

30.83 Acres M/L

LAND AVAILABLE

Listing #18512



JASPER COUNTY IOWA

PREMIER BUILDING SITE

Matt Adams

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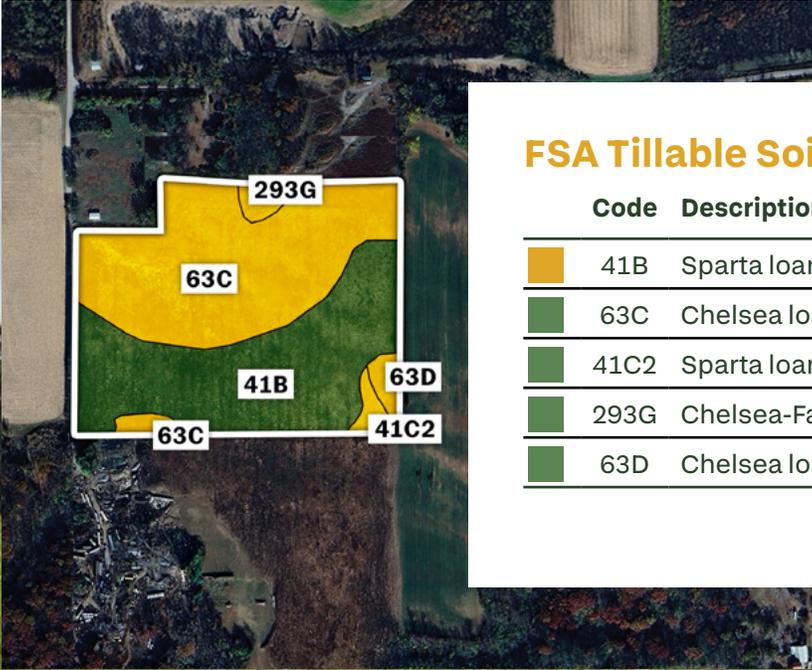
 **PEOPLESTM**
COMPANY
INTEGRATED LAND SOLUTIONS

Peoples Company presents a premier building site comprised of 30.83 gross acres m/l located on a secluded dead-end road near Colfax, Iowa - just off Exit 155 from Interstate 80 and within a short commute to the Des Moines Metro. The relatively flat terrain offers an ideal setup for lifestyle buyers seeking a balance of seclusion, convenience, and outdoor enjoyment to either build a dream acreage or country estate, raise livestock, or those seeking open space and privacy combined with income-producing land close to town!

The farm includes 29.91 FSA cropland acres currently enrolled in the Conservation Reserve Program (CRP) through 2031 under the Iowa Pheasant Recovery SAFE Initiative (CP38E-2). This long-term contract generates \$5,299 annually—or \$177.16 per acre—and 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.

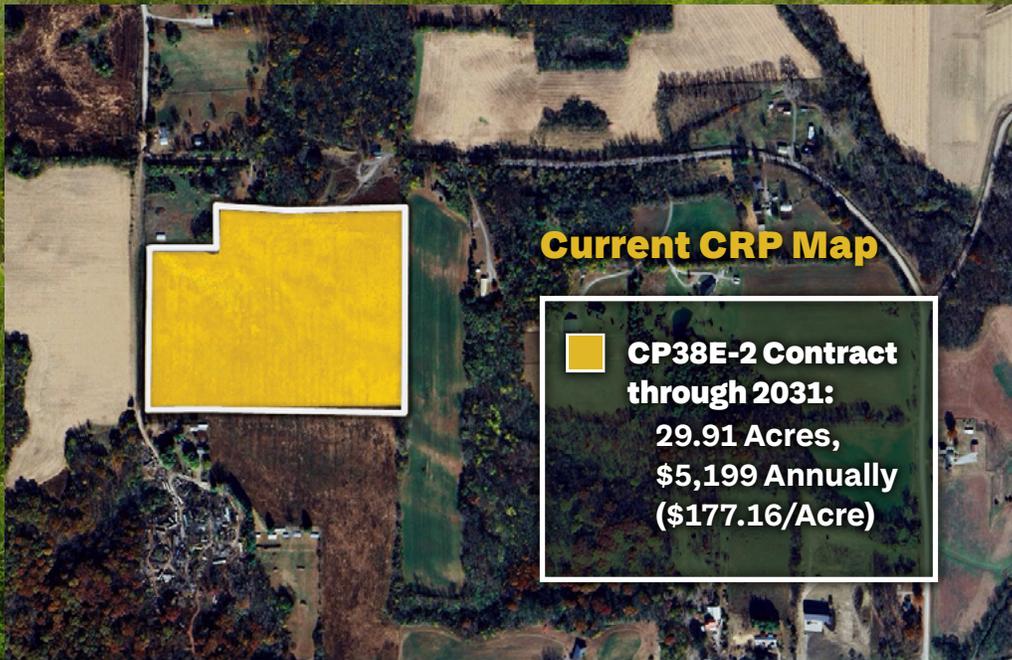
A driveway entrance into the property is located on the northwest corner. In addition, there are utility services available at the road - MidAmerican Energy has an overhead power line combined with a 2.50" Central Iowa Water Association rural water line located along the east side of W 120th Street S. With a gentle terrain, essential utilities available, and income-producing potential, this tract is well-suited for a wide range of lifestyle and investment uses. The property is located in Section 34 of Poweshiek Township, Jasper County, Iowa.





FSA Tillable Soils Map

| Code | Description | Acres | % | CSR2 |
|-----------------|--------------------------------|-------|-------|-------------|
| 41B | Sparta loamy sand | 19.98 | 43.36 | 42 |
| 63C | Chelsea loamy fine sand | 19.07 | 41.38 | 14 |
| 41C2 | Sparta loamy fine sand | 3.25 | 7.05 | 32 |
| 293G | Chelsea-Fayette-Lamont complex | 2.05 | 4.45 | 5 |
| 63D | Chelsea loamy find sand | 1.73 | 3.75 | 5 |
| Average: | | | | 26.7 |



Current CRP Map

CP38E-2 Contract through 2031:
29.91 Acres,
\$5,199 Annually
(\$177.16/Acre)

For more information regarding this listing, please contact:

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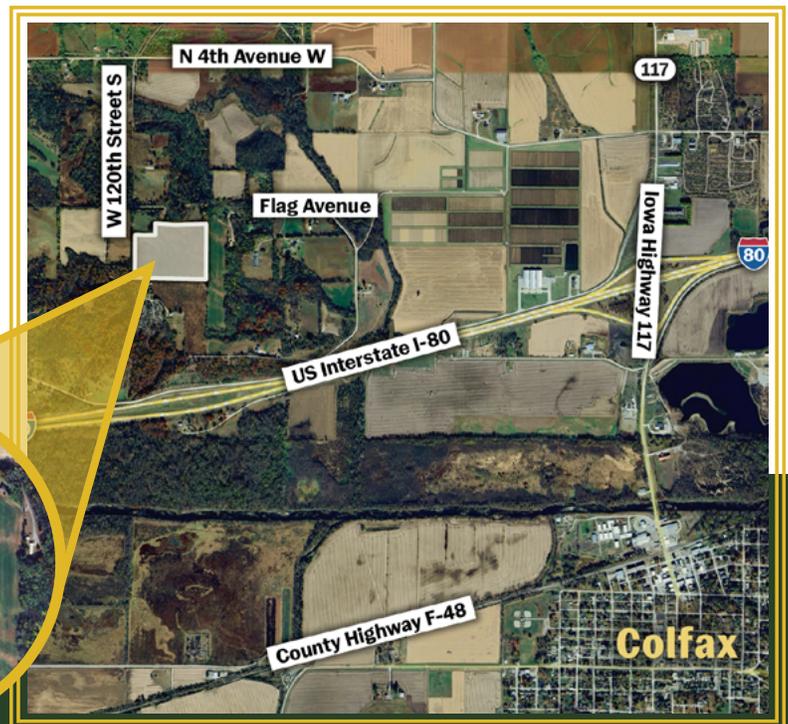
PeoplesCompany.com
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SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

From Colfax, Iowa (Exit 155):

Travel north on Iowa Highway 117 for 0.60 miles to Fleet Avenue. Turn left (west) and continue for approximately 0.90 miles, and turn left (west) onto N 4th Avenue W. Continue west for 1 mile and turn left (south) onto W. 120th Street N, which becomes W. 120th Street S for 0.50 miles. The property will be located on the east side of the road.



Listing #18512
West 120th Street South
Colfax, Iowa 50054

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