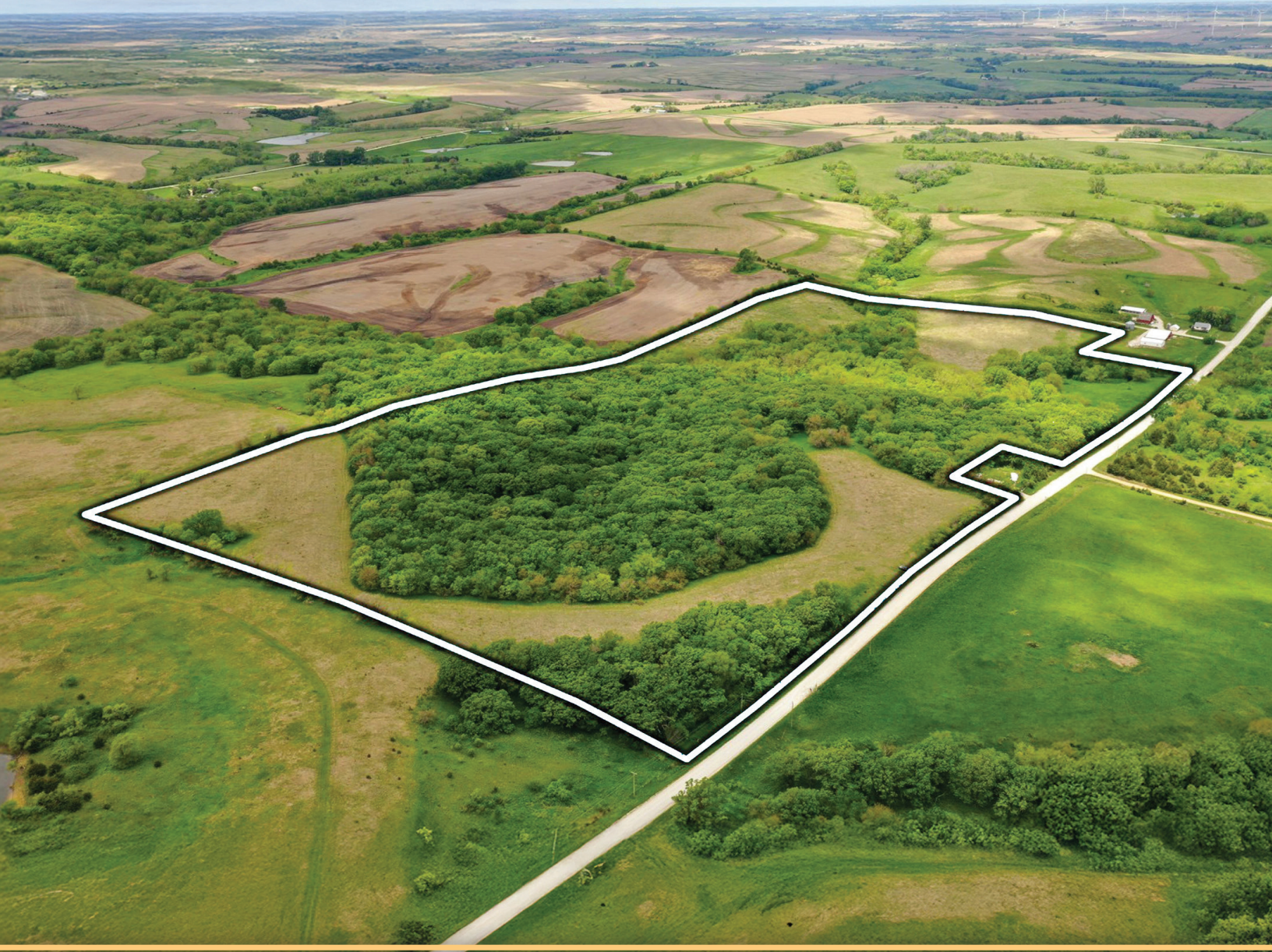


LISTING #18381

LAND AVAILABLE

76.77 ACRES M/L

ADAIR COUNTY IOWA



**MATT
ADAMS**

515.423.9235
MATT@PEOPLES COMPANY.COM
IA LIC S59699000

PC PEOPLESTM
COMPANY
INTEGRATED LAND SOLUTIONS

PEOPLES COMPANY

*presents 76.77 ACRES M/L located on a
secluded road just northeast of Greenfield, Iowa.*



This extraordinary property offers a combination of income-producing land with a mix of densely wooded areas, providing exceptional recreational and building site opportunities. The property is located within Sections 14 & 23 of Grove Township, in Adair County, Iowa.

The tract includes 22.12 FSA cropland acres that are currently enrolled in the Conservation Reserve Program. The CRP details are as follows:

Contract #11231A: 22.12 Acres are currently enrolled in the Iowa Pheasant Recovery SAFE Initiative (CP38E-4D) with an annual payment of \$5,287 (at a rate of \$239/acre). *This contract is set to expire in September 2026.*

The Iowa Pheasant Recovery SAFE Initiative promotes quality upland habitat that supports strong pheasant populations and overall wildlife diversity. The established native grasses not only provide recreational benefits but also enhance soil health and long-term land stewardship.

The Bruce Branch of the Middle River runs through the center of the property, offering a water source to various wildlife species. The diverse tree varieties and coverage provides habitat and shelter for wildlife, including turkey, deer, and pheasants. Ample food sources and cover make this a top-shelf hunting property in the heart of whitetail country. Driveway entrances are located on the north and east sides of the property. Deer stands located on the property will be removed prior to closing and will not transfer with the property. Trail cameras are being installed, contact the listing agent to see what footage has been captured.

This property would make an excellent investment for any recreational enthusiast, or a lifestyle buyer looking to build in rural Iowa. There are building site opportunities with tucked away clearings that would be suitable for a wide range of lifestyle and investment uses. Farmer's Electric Company is the electrical provider for the area, and Southern Iowa Rural Water Association (SIRWA) is the water provider.

As land ownership continues to be long-term, this is a rare opportunity to own land that hasn't been on the market for many years. This tract would be an excellent recreational tract for any outdoor enthusiast, a great building site, or a smart investment for the Buyer looking to diversify their portfolio. Don't miss out on the chance to own this unique, income-producing property!



CRP ACRES

22.12 ACRES, CP38E-4D

Contracted through 2026

Paying \$5,287 Annually,

or \$239 per Acre

CRP SOILS

	CODE	DESCRIPTION	ACRES	% of FIELD	CSR2
	76C2	Ladoga silt loam	9.06	40.96 %	75
	179D2	Gara loam	4.80	21.70 %	43
	11B	Colo-Ely silty clay loams	4.57	20.66 %	80
	179E2	Gara loam	3.00	13.56 %	32
	993E2	Gara-Armstrong loams	0.30	1.36 %	26
	76D2	Ladoga silt loam	0.24	1.08 %	49
	792D2	Armstrong loam	0.08	0.36 %	7
	179D	Gara loam	0.07	0.32 %	49
AVERAGE:					62.0



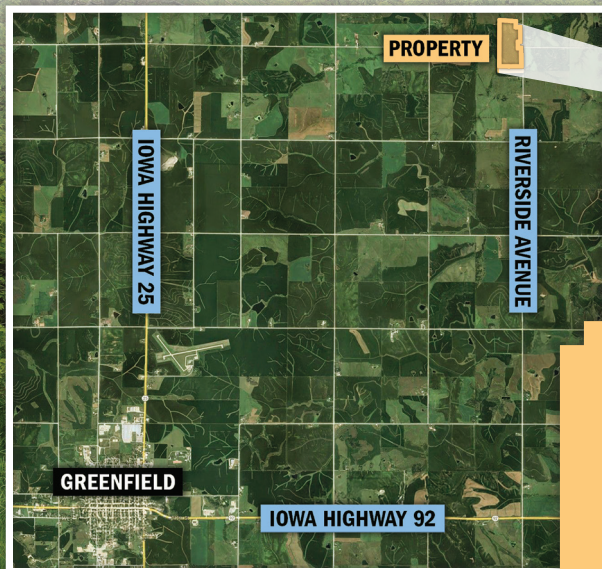
12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18381



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



FROM GREENFIELD, IOWA:

Start at the intersection of Iowa Highway 25 and Iowa Highway 92. Head north on Iowa Highway 25 for 3.75 miles until you reach 200th Street, then turn right (east). Proceed east on 200th Street for 4 miles until you reach Riverside Avenue, then turn left (north). Proceed north for .75 miles, and the farm will be on your left (west).

All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.

