

IOWA

VAN BUREN COUNTY

Peoples Company is excited to introduce you to this exceptional 41-acre property in Van Buren County, Iowa. Nestled on a diverse landscape just southwest of Selma, IA, on a ridge south of the Des Moines River. With income-generating acreage, a pond, hardwood timber, and the Miles Branch Creek meandering throughout the farm, this property offers a wealth of opportunities.

This farm has the potential to yield trophy-class whitetail deer and excellent turkey hunting. Currently, 18.6 acres are in row crop production carrying an average CSR2 rating of 49. These acres are approved and are now in an active conservation reserve program set to be planted next spring. Specifically, CP12 & CP25, offer an annual income of \$3,508 at \$188.61 per acre. Nearly 2 acres within this program are designated for food plots. There is an option for this CRP contract to be bought out if a new buyer wishes. For more information, please contact the Van Buren County NRCS office. This flexible arrangement allows you to choose between income-producing row crop acres, using some crops for supplementary food sources, or keeping these acres enrolled in the CRP program, ensuring quality cover for whitetail deer and upland game populations.

Moreover, these 41 acres feature a prominent hilltop that offers breathtaking views, making it an ideal spot for your dream home or cabin. Seize the opportunity to build your future residence while enjoying immediate access to hunting and fishing right outside your door. Rural water is readily available courtesy of the Rathbun Regional Water Association, conveniently located along the road, and electric service is easily accessible nearby.



From the intersection of Highway 16 and Bridge Street in Selma, IA head west on Bridge Street for nearly half a mile. Turn left heading south on Eagle Drive. In a quarter of a mile turn west onto Acron Ave. After 1.25 miles, turn right onto 133rd Street. The property will be on the left.



FOR SALE
41
ACRES M/L

ASKING PRICE
\$276,750

PC PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS



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