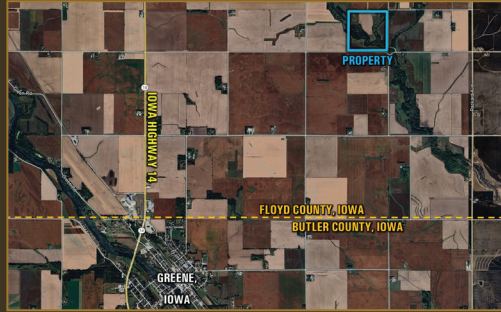


# Farmland & Recreational Property AVAILABLE



## FLOYD COUNTY, IOWA • 160.00 ACRES M/L

Peoples Company is pleased to present 160 acres m/l of income-producing, recreational farmland located just 3.5 miles northeast of Greene, Iowa, in Section 20 of Pleasant Grove Township. This well-rounded property features a diverse mix of CRP, row crop, and mature timber, making it an excellent opportunity for both investors and outdoorsmen.

The farm includes 106.42 FSA cropland acres, with 78.42 acres currently enrolled in the Conservation Reserve Program (CRP) and 17.9 acres currently in row crop production. The acres currently farmed carry a CSR2 soil rating of 59. The CRP acres generate a total annual income of \$21,396 through multiple contracts:

- 24.1 acres enrolled in CP21 paying \$380/acre, expiring in 2053
- 34.32 acres enrolled in CP42 paying \$219.06/acre, expiring in 2026
- 20 acres enrolled in CP38E paying \$236/acre, expiring in 2040

The CP42 contract is soon to expire, giving the new owner the flexibility to re-enroll or convert back into row crop acres to further increase income potential.

In addition to the tillable and CRP acres, the property features mature timber and a creek that winds through the farm, providing year-round water for wildlife. With limited cover in the surrounding area, this property attracts and holds deer and turkey, offering exceptional hunting opportunities. The combination of timber, water, and bedding areas creates an outstanding habitat for whitetail, turkey, and upland game.

The property also includes a 2-bedroom, 1.5-bathroom home built in 2012 with 1,020 sq ft of living area. The interior of the house remains unfinished, presenting the opportunity to customize it as a hunting cabin or finish it as a full-time residence. Additional outbuildings on the property provide storage and utility for farming or recreational use. The dwelling will sell as-is.

This Floyd County farm is a unique offering that blends strong income streams with top-tier recreational opportunities. Whether you are an investor seeking dependable returns or a sportsman looking for a high-quality hunting property with income, this property is sure to impress.

### DIRECTIONS

**From Greene, IA:** Travel east out of town on 105th Street for 1.5 miles until reaching Newell Avenue. Turn left (north) and travel for 2.6 miles until reaching 290th Street. Turn right (east) and travel 0.75 miles. The property will be located on your left. Look for the Peoples Company signs.

### PROPERTY ADDRESS

2851 Ocean Avenue | Greene, IA 50636

**Daran  
Becker**

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