

LAND

FOR SALE

SCOTT COUNTY, IA

181
+/- ACRES



Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SCAN FOR MORE INFO



Real Estate License:
S72111000

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Waverly, IA 50677

TREVOR GLOMSKI
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Trevor@HighPointLandCompany.com



HIGH POINT
LAND COMPANY
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Summary of Property

181+/- Acres • Scott County, IA

Listing Price: \$3,620,000

DESCRIPTION

High Point Land Company is honored to present the Siebke Family Century Farm in Cleona Township, in Scott County, IA. This 181-acre farm sits parallel to I-80, just 2 miles west of the I-80 truckstop in Walcott, off 220th St. This farm, has not been offered to the public for over 100 years, carries an incredible CSR2 of 91.1 across its entire 174.47 tillable acres. The main soils that make up this farm are Tama silty clay loam and Muscatine silty clay loam. This rare Scott County opportunity allows for easy access to competitive grain markets and great exposure for a long-hold investment. The farm is currently rented out for 2024 and has a long list of operators interested in renting in 2025 when it becomes available. This farm has access on the east and an easement coming off 35th Ave to access the farm, haul grain, or for any farming application from the west end.

Additionally, this farm features a beautiful 2,440 sq ft home, a barn, two pole buildings, two grain bins, and other outbuildings. The footprint of the building site is roughly 3.5 +/- acres and will be offered with or without the tillable portion of the farm. This site has great potential for those looking to move to the country, with ample storage, and facilities for cattle or horses, or the option to rent out the buildings.

Farms of this quality, location, and potential do not come up for sale often and will be a high producer for many years to come for any investor, 1031 buyer, or operator.

Farm and buildings to be sold 'as-is'.

Property Address: 4400 220th St, Walcott, IA 52773

Property Features:

- High quality soil
- Great location
- Touching I-80
- Great investment opportunity
- Rare opportunity
- House
- Several outbuildings
- Phenomenal exposure
- 30,000 vehicles per day on I-80
- Minutes from World's Biggest Truck Stop (I-80 Truck Stop in Walcott)

75,000
ACRES SOLD

Property Photos



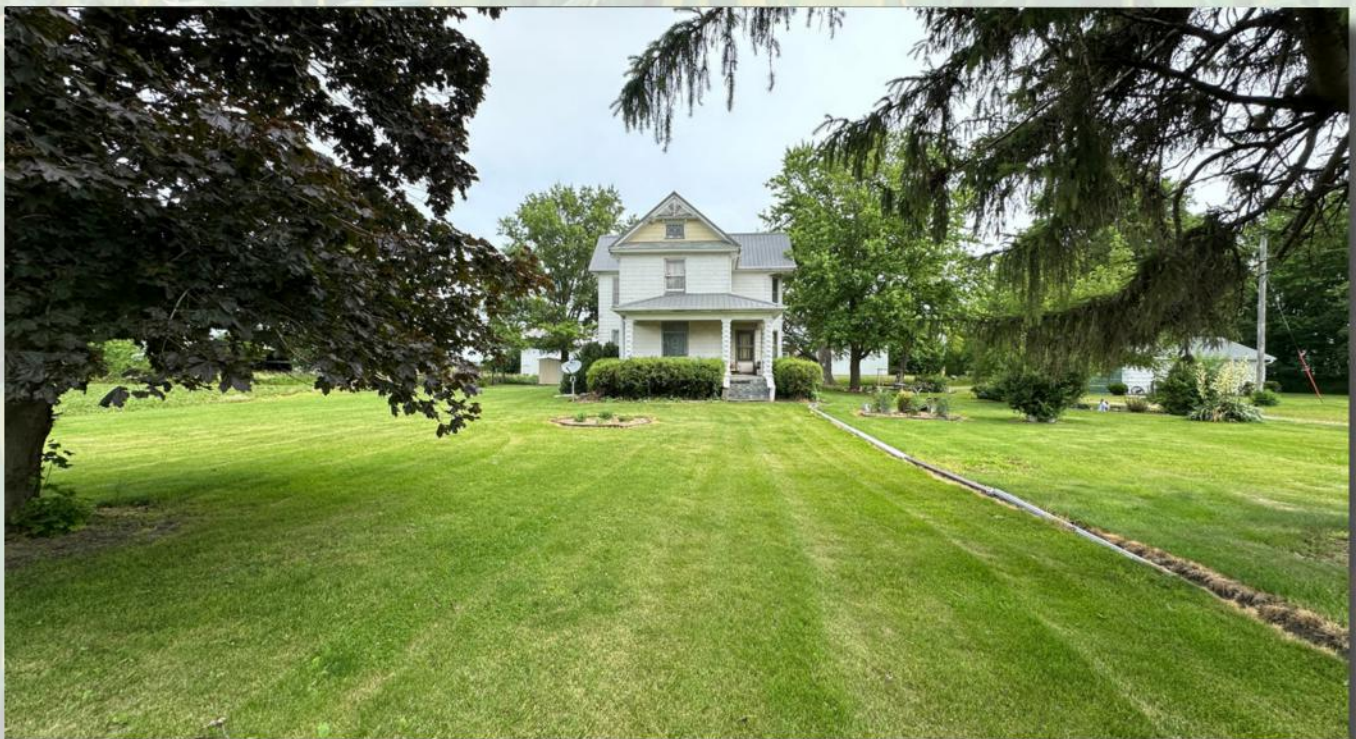
75,000
ACRES SOLD

Property Photos



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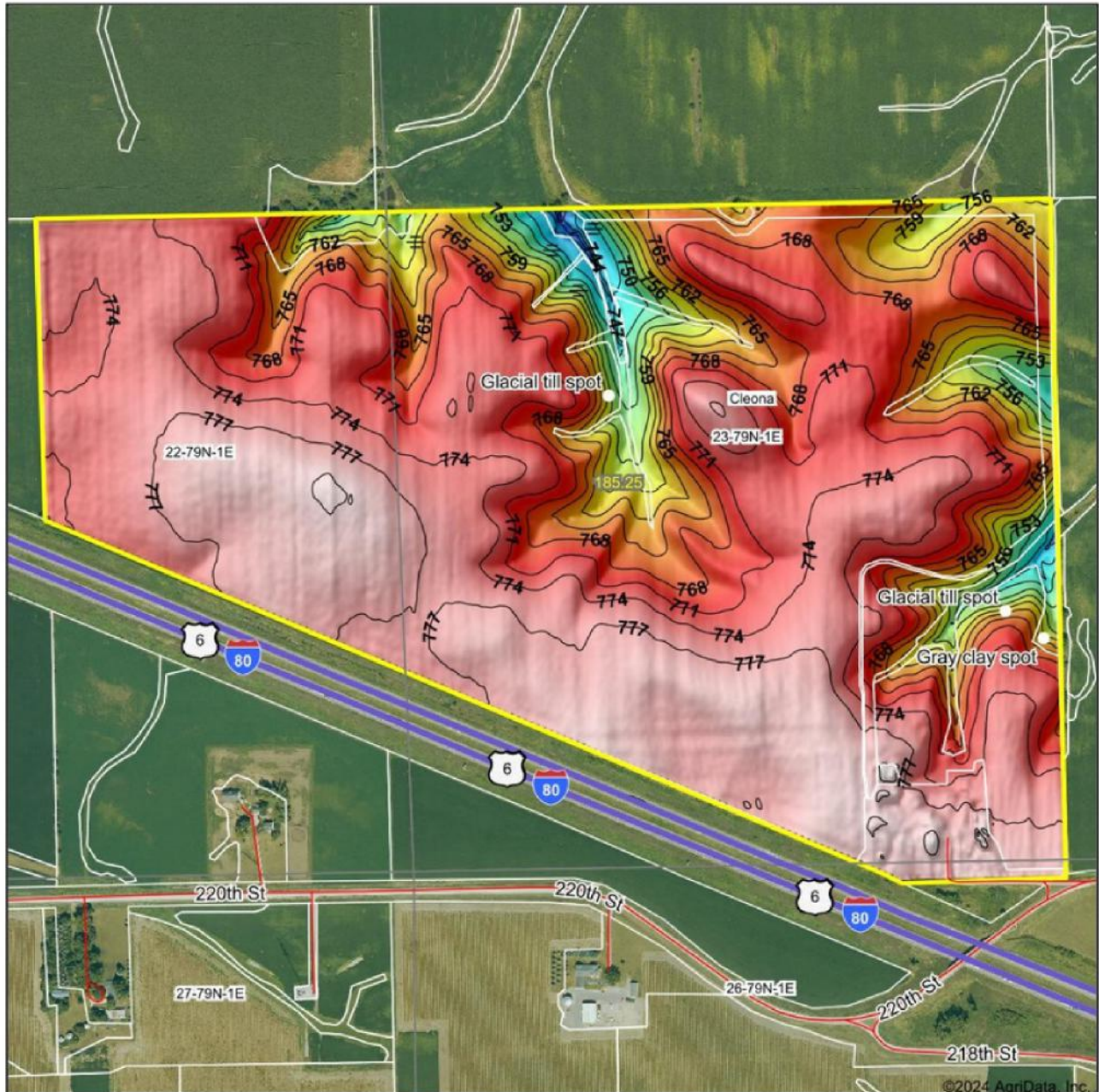
Property Photos



75,000
ACRES SOLD

Topo Hillshade Map

Topography Hillshade



Source: USGS 3 meter dem



Interval(ft): 3

Min: 736.9

Max: 781.7

Range: 44.8

Average: 770.5

Standard Deviation: 7.51 ft



5/7/2024

23-79N-1E
Scott County
Iowa

Boundary Center: 41° 37' 45.55, -90° 49' 9.59



Maps Provided By:



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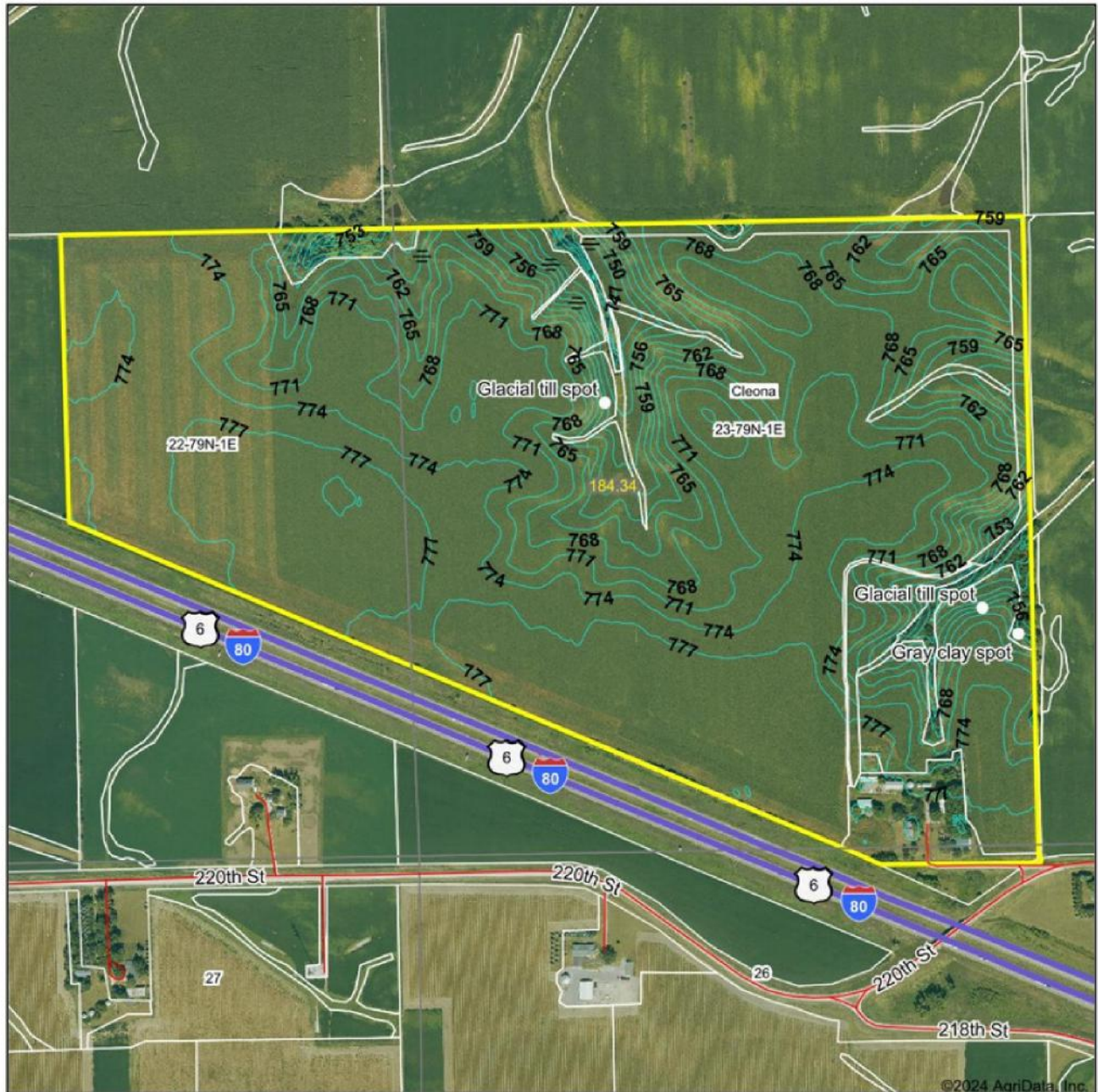
Field borders provided by Farm Service Agency as of 5/21/2008

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75,000
ACRES SOLD

Topo Contour Map

Topography Contours



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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING

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

Source: USGS 3 meter dem

Interval(ft): 3.0
Min: 736.9
Max: 781.7
Range: 44.8
Average: 770.5
Standard Deviation: 7.51 ft

0ft 638ft 1276ft

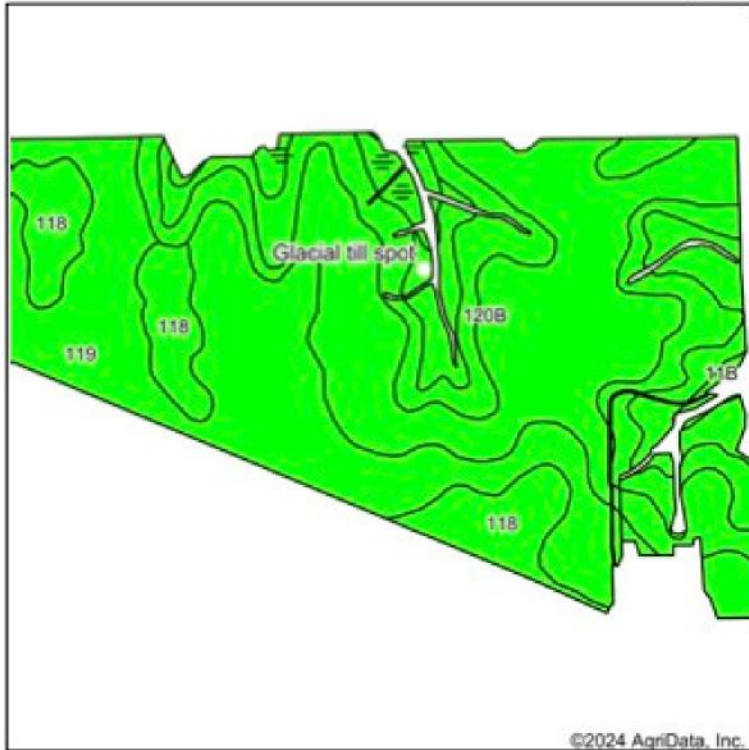


23-79N-1E
Scott County
Iowa

Boundary Center: 41° 37' 45.54, -90° 49' 9.57

Soils Map

Soils Map



State: **Iowa**
 County: **Scott**
 Location: **23-79N-1E**
 Township: **Cleona**
 Acres: **168.54**
 Date: **5/6/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA163, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
120B	Tama silty clay loam, 2 to 5 percent slopes	64.76	32.5%		lle	96	96	96	78	79	
119	Muscatine silty clay loam, 0 to 2 percent slopes	50.89	30.2%		lw	100	96	96	81	90	
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	28.33	16.8%		llle	87	88	88	70	69	
118	Garwin silty clay loam, 0 to 2 percent slopes	17.54	10.4%		llw	90	91	90	68	72	
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	9.32	5.5%		llle	62	84	84	66	64	
120D3	Tama silty clay loam, 9 to 14 percent slopes, severely eroded	4.46	2.6%		lve	55	76	76	60	55	
426D2	Aredale silt loam, 9 to 14 percent slopes, moderately eroded	2.63	1.6%		llle	57	84	84	62	63	
11B	Colo-Ely complex, 0 to 5 percent slopes	0.61	0.4%		llw	86	92	92	64	76	
Weighted Average						1.99	91.1	*n 92.7	*n 92.6	*n 75.1	*n 78.2

**IA has updated the CSR values for each county to CSR2.

*n: The aggregation method is "Weighted Average using all components"

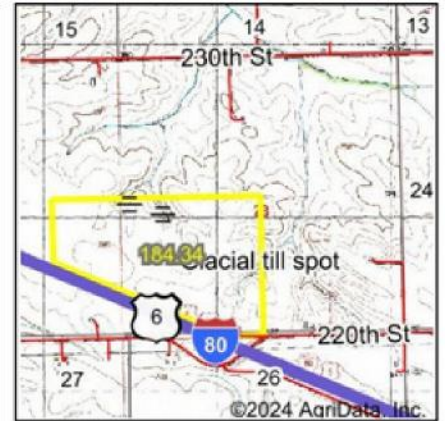
*c: Using Capabilities Class Dominant Condition Aggregation Method

Symbol	Name	Description
	ERO Severely eroded spot	An area where on the average 75 percent or more of the original surface layer has been lost because of accelerated erosion. Not used in map units that are named severely eroded, very severely eroded, or gullied. Typically .25 to 1 acre.
	GLA Glacial till spot	An area of unsorted, nonstratified, glacial drift consisting of clay, silt, sand, cobbles, stones, and boulders. These areas may or may not be calcareous. Typically .25 to 1 acre.

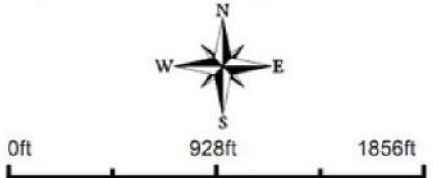


Wetlands Map

Wetlands Map



State: **Iowa**
 Location: **23-79N-1E**
 County: **Scott**
 Township: **Cleona**
 Date: **5/6/2024**



Classification Code	Type	Acres
R4SBA	Riverine	0.42
PEM1Cx	Freshwater Emergent Wetland	0.25
R4SBC	Riverine	0.20
Total Acres		0.87

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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