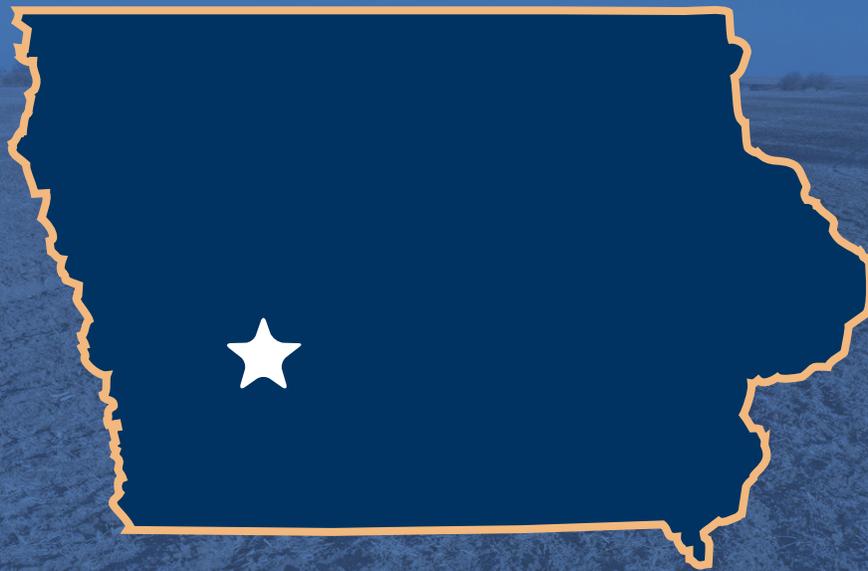


Guthrie County

Farmland Available
183.53 ACRES M/L



MATT ADAMS

515.423.9235 | IA LIC S59699000
Matt@PeoplesCompany.com

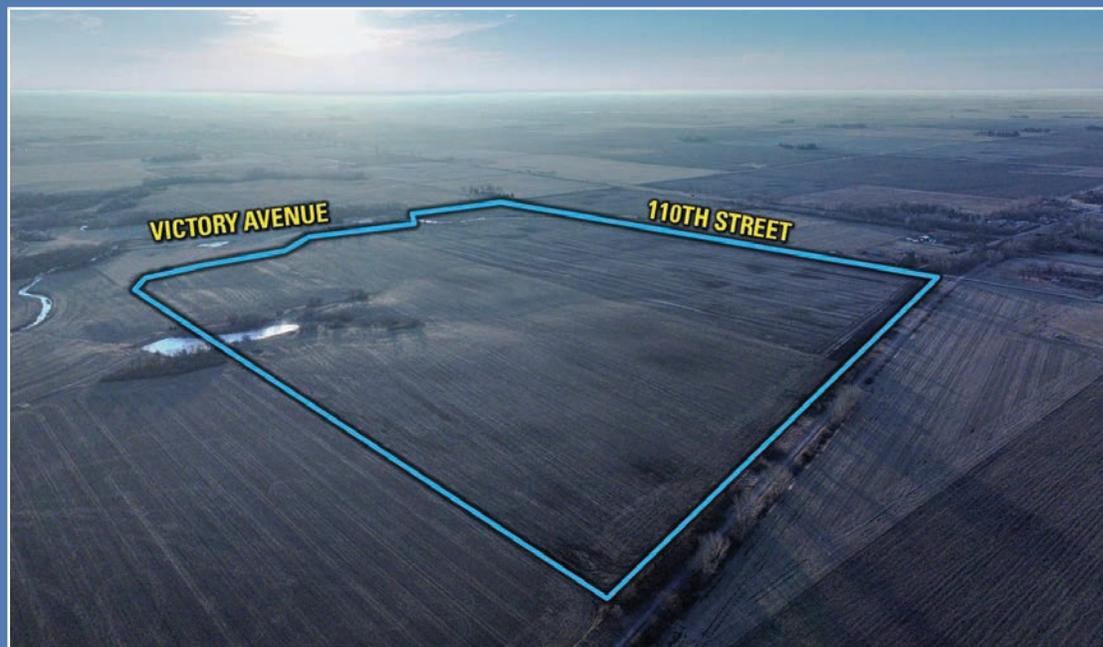
DAVID BLUM

712.830.2585 | IA LIC S72684000
David.BlumPeoplesCompany.com

LISTING #19119
 **PEOPLES**TM
COMPANY
INTEGRATED LAND SOLUTIONS

Farmland Available

GUTHRIE COUNTY, IA | 183.53 ACRES M/L



FARM DESCRIPTION

Guthrie County, Iowa Farmland Available! Peoples Company is pleased to offer 183.53 acres m/l of high-quality, contiguous Guthrie County farmland located approximately 1.5 miles west of Jamaica, Iowa, along 110th Street in Section 4 of Richland Township, near the Greene and Dallas County lines. This farm represents an excellent combination of productive soils and great access in one of Guthrie County's strongest farming neighborhoods.

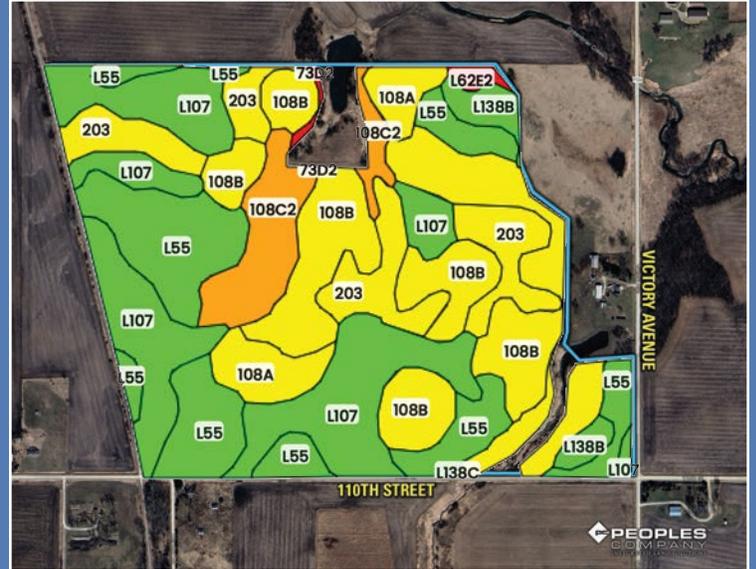
The farm includes 173.63 FSA cropland acres classified as NHEL (Non-Highly Erodible Land) with an average CSR2 soil rating of 70.2. The land is situated in a well-established agricultural area surrounded by reputable local operators, supporting long-term productivity and land value stability. The farm offers exceptional access, situated within one mile of both State Highway 141 and State Highway 4, allowing for efficient movement of grain and equipment. The farm is leased to a reputable local operator for the 2026 growing season, contact the listing agents for details.

This offering presents an excellent opportunity for investors, 1031 exchange buyers, and the owner-operator looking to expand their operation in one of Guthrie County's stronger agricultural corridors.

TILLABLE SOILS MAP

CSR2 70.2

Code	Soil Description	Acres	% Of Field	Legend	CSR2
L107	Webster clay loam	42.84	24.67%		88
108B	Wadena loam	42.56	24.51%		52
L55	Nicollet loam	35.38	20.38%		91
203	Cylinder loam	20.27	11.67%		58
108C2	Wadena loam	12.23	7.04%		44
108A	Wadena loam	8.93	5.14%		56
L62C2	Storden loam	5.55	3.20%		64
L138B	Clarion loam	4.33	2.49%		88
L62E2	Storden loam	0.95	0.55%		32
73D2	Salida sandy loam	0.48	0.28%		5
L138C	Clarion loam	0.10	0.06%		84
Weighted Average					70.2



LISTING PRICE

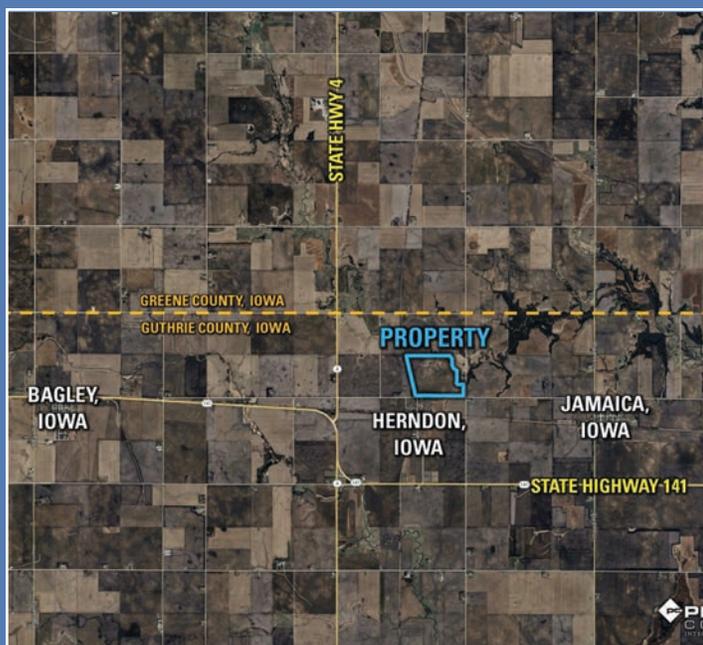
\$1,816,947

LISTING #19119 | PEOPLES COMPANY.COM

DIRECTIONS

From Jamaica, Iowa: Travel west for 1.5 miles on 110th Street. The farm is located at the intersection of 110th Street and Victory Avenue. Look for the Peoples Company signage.

From Bagley, Iowa: Travel east on State Highway 141 for approximately 5 miles until reaching Victory Avenue. Turn left (north) on Victory Avenue and travel north on Victory Avenue for 1 mile. The farm will be located at the intersection of Victory Avenue and 110th Street. Look for the Peoples Company signage.





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #19119

Designed by Ryan Ferguson

Guthrie County

Farmland Available

183.53 ACRES M/L

MATT ADAMS

515.423.9235 | IA LIC S59699000
Matt@PeoplesCompany.com

DAVID BLUM

712.830.2585 | IA LIC S72684000
David.BlumPeoplesCompany.com

SCAN THE QR
CODE TO VIEW THIS
LISTING ONLINE



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.