

552.94 Acres M/L Available in

PAGE COUNTY IOWA

Listing #18484
 **PEOPLES**™
COMPANY
INTEGRATED LAND SOLUTIONS

For more information about this
property, please contact:

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Peoples Company is proud to present a truly unique opportunity to own 552.94 m/l contiguous acres in Page County, Iowa, located just east of College Springs. This expansive property blends strong agricultural income, long-term investment potential, and exceptional recreational value – a rare combination in today's market.

Income-Producing Farmland

The property features 455.90 FSA cropland acres carrying a CSR2 rating of 58.7. The productive tillable ground is primarily comprised of Colo-Judson Silty Clay Loam, Sharpsburg Silty Clay Loam, and Adair Clay Loam soils – ideal for consistent row crop yields and cash rent potential. The farmland offers a steady revenue stream of cash rent payments to offset holding costs and supports long-term value appreciation. Whether you're expanding your farming footprint, investing in income-producing land, or seeking a stable, inflation-resistant asset, this farm offers immediate revenue-generating capacity and scalability. The cropland will be open for the 2026 growing season.

Strategic Location

Located just 3 miles west of U.S. Highway 71 and less than 20 minutes from Clarinda, this property is easily accessible for local operators and regional landowners. Its proximity to grain markets, co-ops, and ag service providers adds logistical convenience, while maintaining the privacy and rural charm that define Page County.

Trophy Whitetail & Wildlife Haven

This farm is located in Iowa's famed Zone 4, world-renowned for producing trophy whitetails. The farm's rolling topography, mature timber draws, brushy corridors, and strategically placed ponds create the perfect blend of

bedding, cover, and water to support an abundant wildlife population. With multiple stand locations, pinch points, and natural travel corridors throughout the property, this is a dream setup for archery and gun hunters alike. The area is also home to thriving populations of turkey, upland birds, and other small game, offering year-round outdoor enjoyment. The property's size and layout provide privacy and seclusion, with enough room to manage deer herds, develop food plots, or build a personalized hunting lodge or cabin. Whether you're a seasoned land manager or weekend sportsman, this property offers everything needed to enjoy a first-class recreational experience.

Water & Access Features

Multiple ponds are scattered throughout the property, enhancing the natural aesthetics and recreational usability. These ponds serve as watering sources for wildlife and livestock and could easily be stocked for fishing. There's also potential for additional wildlife habitat enhancement projects, increasing the overall recreational and conservation value of the tract. Access is convenient from multiple directions, with County Road J56 and P Avenue providing direct frontage. Field edges offer functional access across much of the property, making it easy to navigate with equipment or ATVs.

Well-Rounded Asset

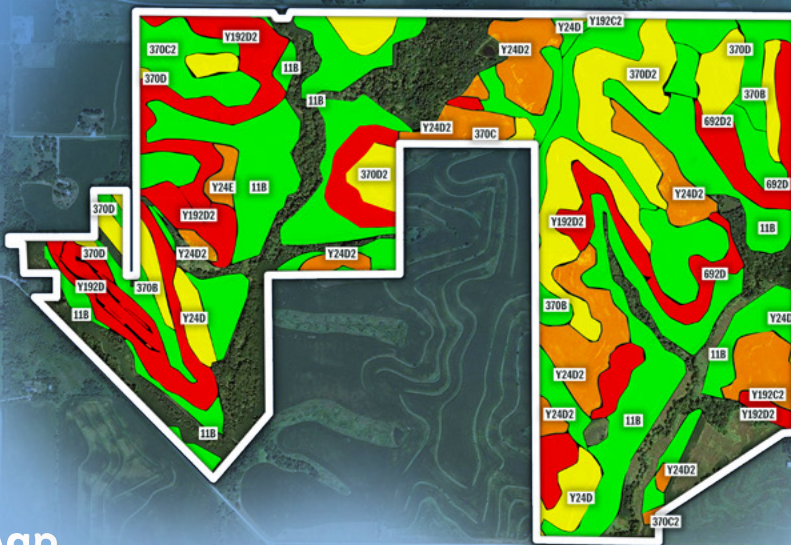
Tracts of this size, contiguity, and productivity are increasingly scarce in this part of Iowa. This farm offers the best of both worlds: strong tillable acres with reliable returns, with incredible recreational value. Whether you're a hands-on producer, a passive investor, or a multi-generational land buyer, this is a legacy-quality property worth strong consideration.

**PAGE
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IOWA**



PAGE COUNTY IOWA

552.94 Acres M/L



Tillable Soils Map

CODE	SOIL DESCRIPTION	ACRES	% FIELD	CSR2
11B	Colo-Judson silty clay loams	134.84	29.58 %	80
Y192D2	Adair clay loam	65.42	14.35 %	16
370D2	Sharpsburg silty clay loam	51.57	11.31 %	54
Y24D2	Shelby clay loam	50.84	11.15 %	49
370C2	Sharpsburg silty clay loam	36.33	7.97 %	80
370B	Sharpsburg silty clay loam	25.68	5.63 %	91
Y24D	Shelby loam	19.17	4.20 %	83
370D	Sharpsburg silty clay loam	18.55	4.07 %	84
692D	Mayberry clay loam	14.65	3.21 %	67
370C	Sharpsburg silty clay loam	13.24	2.90 %	90
Y192C2	Adair clay loam	7.64	1.68 %	61
Y192D	Adair clay loam	6.58	1.44 %	67
692D2	Mayberry clay loam	4.42	0.97 %	63
Y24E	Shelby loam	3.33	0.73 %	76

AVERAGE: 58.7

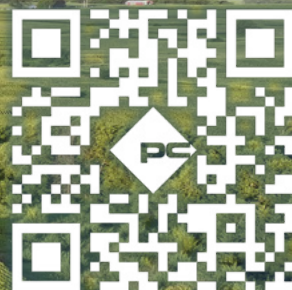
Don't miss your chance to own one of southern Iowa's most dynamic & versatile land offerings!

FOR MORE INFORMATION:

Contact Peoples Company agents Andrew Zellmer or Jaxon Goedken (see bottom margins below).

VIEW THIS PROPERTY ONLINE!

Just scan the QR code below with your phone's camera, then click the link.





12119 Stratford Drive
Clive, IA 50325



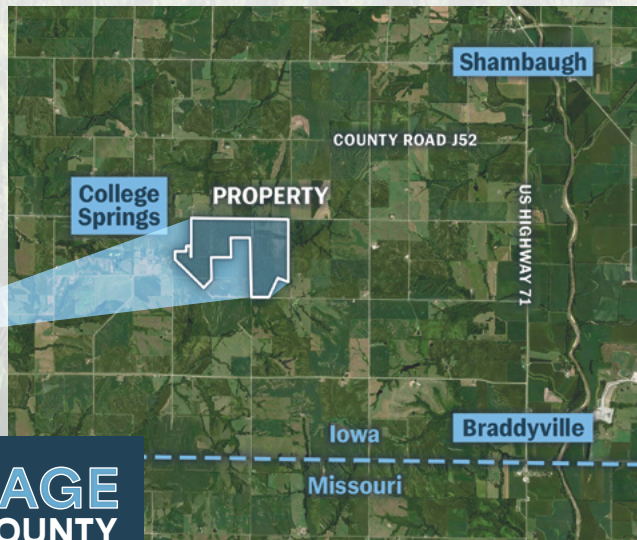
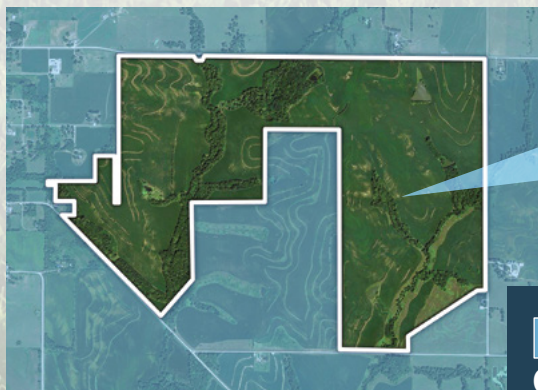
PeoplesCompany.com
Listing #18484



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

FROM COLLEGE SPRINGS, IOWA:

Head east on County Road J56 for 1 mile; the farm is located on the south side of the road.



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PAGE COUNTY, IOWA | 552.94 Acres M/L Farmland Available | Road J56/P Avenue, College Springs, IA 51637

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