

33.96 ACRES M/L



LAND AVAILABLE

ADAIR COUNTY

IOWA

GREENFIELD, IOWA

LISTING #16735



KOLT KIBURZ (IA LIC S68372000)

515.468.5035

Kolt@PeoplesCompany.com

JAKE SICKELS (IA LIC S67181000)

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CONTACT

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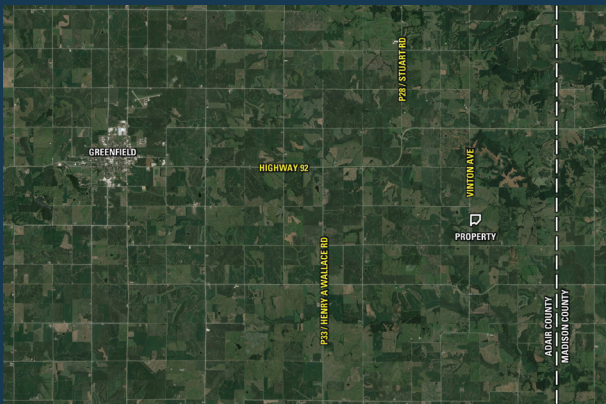
Jake@PeoplesCompany.com

For more information visit
PeoplesCompany.com



PEOPLES COMPANY

is pleased to offer a unique 33.96 acre building site/hobby farm opportunity in eastern Adair County, Iowa. This property is located approximately 7.5 miles east of Greenfield, Iowa, just south of Highway 92 on Vinton Avenue. The property is currently situated as cool-season grass pasture with two ponds and cattle-tight fencing around its entirety. Of the 33.96 total acres, 31.98 are considered FSA certified cropland acres and carry a CSR2 rating of 47.5, allowing a new owner to put these acres into crop production if they wish. Multiple building site locations are offered on this parcel with nothing less than stellar views in every direction of the Adair County countryside. Rural water is available through Southern Iowa Rural Water Association and electric is available through Farmers Electric Cooperative out of Greenfield, Iowa. Take advantage of this opportunity to build a home and enjoy the acres however you see fit right here in eastern Adair County! This farm is located in Section 22 of Grand River Township in Adair County, Iowa.



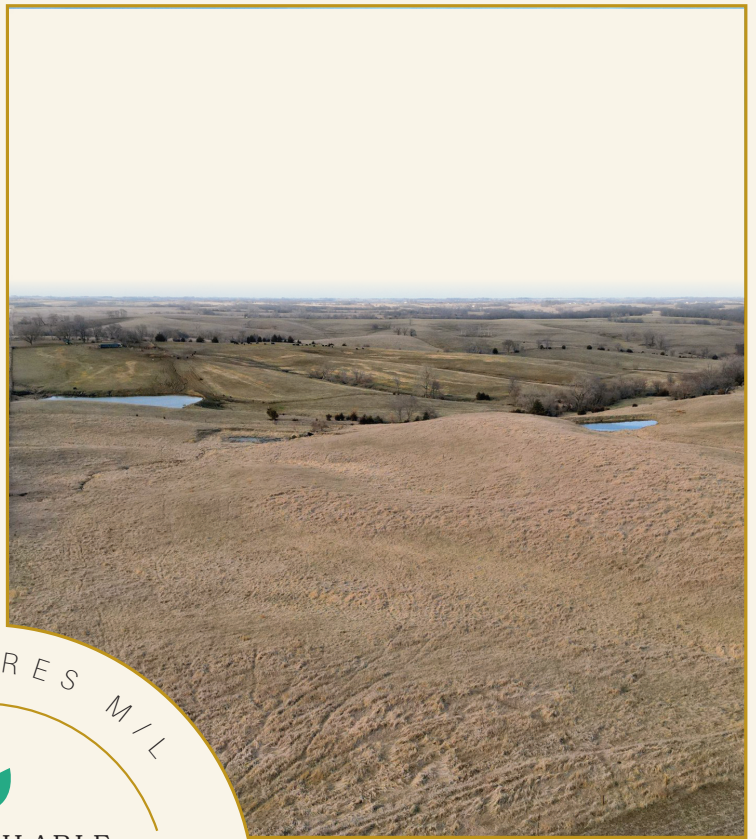
DIRECTIONS

Vinton Avenue
Greenfield, IA 50849

From Greenfield, Iowa: Travel east out of town on Highway 92 for 6 miles to P33 / Trenton Avenue. Turn right (south) onto P33 / Trenton Avenue and travel south for one mile to 250th Street. Turn left (east) onto 250th Street and travel east for 2.75 miles. Turn right (south) and travel south on Vinton Avenue for .25 miles. The property will be on the east side of Vinton Avenue. Look for the Peoples Company sign.

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12119 STRATFORD DR, SUITE B
CLIVE, IA 50325
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