

CHICKASAW COUNTY *Iowa*

RECREATIONAL LAND AVAILABLE

150th Street & Beaumont Avenue, Charles City, IA 50616



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ACRES M/L
LISTING #19100

TRAVIS SMOCK | IA LIC S62642000
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PROPERTY INFORMATION

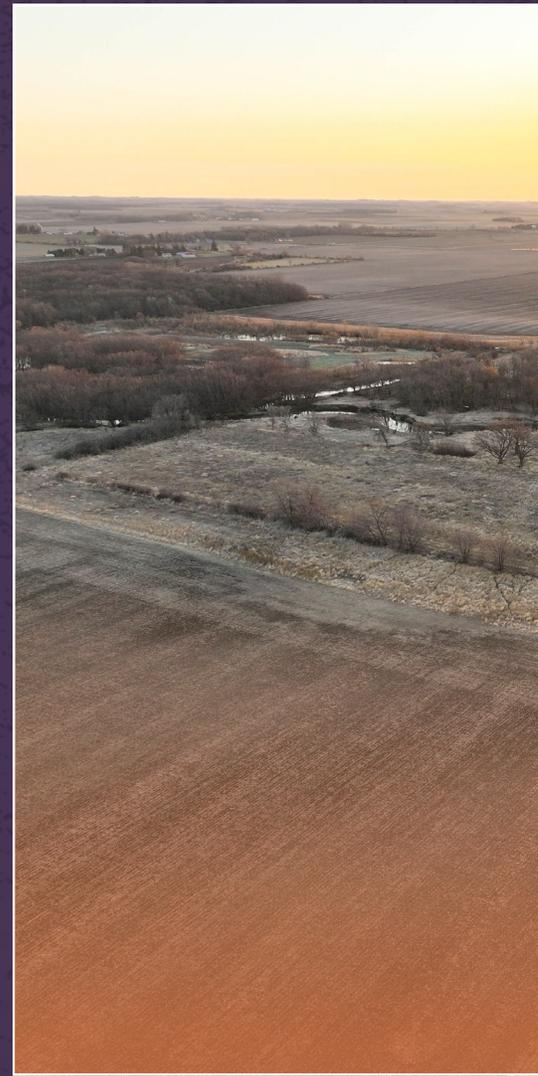
Peoples Company is pleased to offer this versatile 40-acre m/l recreational property located in Chickasaw County, Iowa, just northeast of Charles City. This tract presents an excellent blend of income and outdoor enjoyment in a highly sought-after Northeast Iowa setting.

The property features 12.25 tillable acres with a solid CSR2 of 68.8, currently enrolled in the Conservation Reserve Program (CRP), providing dependable annual income while enhancing wildlife habitat. The

CP38E Native Grasses CRP contract pays \$3,494 annually and expires in 2026, giving the Buyer the optionality to farm, pasture, or continue with CRP if available. The balance of the acreage delivers outstanding recreational appeal, highlighted by the Wapsipinicon River meandering through the property, creating an ideal setting for hunting, fishing, kayaking, and wildlife observation.

With its manageable size, river frontage, and supplemental income, this farm is well-suited for outdoor enthusiasts, investors, or buyers seeking a private recreational retreat.

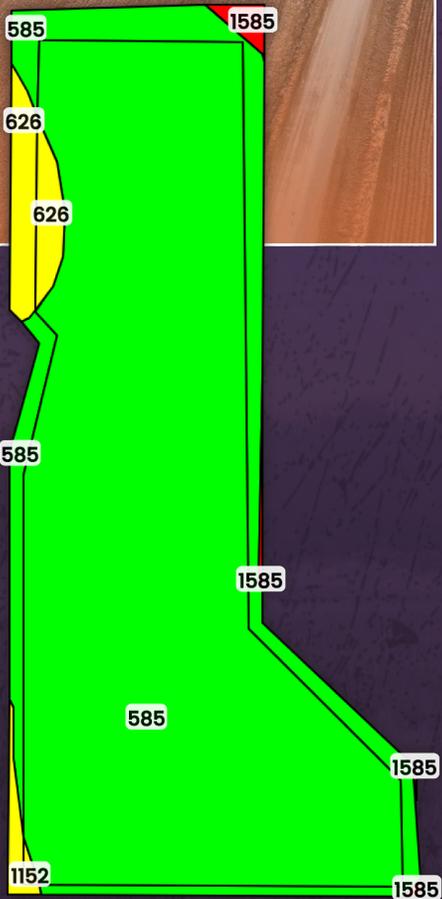
This is a rare opportunity to own a diverse tract that combines natural beauty, recreational utility, and steady income in Northeast Iowa.



The farm is located at the corner of 150th Street and Beaumont Avenue in Section 9 of Deerfield Township, Chickasaw County, Iowa.

LISTING
#19100

PRICE:
\$280,000



DIRECTIONS

From Charles City: Head east on Highway 18 and travel for 7 miles until you reach the Beaumont Avenue intersection. Turn north onto Beaumont Avenue and travel for 5 miles until the curve where Beaumont Avenue turns into 150th Street. The farm is located on the northeast corner of this curve.



| Code | Description | Code | % of field | IA CSR2 |
|------|---------------------------|-------|-----------------|-------------|
| 585 | Coland-Spillville complex | 11.56 | 94.37 | 70 |
| 626 | Hayfield loam | 0.46 | 3.75 | 53 |
| 1152 | Marshan clay loam | 0.12 | 0.98 | 54 |
| 1585 | Spillville-Coland complex | 0.11 | 0.90 | 22 |
| | | | Average: | 68.8 |

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