

ELM AVENUE | CORNING, IA 50841

Land for Sale

ADAMS COUNTY

-IOWA-

Peoples Company is pleased to offer this 110.06 acre combination farm with tillable acres, CRP, creek bottoms, and heavy, south-facing timber in Adams County, Iowa. This farm is located just west of Corning and south of Carbon on Elm Avenue. The property offers a new owner the opportunity to purchase a mixed-use tract that would be ideal for farming, hunting, and building a home.

There are an estimated 68.69 FSA tillable acres, carrying a CSR2 value of 54.2. Of the FSA tillable acres, 13.04 are actively being row-cropped on a corn/bean rotation. There are a total of 26.41 acres enrolled into two separate CRP contracts, with a total annual payment of \$5,893.52 (see contract breakdown in the Farm Details section below). The additional tillable acres could either be put into hay, food plots, row cropped, or eventually, put into CRP. The farm lease has been terminated and the row crop acres are open for the 2024 crop season.

The farm features excellent hunting and recreational opportunities for the investment minded outdoorsman. Heavy, hardwood timber on the west side of the farm allows a hunter to access the farm with ease, and without spooking game. The property holds a large amount of whitetail, turkey, pheasant, and other game. Multiple food plot locations with secluded access would be ideal for hunting predominant winds in the fall. The creek bottom that runs north to south and connects bigger blocks of timber provides multiple stand locations for hunting rutting bucks in late October through mid-November. The turkey hunting on this farm is stellar, with big blocks of timber and roost trees overlooking the current ag fields on the farm.

This farm is located in Section 23 of Douglas Township in Adams County, Iowa. Please contact one of the Listing Agents for more details regarding this offering!



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LISTING #17139



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DIRECTIONS

From Corning, Iowa: Head west out of town on Highway H34 / 210th Street for 5.2 miles. Turn right onto Elm Avenue and continue north for 1.1 miles. The property will be on the west side of Elm Avenue.

From Carbon, Iowa: Head south out of town on Elm Avenue. Travel south for 2 miles. The property will be on the west side of Elm Avenue.

Covenants:
None

Additional Info:

The Seller of this property holds an active real estate license in the State of Iowa

The Listing Agent has a financial interest in the sale of this property

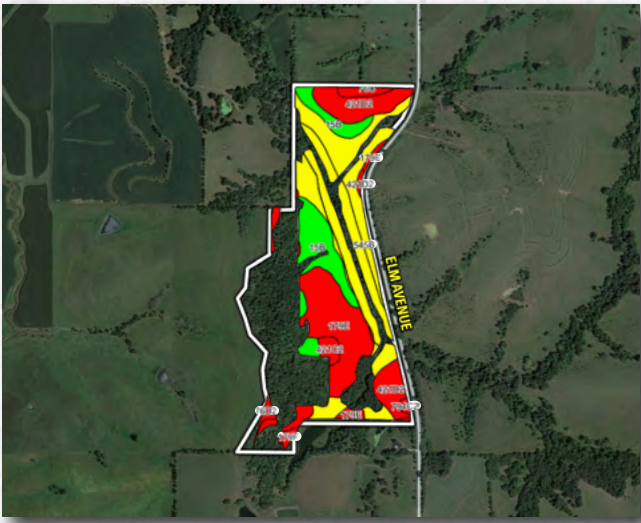


110.06 Acres M/L

Asking Price: \$544,797

Net Taxes: \$1,947.27

TILLABLE SOILS MAP



Code	Soil Description	Acres	% of field	CSR2 Legend	CSR2
545B	Zook-Ely-Gullied land complex	27.45	40.0%	Yellow circle	64
179B	Gara loam	16.58	24.1%	Red circle	37
15B	Olmitz-Ely-Zook complex	9.73	14.2%	Green circle	82
421D2	Gara-Bucknell complex	9.62	14.0%	Red circle	28
76D2	Ladoga silt loam	1.67	2.4%	Red circle	49
76C	Ladoga silt loam	1.48	2.2%	Green circle	80
421C2	Gara-Bucknell complex	1.26	1.8%	Red circle	47
179F	Gara loam	0.56	0.8%	Red circle	18
794C2	Armstrong-Ladoga complex	0.34	0.5%	Red circle	43
Weighted Average					54.2



SCAN TO VIEW LISTING ONLINE

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