



LAND FOR SALE

Clinton County

79
ACRES +/-



FARM DESCRIPTION

PRICE: \$553,000

Don't miss this rare opportunity to own 79 +/- acres of Eastern Iowa hardwoods. The farm is located in northern Clinton County, Iowa just 12 miles southeast of Maquoketa, Iowa. This farm offers a unique offering with mostly all timber and multiple elevation changes throughout the property. The cover on this farm is perfect for holding whitetail deer and turkeys. Sugar Creek runs through a portion of the property offering water for wildlife as well as an excellent travel corridor for hunting deer during the fall months. There is a nice mix of mature and future timber featuring oak, walnut, cedar, and scattered pines. There are two gated access trails off 110th street in the southwest corner as well as from the northeast corner. This allows great access for sneaking in undetected on fall morning, hunts catching bucks come back to bed. This area of Clinton and Jackson County is known for producing great whitetail hunting with record book bucks common on managed whitetail hunting farms. Whether you are looking for a dynamite hunting property or a place to manage a timber investment look no further. Properties of this size are hard to find in this area of Eastern Iowa, so don't miss your chance to hunt this farm yet this fall. Call Land Agent Nick Skinner at 515-650-0974 or Land Broker Cody Skinner at 515-443-6343 today.



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AERIAL PHOTO

Clinton County

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ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$553,000 or \$7,000/Acre

Location:

From Delmar, Iowa, travel east on Hwy 136 for 4 miles. Turn left or north on 290th Street for .08 of a mile. Turn right onto 120th street for 1 mile. Turn left or north onto 300th Avenue for .05 of a mile. Turn right onto 110th street for .25 mile, property is located on the east side of the road. A for sale sign is located at the property.

Legal Description:

79 +/- taxable acres located in Clinton County, Iowa Waterford Township, Section 9, Range 4. Parcel #6001680000, 6001690000. The exact legal description will come from the abstract.

Tax Information:

\$702 +/- estimated annually



HILLSHADE MAP

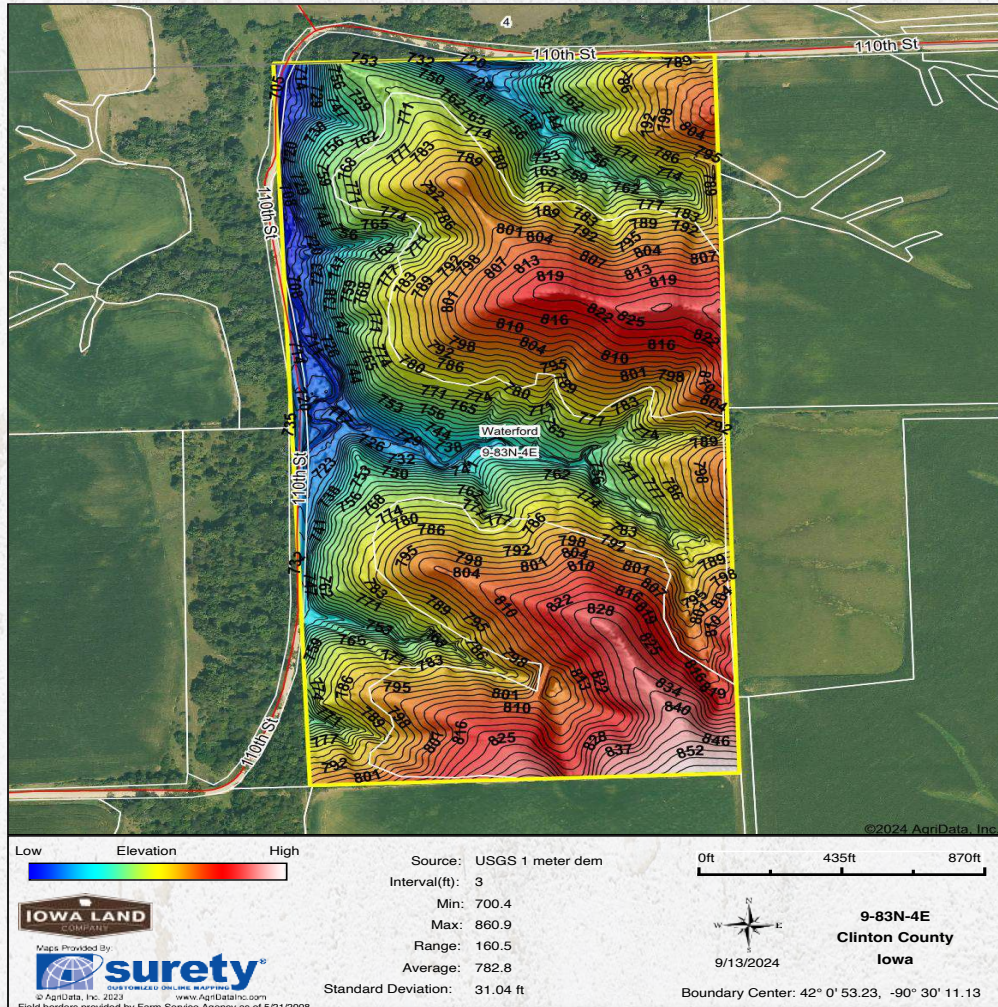
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Details

- 79 Taxable Acres
- Mostly all timber with multiple elevation changes throughout the property
- Rare to find a farm of this size with multiple access points
- Would make for a phenomenal morning hunting farm
- Thick cover for whitetail deer and turkeys
- Nice mix of mature and future timber featuring oak, walnut, cedar, and scattered pines
- Sugar Creek runs through a portion of the property on the west side
- Terrain and elevation change allows for multiple pinch points
- Great Location – Located one mile south of southern Jackson County, Iowa
- Located 12 miles southeast of Maquoketa, Iowa
- Located 15 miles north of DeWitt, Iowa
- Located 25 miles northwest of Clinton, Iowa
- Located 39 miles north of Davenport, Iowa

Topography Hillshade



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Branded in Land

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PROPERTY PHOTOS

Clinton County

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ABOUT US

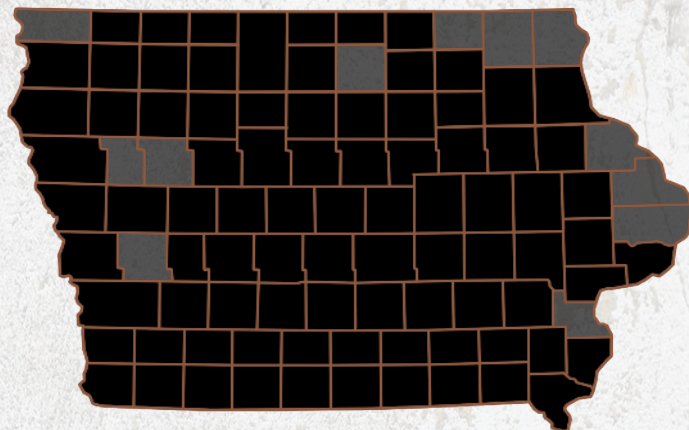
We are Iowa Land Company

A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA

WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS"

-Iowa Land Company

Nick and Cody are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Luke and Matt Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past six years we have represented clients in over 400 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



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