

► Land Available ◀

ADAIR COUNTY

IOWA

LISTING #16963

PEOPLES COMPANY.COM



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Adair County

204.54 Acres M/L

Farmland Available in Adair County, Iowa

Peoples Company is pleased to present 204.54 acres m/l located in Eastern Adair County, Iowa. This tract is located at the corner of Vinton Avenue and 260th Street, just a few miles south of Highway 92 and near the Madison/Adair County line. This high-quality tract is located in a strong farming area and offers a great return on investment, as well as the opportunity to build a new home and enjoy multiple recreational activities including phenomenal fishing and hunting.

This tract consists of 152.1 acres currently in row crop production, carrying a CSR2 rating of 61.7. Additional FSA cropland acres are present and give a new owner the opportunity to add row crop acres, and implement food plots and seed to CRP/native grasses - all without taking away from the current income-producing acres. The farm features a turn-key, set it and forget it nature, with very significant improvements being implemented within the past year. 50 additional row crop acres were added this spring by removing terraces and sod-busting areas of the farm with productive soil and topography that are conducive to farming. Trees and fence lines have been cleared recently to improve farmability. Waterways have been rehabilitated and regraded to help improve the natural drainage on the farm and limit erosion.

In addition to the farmland aspects of this tract, a new owner is sure to appreciate the centerpiece of the farm - a 3.5 acre pond fully stocked with large bass and other fish species native to Iowa. The deer hunting on this tract is more than meets the eye, being located in a large section with no crossroads and neighbors managing big tracts of land for trophy whitetails. Secluded and overlooked pieces of timber that adjoin food are often destination cover for mature deer through hunting season and cold winter months - a scenario that describes this farm to a T. Multiple nice shed antlers were found on the farm this Spring, indicating the ability for this tract to hold mature deer through the cold winter months.

A new owner is able to take their pick of multiple locations throughout the farm that would be ideal for building a new home and shop to enjoy country living. Gentle, rolling topography makes up this tract, offering exceptional views of all the things people love about Iowa and Adair County. Southern Iowa Rural Water Association is the rural water provider to this tract. Farmers Electric Cooperative provides electric service that is available off of Vinton Avenue to the west.

Properties that check all of the boxes are hard to come by, especially in a market with a very low inventory of land available - take advantage of this opportunity to own a great farm today. Please contact one of the listing agents with questions regarding this farm or to schedule a showing.



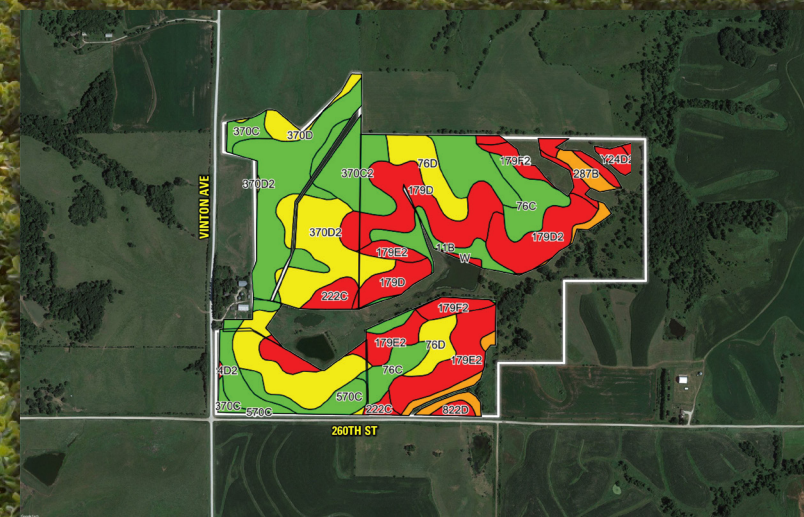
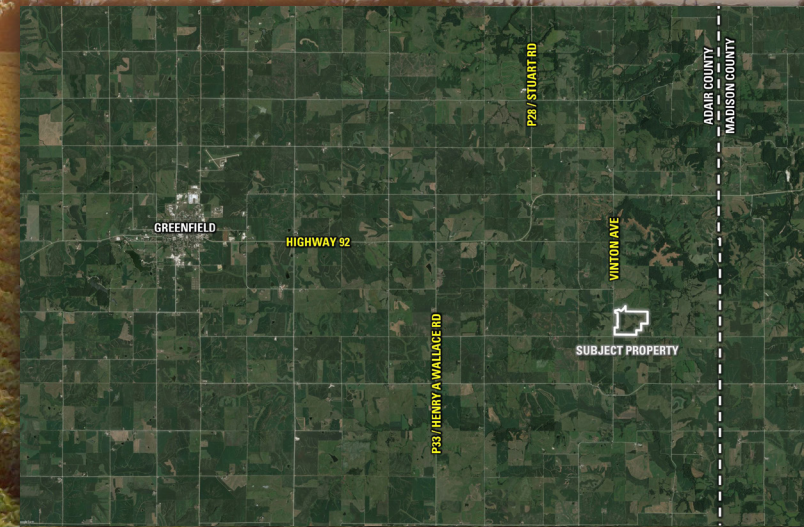
Improvements

- Excavation and dirt work to enhance farming efficiency in 2023
- Removal of trees and fencelines in 2023
- Rehabilitation of waterways in 2023

A principle of the Selling Entity holds an active real estate license in the State of Iowa.

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Code	Soil Description	Acres	% of Field	CSR2
370B	Sharpsburg silty clay loam	28.53	18.8%	91
370D2	Sharpsburg silty clay loam	22.27	14.6%	54
179D	Gara loam	16.90	11.1%	49
179E2	Gara loam	13.81	9.1%	32
370C2	Sharpsburg silty clay loam	9.43	6.2%	80
76C	Ladoga silt loam	9.24	6.1%	80
76D	Ladoga silt loam	8.65	5.7%	52
179D2	Gara loam	8.11	5.3%	43
287B	Zook-Colo-Ely silty clay loams	5.47	3.6%	78
222C	Clarinda silty clay loam	5.38	3.5%	36
11B	Colo	5.32	3.5%	80
179F2	Gara loam	4.86	3.2%	16
570C	Nira silty clay loam	4.24	2.8%	84
Y24D2	Shelby clay loam	3.47	2.3%	49
370C	Sharpsburg silty clay loam	2.68	1.8%	81
370D	Sharpsburg silty clay loam	2.32	1.5%	59
822D	Lamoni silty clay loam	0.96	0.6%	15
W	Water	0.35	0.2%	0
69C2	Clearfield silty clay loam	0.11	0.1%	56

Weighted Average 61.7

Directions

From Greenfield, Iowa: Travel east on Highway 92 for 5 miles to Henry A Wallace Road / Sheldon Avenue. Turn right (south) onto Henry A. Wallace Road / Sheldon Avenue and continue for 2 miles to 260th Street. Turn left (east) onto 260th Street and continue east for 3.7 miles to Vinton Avenue. Turn left (north) onto Vinton Avenue and the property will be to the right (east) of the road. Please look for Peoples Company signs.

Vinton Avenue/260th Street Greenfield, IA 50849

Price: \$1,600,000
 Net Taxes: \$4,388.30
 CSR2: 61.7

Listing #16963

Adair County

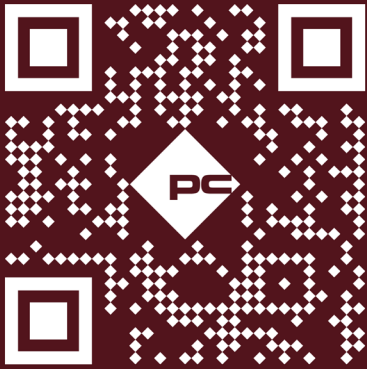
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12119 Stratford Drive
Clive, IA 50325



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

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