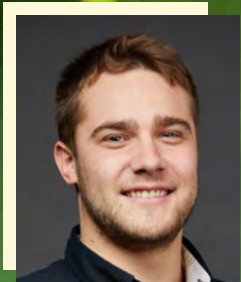
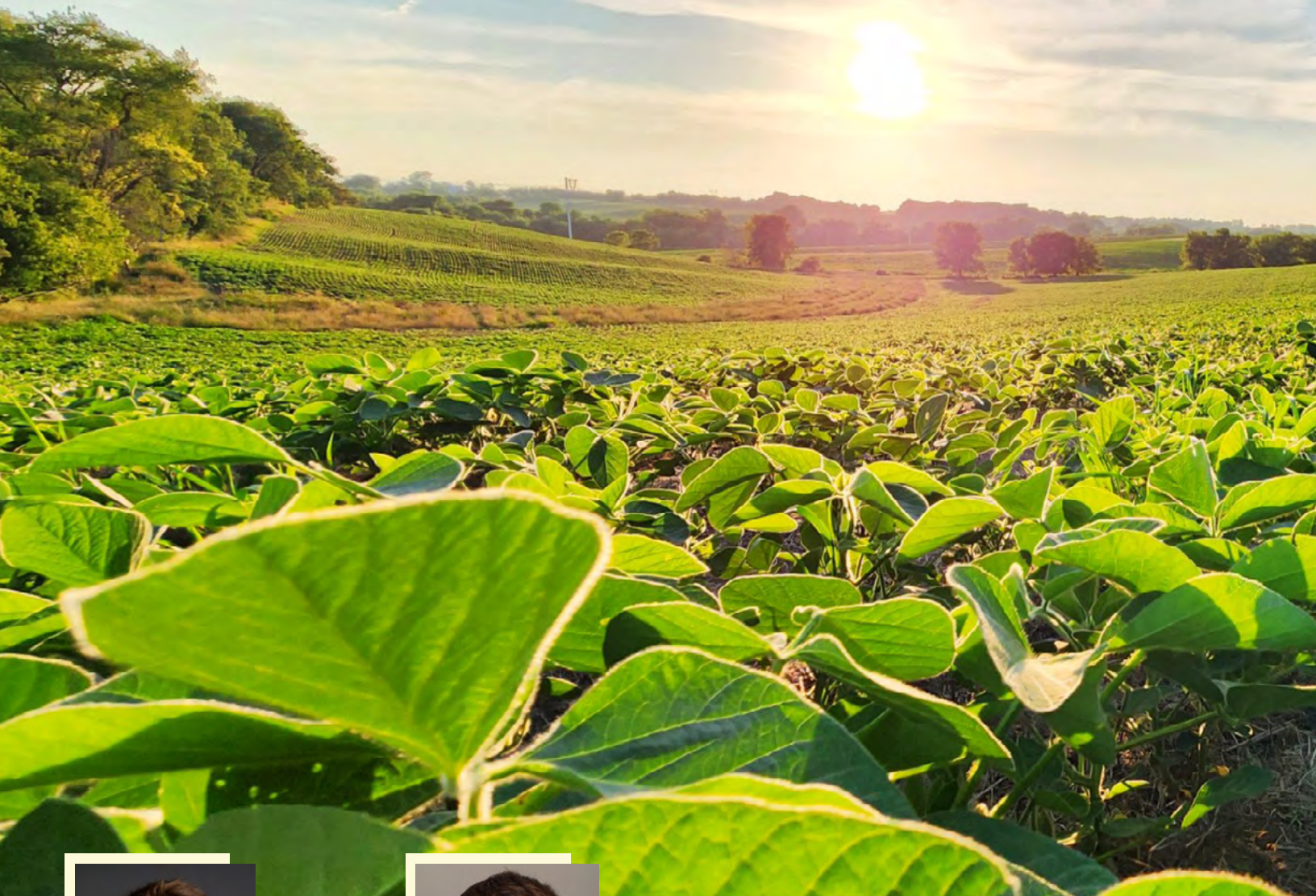


LAND FOR SALE JOHNSON COUNTY

Listing #16961 | Kansas Avenue, Oxford, IA 52322

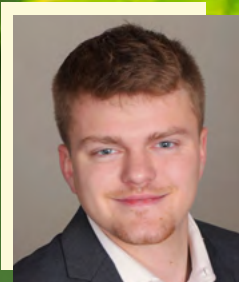


RILEY SIEREN

319.591.0111

IA LIC S66739000

Riley@PeoplesCompany.com



MATT HOENIG

319.330.9735

IA LIC S68835000

Matt.Hoenig@PeoplesCompany.com

49.91
ACRES M/L

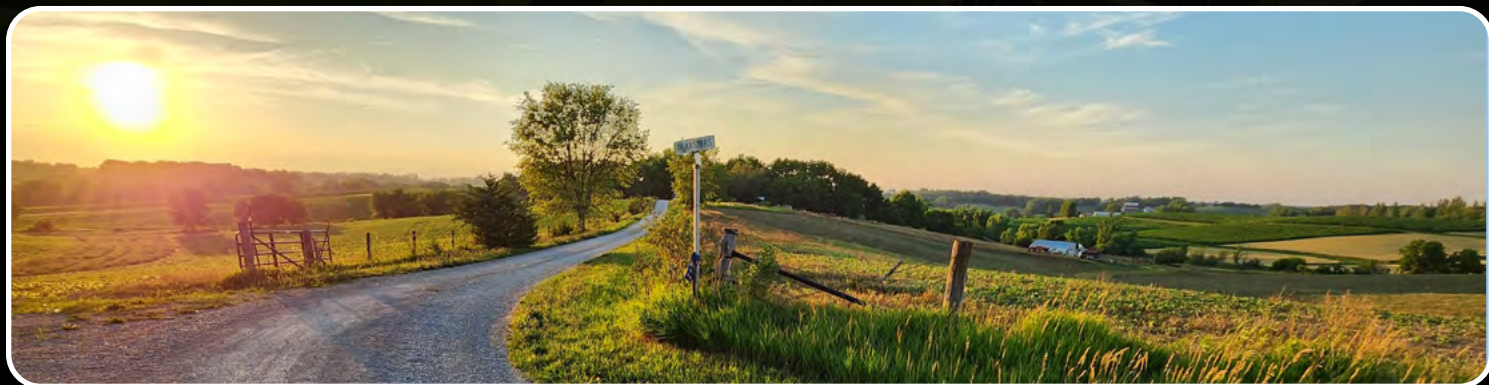
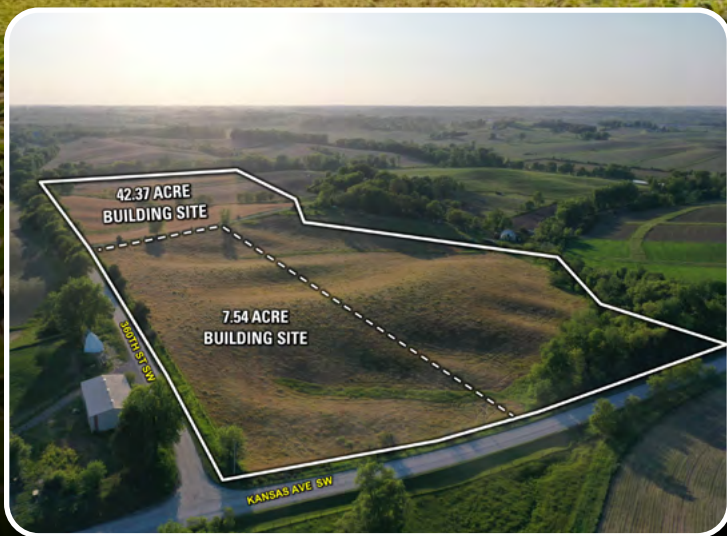
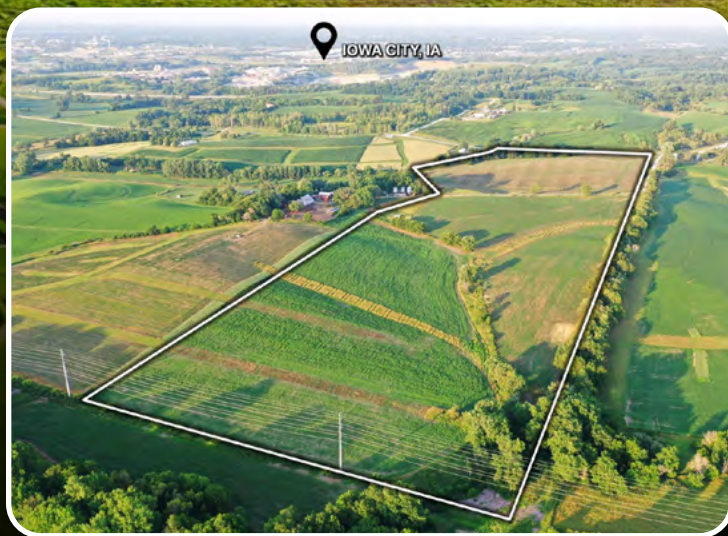
 **PEOPLES™**
COMPANY
INTEGRATED LAND SOLUTIONS

Description: Peoples Company is pleased to offer a hard-to-find 49.91 acres m/l in Johnson County within the Iowa City metro. Located on Kansas Avenue SW this property has endless opportunities, with multiple building sites, a great county setting as well as all other recreational and farming opportunities. The potential situated only a mile and a half south of U.S. Interstate 80 at the Tiffin exit, one of the fastest growing towns in Iowa is unmatched. The property offers the buyer an excellent opportunity to utilize to their liking the two approved building sites by Johnson County Planning and Zoning. There is no place better to build your future than right here with the option to be a part of many great school systems just minutes away. Downtown Iowa City, Downtown Coralville, Coral Ridge Mall, Carver Arena, Kinnick Stadium, and Finkbine golf course are also within a short commute from the property. Electric is at the property. Don't miss this opportunity to own a sought after piece of land overlooking the scenic hills of Johnson County, IA.

The farm offers a great opportunity for someone to add quality tillable acres to their operation or the option to graze horses or cattle. These 49.91 acres carry 44.61 FSA tillable acres with a CSR2 rating of 52.2. This is a great opportunity to enjoy the scenic views of Johnson County. It would not be uncommon to enjoy wildlife working its way across this property. Call to reach out for your private showing of this unique Johnson County property.

*Easement to neighboring property 2952 360th St SW

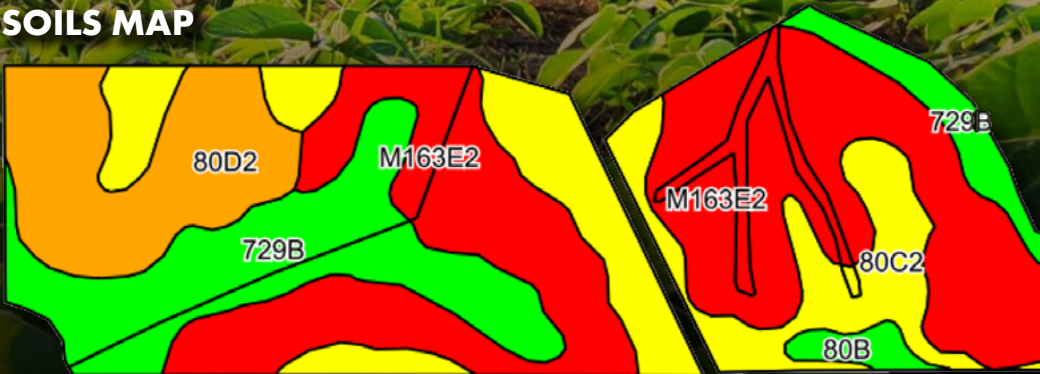
*Oil/Gas easement on the property, refer to listing agents for more information



Directions: From the intersection of U.S. Interstate 218 and IWV Rd SW head west of IWV Rd SW. After 2 miles turn north onto Kansas Ave SW. The property will be on your left-hand side in approximately 1 mile.



SOILS MAP



ASKING PRICE:
\$698,650
49.91
ACRES M/L

Code	Soil Description	Acres	% of field	CSR2 Legend	CSR2
M163E2	Fayette silt loam	19.10	42.8%	●	36
80C2	Clinton silt loam	9.50	21.3%	●	69
729B	Nodaway-Arenzville silt loams	9.09	20.4%	●	71
80D2	Clinton silt loam	6.27	14.1%	●	46
80B	Clinton silt loam	0.64	1.4%	●	80
Weighted Average					52.2

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PEOPLES
COMPANY
 INTEGRATED LAND SOLUTIONS



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #16961



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

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