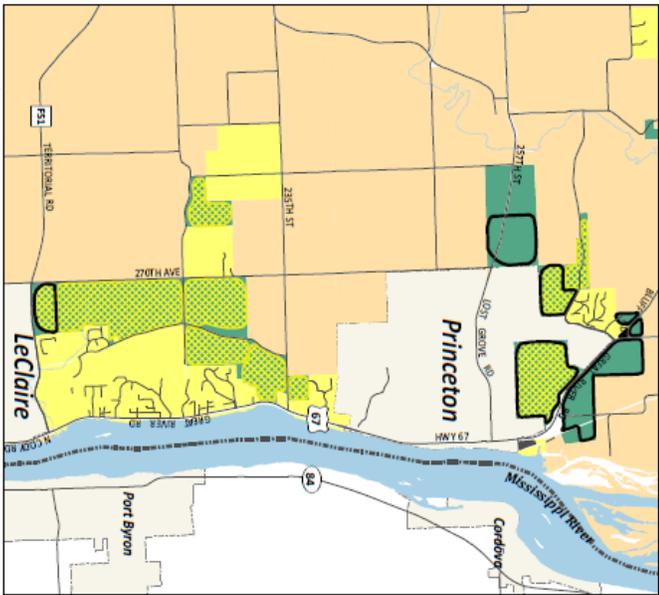
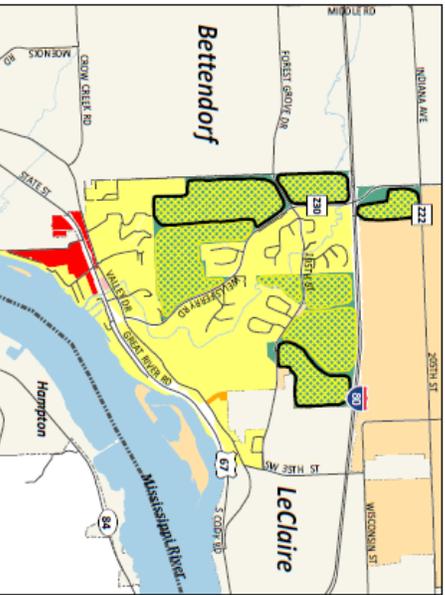
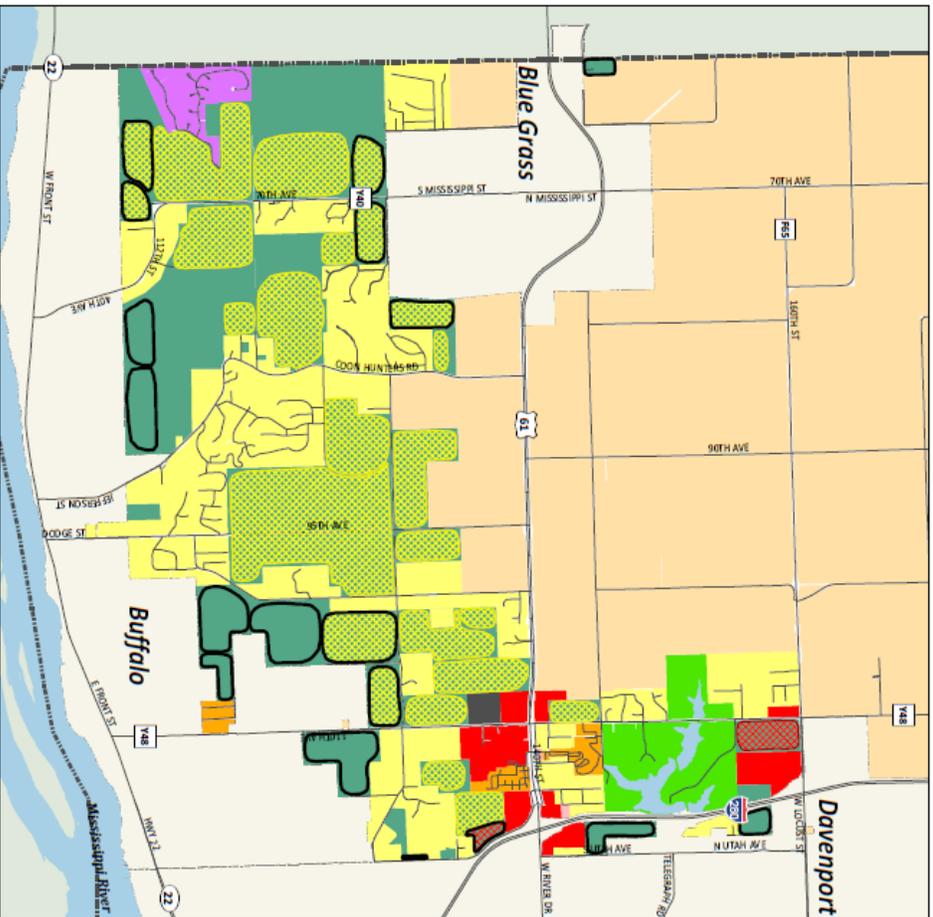
### Future Land Use

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





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Mark Mommsen  
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