

THE 4RC FARM

298[±] ACRES, SCOTT COUNTY, IOWA

- *Well-located property*
- *Excellent development potential*
- *I-80 frontage near Bettendorf & LeClaire, IA*
- *Productive tillable land and pasture*
- *Quality farmhouse with extensive outbuildings*

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Real Estate • Farm Management • Appraisals • Consulting

THE 4RC FARM

AERIAL MAP



THE PLEX

CAMBRIA hotels

DUCK CREEK

ETC SAFETY

ADACRAFT

POWERWASH

TBK BANK

SPRINGHILL SUITES BY MARRIOTT

HURTS DONUTS

IRON TEE GOLF

ORA

MERAKI BEAUTY ROOM

FOUNDRY

UnityPoint Health

TWIN SPAN BREWING

BARK ROYALE

FEDERAL R.I.A. CREDIT UNION

KWIK STAR

COMPUTER REVOLUTIONS

IHMVCU

Bettendorf

Forest Grove Elementary School

St. Joan of Arc Early Childhood Center

195th Street

The 4RC Farm

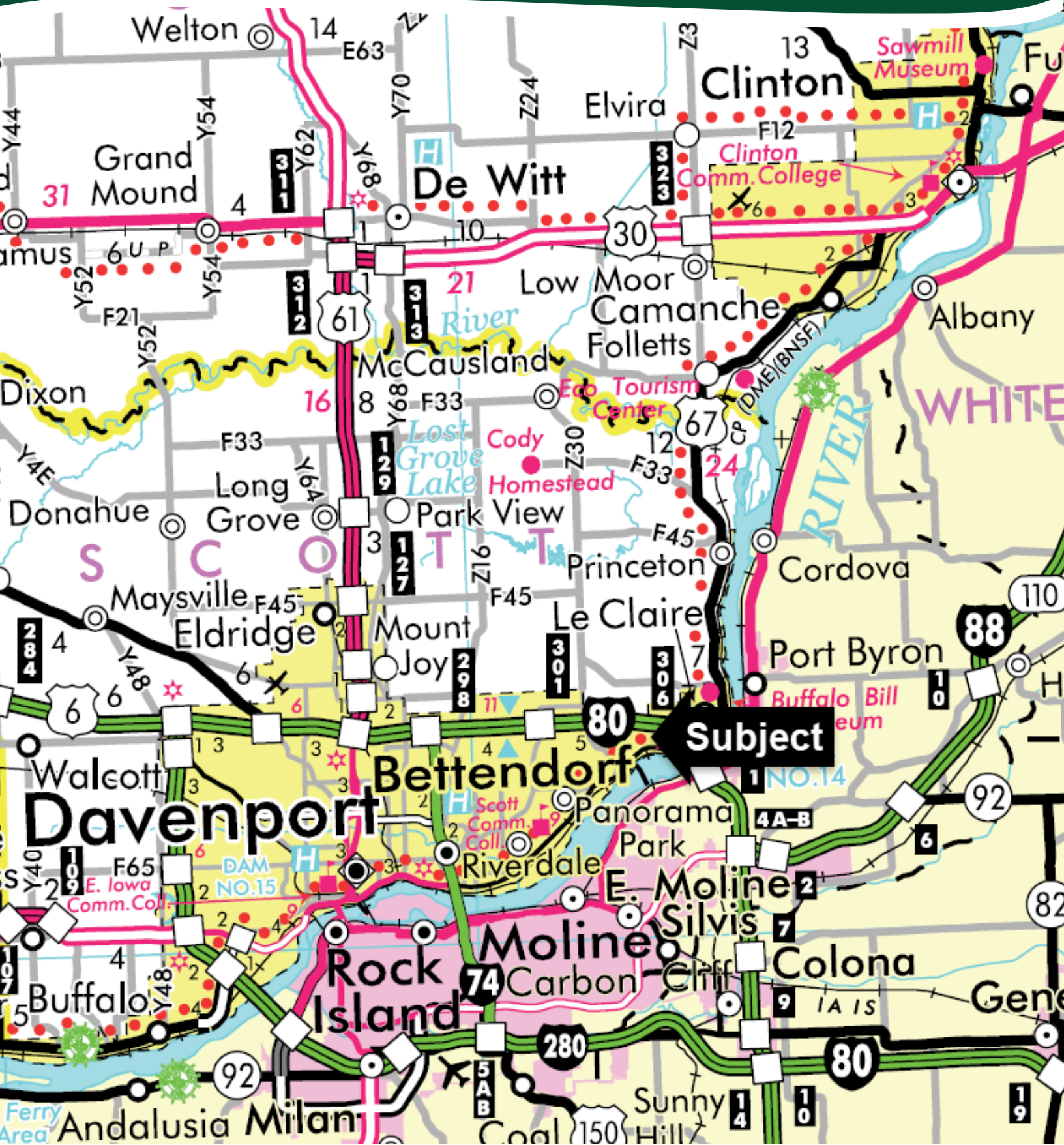
LeClaire

Davenport Country Club

Mississippi River

THE 4RC FARM

HIGHWAY MAP



THE 4RC FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 10 1/2 miles northeast of Quad Cities International Airport and is contiguous to LeClaire. Nearby cities include: Bettendorf (1/2 mile west), Princeton (4 1/2 miles northeast), and Moline (5 1/2 miles south).
FRONTAGE	There is approximately 1 mile of road frontage on Interstate 80 and 5/8 mile on 195th Street.
MAJOR HIGHWAYS	Interstate 80 is the north border of the property, U.S. Route 67 is 5/8 mile southeast, and Interstate 74 is 5 3/8 miles west of the property.
LEGAL DESCRIPTION	A brief legal description indicates the property is located in Part of Section 5 in Township 78 North – Range 5 East (LeClaire and Pleasant Valley Townships) and Part of Section 6 in Township 78 North – Range 5 East (Pleasant Valley Township), Scott County, Iowa.
TOTAL ACRES	There are a total of approximately 297.99 acres, more or less, according to the Scott County Assessor.
CROPLAND ACRES	There are approximately 266.22 cropland acres according to the Scott County FSA, of which 2.39 acres are currently in pasture. There are an additional 27.35 acres in pasture.
SOIL TYPES	Downs silt loam is the primary soil type on this farm. The weighted average Corn Suitability Rating (CSR2) is 73.6.
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 \$39,500 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 4RC Farm.

THE 4RC FARM

PROPERTY DETAILS

TAXES	The 2024 net taxes, payable in 2025 and 2026, totaled \$10,982.00. The gross taxes for that period totaled \$11,759.08. The tax parcel numbers are: 850501001, 850503001, 850505001, 850517005, 850521001, 850535009, 850607001 & 850623004.
ZONING	The property is currently zoned A-G, Agricultural General and A-P, Agricultural Preservation. Scott County's future land use map indicates Residential for the entirety of the property.
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 4RC FARM

PROPERTY PHOTOS



THE 4RC FARM

PROPERTY PHOTOS



THE 4RC FARM

SOILS INFORMATION

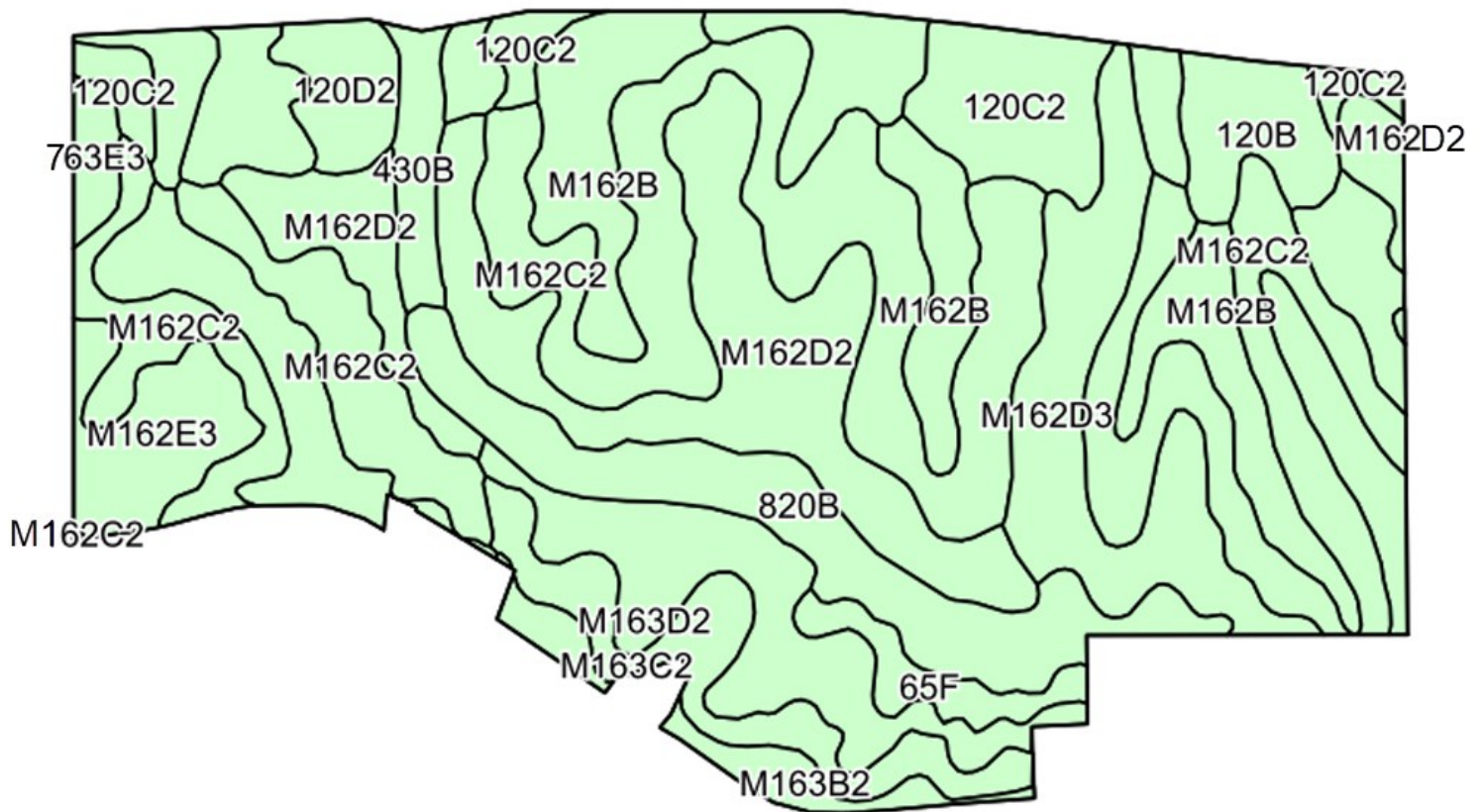
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	CSR2
M162C2	Downs silt loam	79.18	82
M162B	Downs silt loam	40.23	90
M162D2	Downs silt loam	35.40	57
M162D3	Downs silty clay loam	25.51	50
120C2	Tama silty clay loam	22.46	87
120B	Tama silty clay loam	13.61	95
M163D2	Fayette silt loam	11.60	47
M162E3	Downs silty clay loam	8.80	39
M163C2	Fayette silt loam	7.26	76
820B	Dockery silt loam	6.16	83
120D2	Tama silty clay loam	4.89	62
120B2	Tama silty clay loam	3.08	92
763E3	Exette silt loam	2.71	39
20D3	Killduff silty clay loam	1.90	51
430B	Ackmore silt loam	1.52	68
M163B2	Fayette silt loam	1.17	81
65F	Lindley loam	0.74	6
WEIGHTED AVERAGE:			73.6

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

THE 4RC FARM

SOILS MAP



THE 4RC FARM

AERIAL MAP



Pleasant Valley
Junior High School



Pebble
Creek
Villas

LeClaire

195th Street

Davenport
Country
Club



US Lock and
Dam No. 14

Mississippi
River

←
Bettendorf
(1/2 mile west)

THE 4RC FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP
4. FLOODPLAIN MAP
5. ZONING MAPS
6. 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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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: 207.96 acres

2026 Program Year

Map Created February 23, 2026

Farm 923

Tract 4638

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.



United States
Department of
Agriculture

Scott County, Iowa



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 58.26 acres

2026 Program Year

Map Created February 23, 2026

Farm 923

Tract 4639

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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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 : 923

Prepared : 3/10/26 2:17 PM CST

Crop Year : 2026

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

NOTES

Tract Number : 4638

Description : N1/2 OF 5 PV T78NR5E NE1/4 5 of LeClaire T78NR5E
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 : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None
Recon ID : 19-163-2008-91

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
243.31	207.96	207.96	0.00	0.00	0.00	0.00	0.0

IOWA
SCOTT
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 923
Prepared : 3/10/26 2:17 PM CST
Crop Year : 2026

Tract 4638 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	207.96	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	188.80	0.00	181
Soybeans	11.40	0.00	52
TOTAL	200.20	0.00	

NOTES

Tract Number : 4639

Description : NE1/4 OF 6 PLEASANT VALLEY T78N 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 : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None
Recon ID : 19-163-2008-91

Tract Land Data

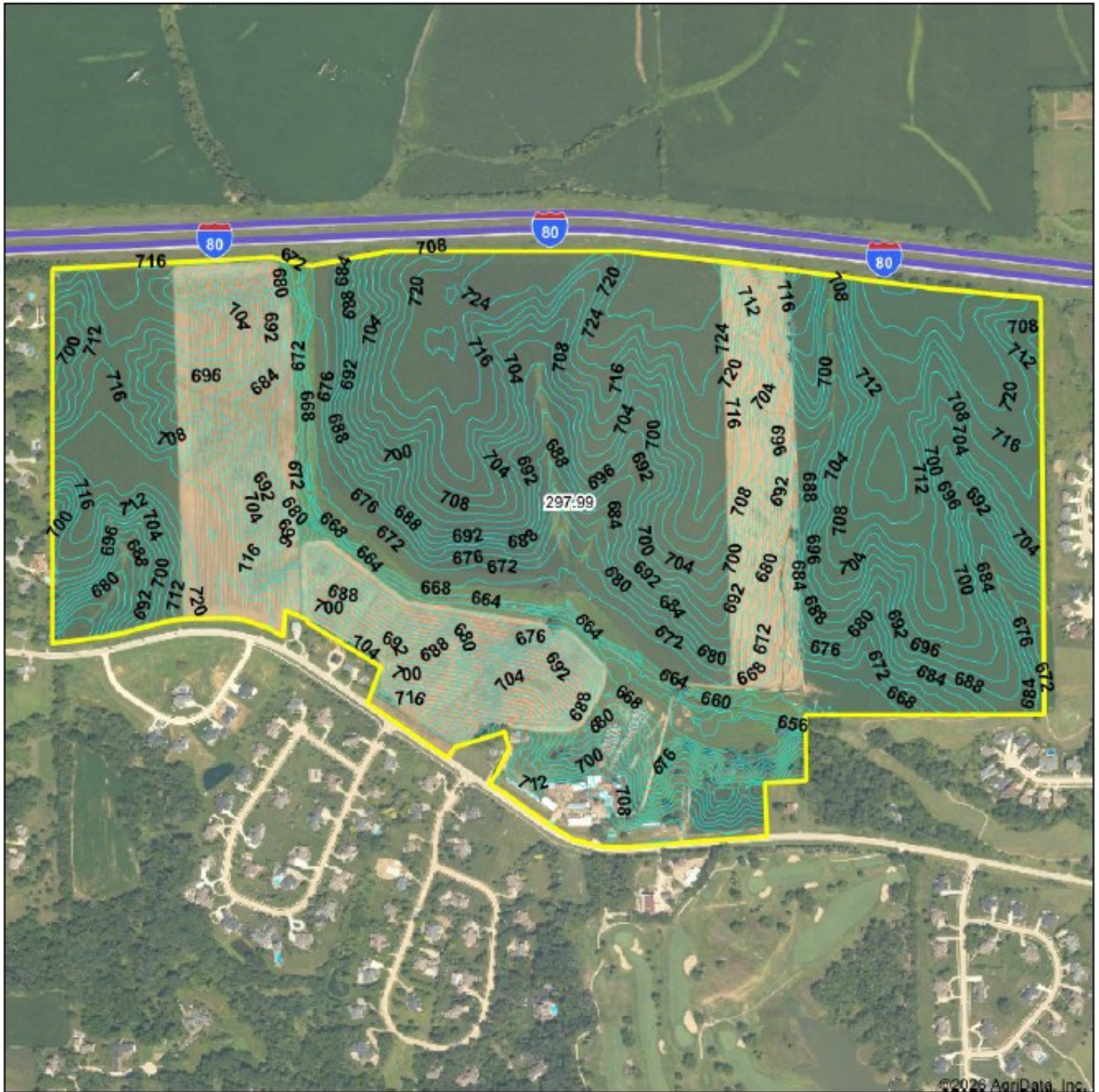
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
60.27	58.26	58.26	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	58.26	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	53.00	0.00	181
Soybeans	3.20	0.00	52
TOTAL	56.20	0.00	

NOTES

TOPOGRAPHY MAP



Maps Provided By



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Source: USGS 3 meter dem

Interval(ft): 4.0

Min: 650.3

Max: 731.5

Range: 81.2

Average: 698.5

Standard Deviation: 18.6 ft

0ft 830ft 1660ft



3/13/2026

5-78N-5E
Scott County
Iowa

Boundary Center: 41.592925, -90.410867

FLOODPLAIN MAP



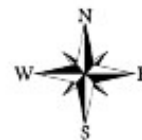
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Boundary Center: 41.592925, -90.410867

0ft 837ft 1673ft

5-78N-5E
Scott County
Iowa

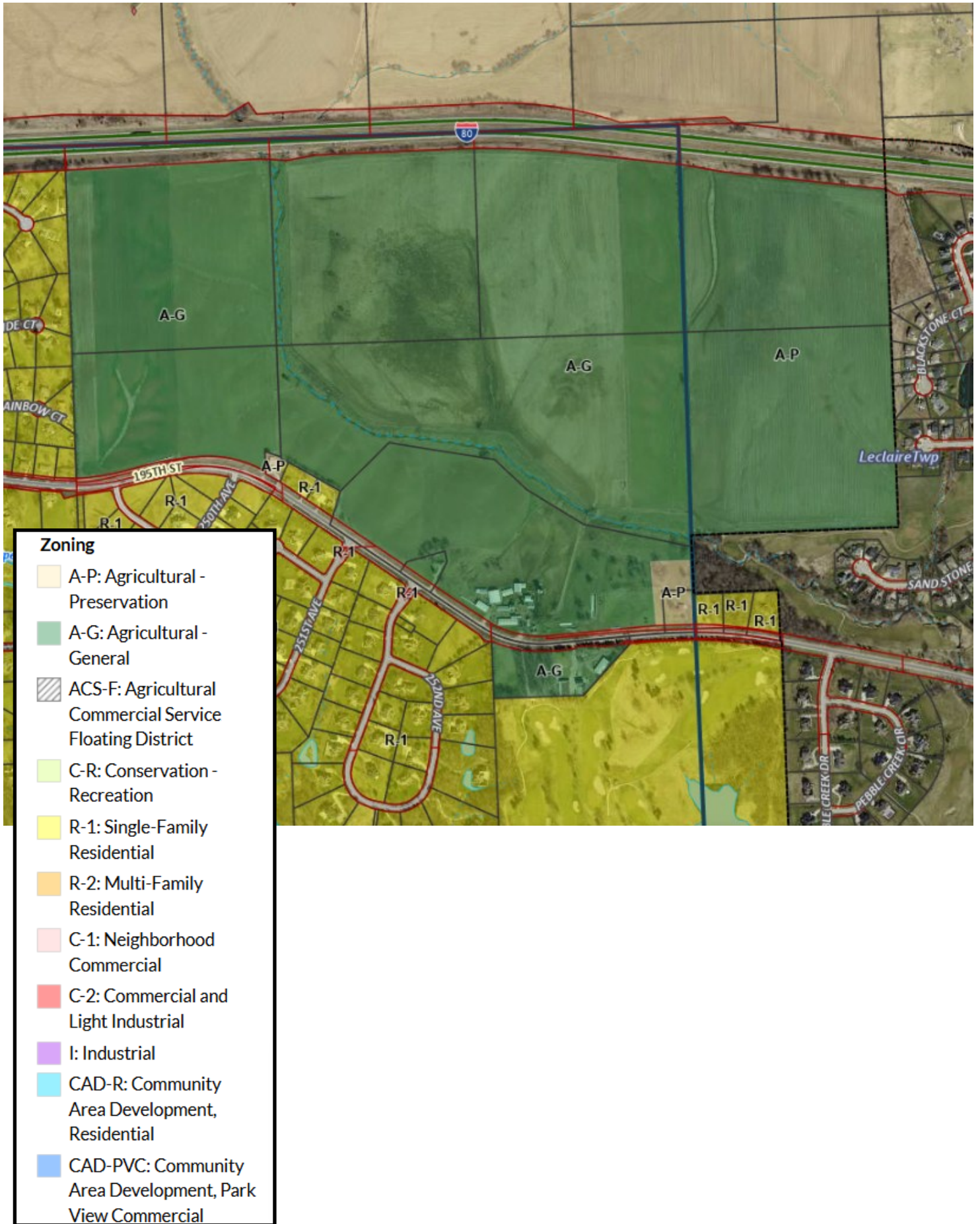


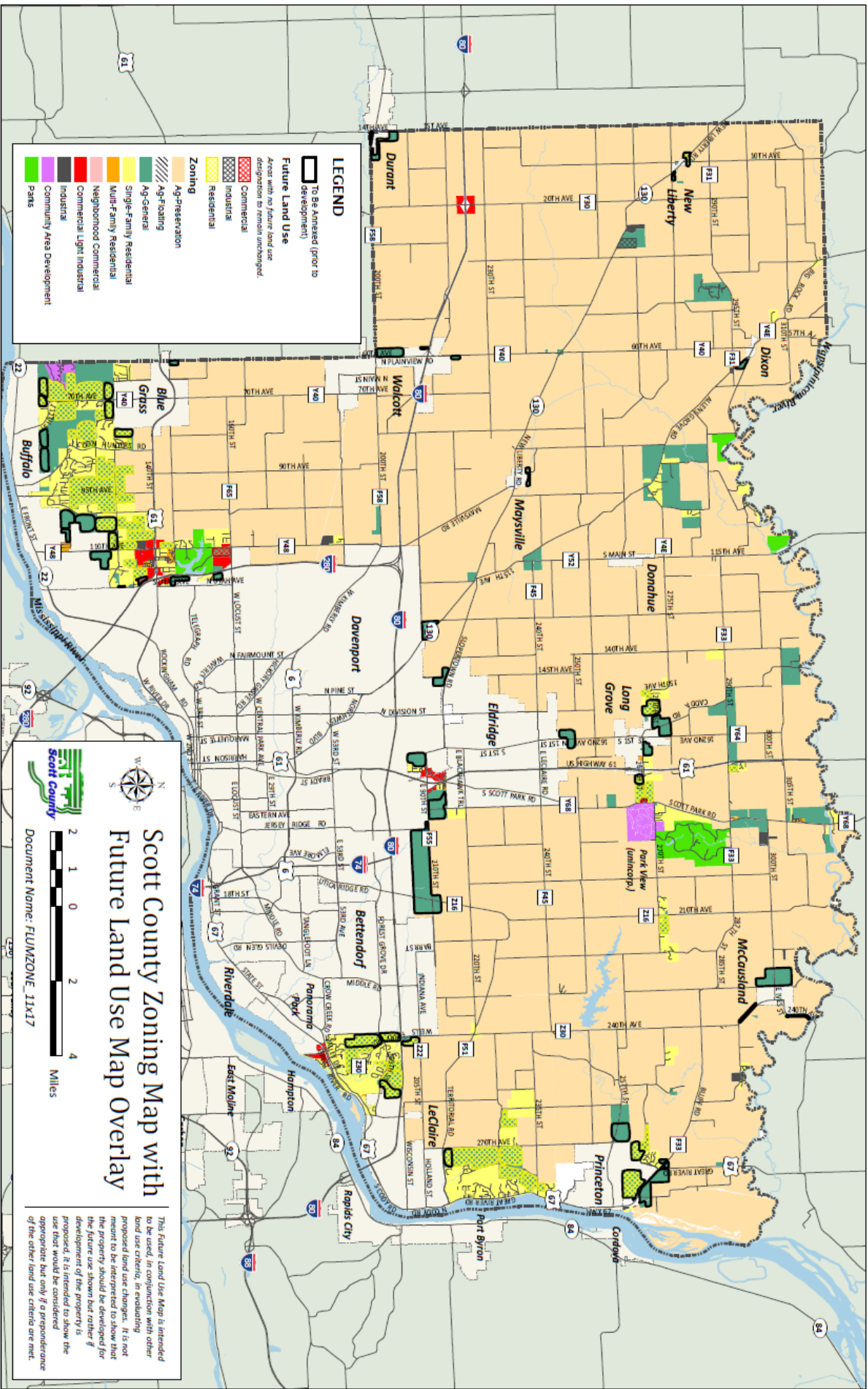
Maps Provided By
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CUSTOMIZED ONLINE MAPPING
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3/13/2026

Flood related information provided by FEMA

ZONING MAP







LEGEND

To Be Annexed (prior to development)

Future Land Use

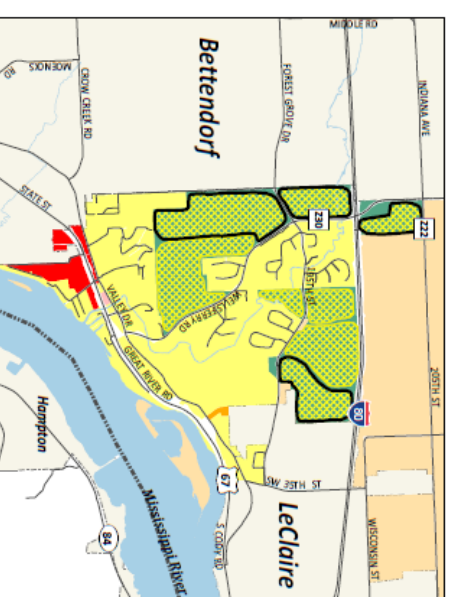
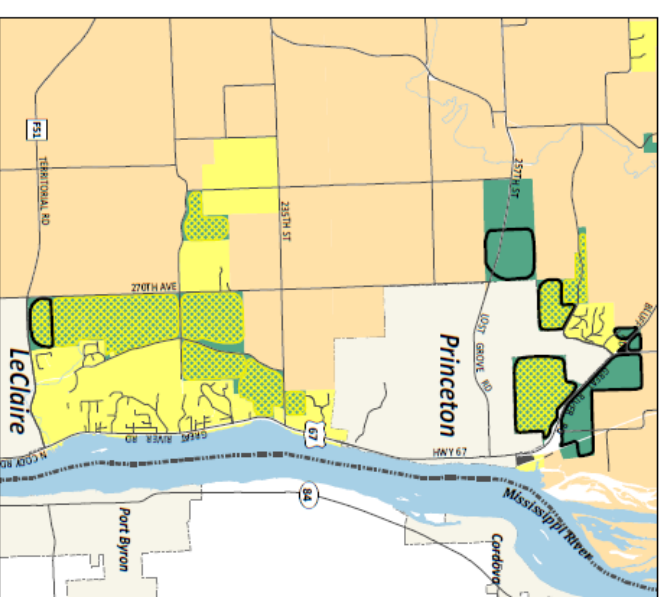
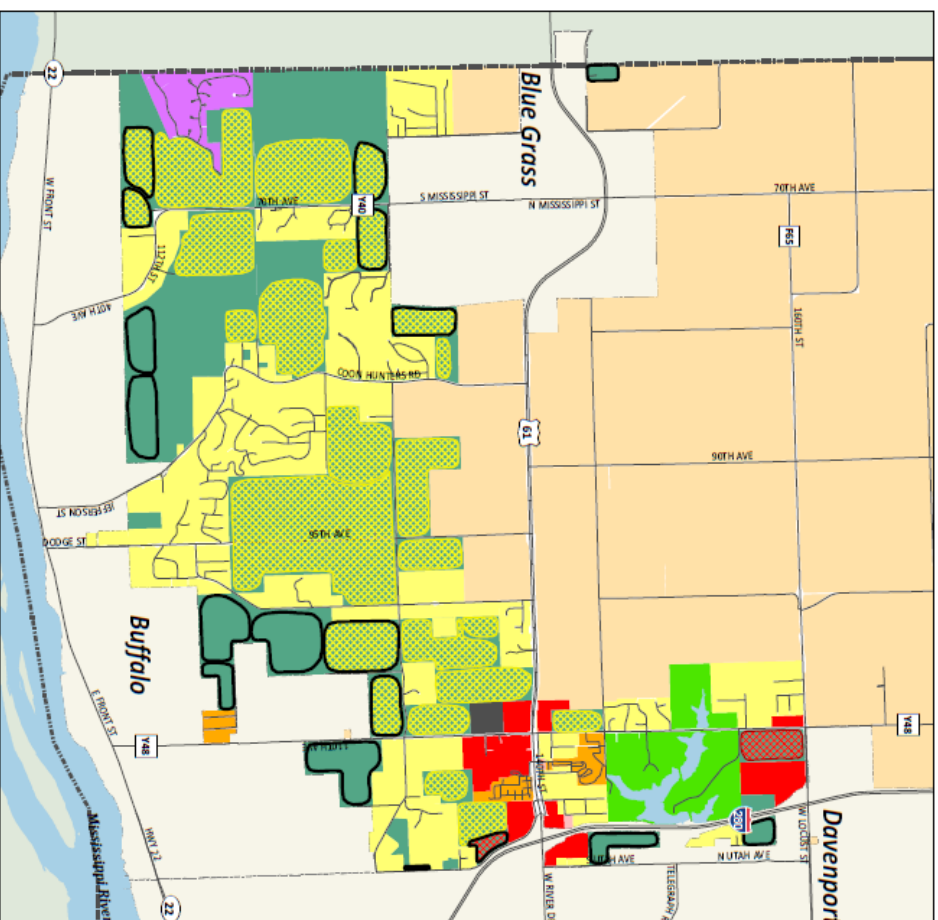
Areas with no future land use designation to remain unchanged.

- 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





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