

# ADAMS COUNTY LAND AVAILABLE



**536.6**

ACRES M/L

---

OFFERED AS FIVE LISTINGS

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**PEOPLES<sup>TM</sup>**  
**COMPANY**

INTEGRATED LAND SOLUTIONS

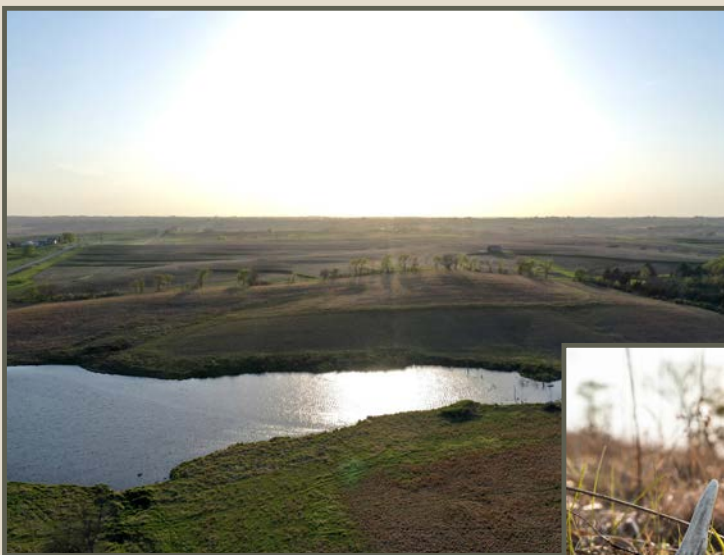


# ADAMS COUNTY LAND AVAILABLE

## 536.60 ACRES M/L - OFFERED AS FIVE DIFFERENT LISTINGS

Peoples Company is pleased to offer a rare opportunity to purchase 536.6 acres m/l of Adams County combination farmland, located just west of Prescott, Iowa. Acquiring a portfolio of this caliber in one specific area often takes decades of hard work and effort. These tracts are offered as a turn-key unit or could be purchased individually in tracts ranging from 66.6 to 200 acres m/l. The farms include a wide variety of attributes and feature something desirable for any type of Buyer including but not limited to; well maintained CRP acres with annual payments totaling \$62,506, productive row crop acres, heavily timbered draws, thick bedding cover for wildlife, a lake, multiple ponds, and pasture.

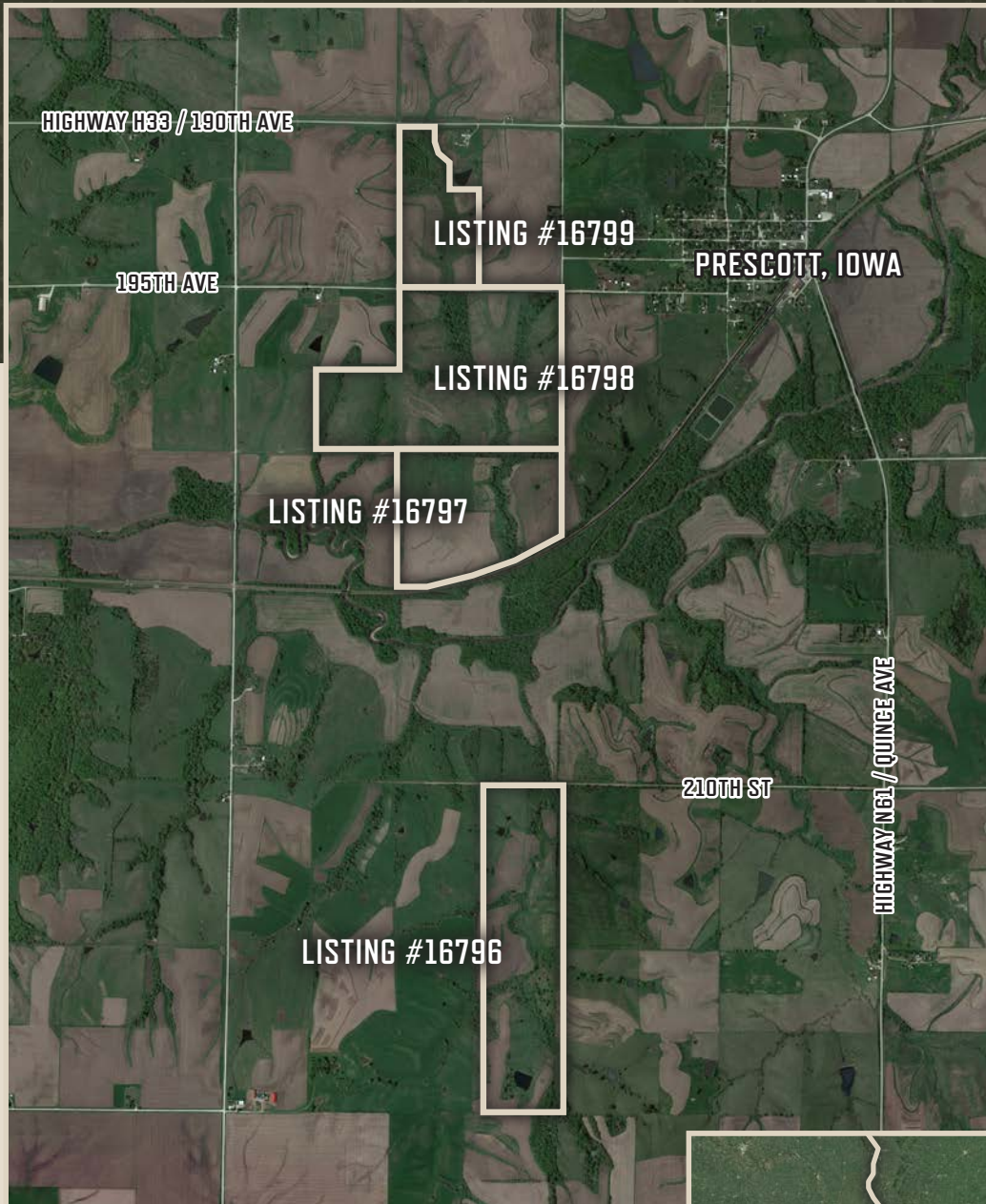
All four of these farms have been meticulously maintained and kept up to a high standard by the current ownership. The portfolio offers consistent return and encompasses 362.99 FSA certified cropland acres. The hunting and recreational capabilities of this offering are nothing less than excellent and very rare for this area of the state. With the strategic implementation of food plots, wildlife management, and timber stand improvement projects, this farm could be even further enhanced and offer an outdoorsman a total recreational dream. The portfolio features miles of established trails and multiple entrances on each tract, providing excellent access via truck or ATV. This portfolio is an excellent candidate for the return on investment minded outdoorsman and is located only an hour from the Des Moines Metro, an hour and a half from Omaha, and two and a half hours from Kansas City.



PeoplesCompany.com  
LISTING #16800







**CONTACT**

**MATT ADAMS**

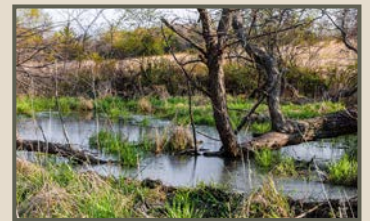
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**PROPERTY LOCATION**

This portfolio is an excellent candidate for the return on investment minded outdoorsman and is conveniently located:

- 1 HOUR FROM THE DSM METRO
- 1.5 HOURS FROM OMAHA
- 2.5 HOURS FROM KANSAS CITY



**LISTING #16800 - 536.60 ACRES M/L**  
(Full Portfolio - All Four Tracts)

- LISTING #16799 - 66.60 ACRES M/L**
- LISTING #16798 - 200.00 ACRES M/L**
- LISTING #16797 - 110.00 ACRES M/L**
- LISTING #16796 - 160.00 ACRES M/L**





LISTING #

16799

Scan the QR Code to view this listing on PeoplesCompany.com

66.60

ACRES M/L LISTED AT \$386,280

HIGHWAY H33 / 190TH AVENUE & 195TH STREET, PRESCOTT, IA 50859



Listing #16799 consists of 66.6 acres m/l and includes a diverse mix of CRP (Conservation Reserve Program) grasses, tree plantings, a creek leading to the East Nodaway River, and a 5.35 acre lake as its centerpiece. Of the 23.13 FSA certified cropland acres on this tract, 20.89 are enrolled into two active CRP contracts that are paying \$3,503.00 annually (contract information below). These contracts were implemented to enhance native grass cover, upland bird nesting, and brood-rearing habitat as well as include filter strips on the farm. A new owner is sure to appreciate the recently dug lake and its ability to offer exceptional fishing and recreation. Hundreds of tree plantings and a creek encompass the northwest portion of the farm, offering ample cover and water for whitetail deer and turkeys. Multiple shed antlers were found on the tract this spring; indicating the thermal abilities of the cover, access to water, browse, and southern exposure, allowing deer to hold on the property through the cold winter months. There are multiple established trails and entrances to the farm, providing easy access via truck or ATV.

This tract is located in Section 22 of Prescott Township, with good access from both Highway H33 / 190th Avenue to the north and 195th Avenue to the south.

FSA Certified Cropland Acres: 23.13

Total CRP Acres: 20.89

17.28 acres, CP38E-25 paying \$2,903.00 annually (\$168.00/acre) through 2035

3.61 acres, CP21 paying \$600.00 annually (\$166.25/acre) through 2028



Code	Soil Description	Acres	% of field	Legend	CSR2
371C2	Sharpsburg-Nira silty clay loams	6.43	27.8%		83
470D2	Lamoni-Shelby complex	5.79	25.0%		28
Y24D2	Shelby clay loam	4.45	19.2%		49
545B	Zook-Ely-Gullied land complex	2.51	10.9%		64
Y93D2	Shelby-Adair clay loams	2.01	8.7%		35
Y24E2	Shelby clay loam	1.62	7.0%		35
370B	Sharpsburg silty clay loam	0.32	1.4%		91
<b>Weighted Average</b>					<b>53.2</b>







LISTING #

16798

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200.0

ACRES M/L LISTED AT \$1,080,000

195TH STREET/NODAWAY RIVER ROAD PRESCOTT, IA 50859

Listing #16798 consists of 200 acres m/l and is made up of a diverse mix of CRP (Conservation Reserve Program) grasses, heavily wooded timber draws, a creek in the East Nodaway River corridor, and great access from the north, east, and south. Of the 139.99 FSA certified cropland acres on this tract, 126.30 are enrolled into two active CRP contracts with high annual payments, totaling \$33,612 (contract information below). These contracts were implemented to enhance native grass cover, upland bird nesting and brood-rearing habitat as well as provide beneficial habitat for pollinators and many other wildlife species. Proper mid-contract maintenance and care measures have been taken to expand the coverage that the CRP acres offer, giving whitetail deer, turkeys, pheasants, and other game a strong chance to thrive and hold on to this tract. With ideal bedding cover being centrally located on the farm, multiple access points, and thick screening cover throughout the tract, a new owner is able to access the farm undetected and hunt all wind directions. This farm could be even further enhanced with the strategic implementation of food plots and timber stand improvement projects. There are multiple established trails and entrances to the farm, providing excellent access to the entire farm via truck or ATV.

This tract is located in Section 22 of Prescott Township, with access from both 195th Avenue to the north and secluded Nodaway River Road from the south and east.

FSA Certified Cropland Acres: 139.99

Total CRP Acres: 126.30

26.30 acres, CP38E-2 paying \$7,150.00 annually (\$271.89/acre) through 2027

100 acres, CP42 paying \$26,462.00 annually (\$264.62/acre) through 2027



Code	Soil Description	Acres	% of field	Legend	CSR2
470D2	Lamoni-Shelby complex	29.30	20.9%		28
371C2	Sharpsburg-Nira silty clay loams	29.00	20.7%		83
Y24D2	Shelby clay loam	27.23	19.5%		49
371D2	Sharpsburg-Nira silty clay loams	16.61	11.9%		57
545B	Zook-Ely-Gullied land complex	15.33	11.0%		64
Y24E2	Shelby clay loam	9.47	6.8%		35
Y93D2	Shelby-Adair clay loams	8.01	5.7%		35
<b>Weighted Average</b>					<b>54</b>







LISTING #

16797

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110.0

ACRES M/L LISTED AT \$577,500

NODAWAY RIVER ROAD PRESCOTT, IA 50859

Listing #16797 consists of 110 acres m/l and is made up of tillable acres, CRP (Conservation Reserve Program) grasses, timbered draws, a creek in the East Nodaway River corridor, and a pond. Of the 95.31 FSA certified cropland acres on this tract, 26.14 acres m/l are being actively farmed and carry a CSR2 value of 58.4. In addition to the row crop acres, 63.28 acres are currently enrolled into two active CRP contracts with attractive annual payments, totaling \$14,343 (contract information below). These contracts were implemented to enhance native grass cover, upland bird nesting and brood-rearing habitat as well as provide beneficial habitat for pollinators and many other wildlife species. Proper mid-contract maintenance and care measures have been taken to expand the coverage that the CRP acres offer, giving whitetail deer, turkeys, pheasants, and other game a strong chance to thrive and hold on this tract. Multiple access points, rolling topography, and thick screening cover throughout the tract offer a new owner the ability to access the farm undetected and hunt multiple wind directions. Heavy and thick bottomland cover adjoins this parcel to the south, offering an excellent area for deer to hold through the cold winter months. This farm could be even further enhanced with the strategic implementation of food plots and timber stand improvement projects. There are multiple established trails and entrances to the farm, providing excellent access to the entire farm via truck or ATV.

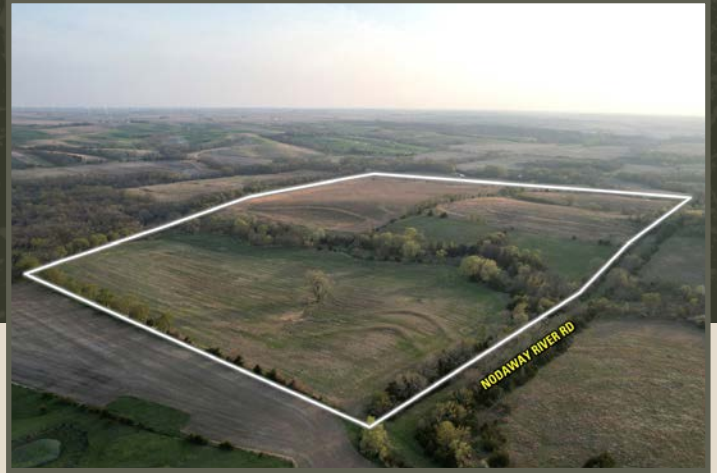
This tract is located in Section 27 of Prescott Township, with access from Nodaway River Road to the north.

FSA Certified Cropland Acres: 95.31

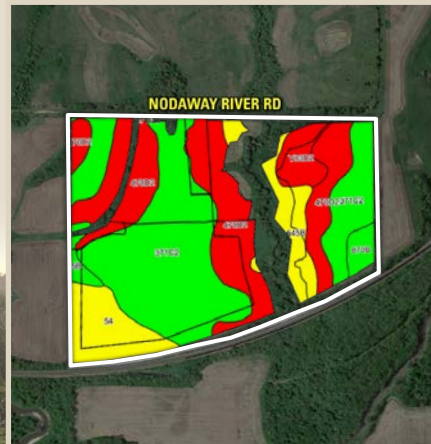
Total CRP Acres: 63.28

33.98 acres, CP38E-25 paying \$5,709.00 annually (\$168.00/acre) through 2035

29.30 acres, CP42 paying \$8,634.00 annually (\$294.69/acre) through 2026



Code	Soil Description	Acres	% of field	Legend	CSR2
371C2	Sharpsburg-Nira silty clay loams	42.02	44.1%		83
470D2	Lamoni-Shelby complex	30.15	31.6%		28
54	Zook silty clay loam	9.04	9.5%		67
545B	Zook-Ely-Gullied land complex	6.65	7.0%		64
Y93D2	Shelby-Adair clay loams	4.03	4.2%		35
870B	Sharpsburg silty clay loam	1.97	2.1%		91
15B	Olmitz-Ely-Zook complex	1.45	1.5%		82
<b>Weighted Average</b>					<b>60.9</b>







LISTING #

16796

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160.0

ACRES M/L LISTED AT \$840,000

210TH STREET PRESCOTT, IA 50859



Listing #16796 consists of 160 acres m/l and is made up of a diverse mix of pastureland, hay ground, CRP (Conservation Reserve Program) grasses, timbered draws, a meandering creek, and four ponds. Of the 104.56 FSA certified cropland acres on this tract, 46.12 are enrolled into two active CRP contracts with attractive payments, totaling \$11,048 annually (contract information below). These contracts were implemented to enhance native grass cover, upland bird nesting, and brood-rearing habitat as well as provide beneficial habitat for pollinators and many other wildlife species. Additional cropland acres are currently being utilized as pasture and for cutting hay. This farm has good interior fencing for working and running livestock with ample water sources throughout. Proper mid-contract maintenance and care measures have been taken to expand the coverage that the CRP acres offer, giving whitetail deer, turkeys, pheasants, and other game a strong chance to thrive and hold on this tract. Good crossings, established trails, and entrances to the farm provide excellent access via truck or ATV.

This tract is located in Section 34 of Prescott Township, with access from 210th Avenue.

FSA Certified Cropland Acres: 104.56

Total CRP Acres: 46.12

27.27 acres, CP42 paying \$7,881.00 annually (\$289.01/acre) through 2027

18.85 acres, CP38E-25 paying \$3,167.00 annually (\$168.00/acre) through 2026



Code	Soil Description	Acres	% of field	Legend	CSR2
Y24E	Shelby loam	29.33	28.1%		41
545B	Zook-Ely-Gullied land complex	25.27	24.2%		64
Y24F	Shelby loam	13.70	13.1%		27
371C2	Sharpsburg-Nira silty clay loam	13.34	12.8%		83
Y93D2	Shelby-Adair clay loams	5.46	5.2%		35
15B	Olmitz-Ely-Zook complex	4.51	4.3%		82
469C2	Lamoni-Clarinda-Shelby complex	4.48	4.3%		44
<b>Weighted Average</b>					<b>51.5</b>







12119 STRATFORD DRIVE  
CLIVE, IA 50325

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