

FARMLAND AVAILABLE

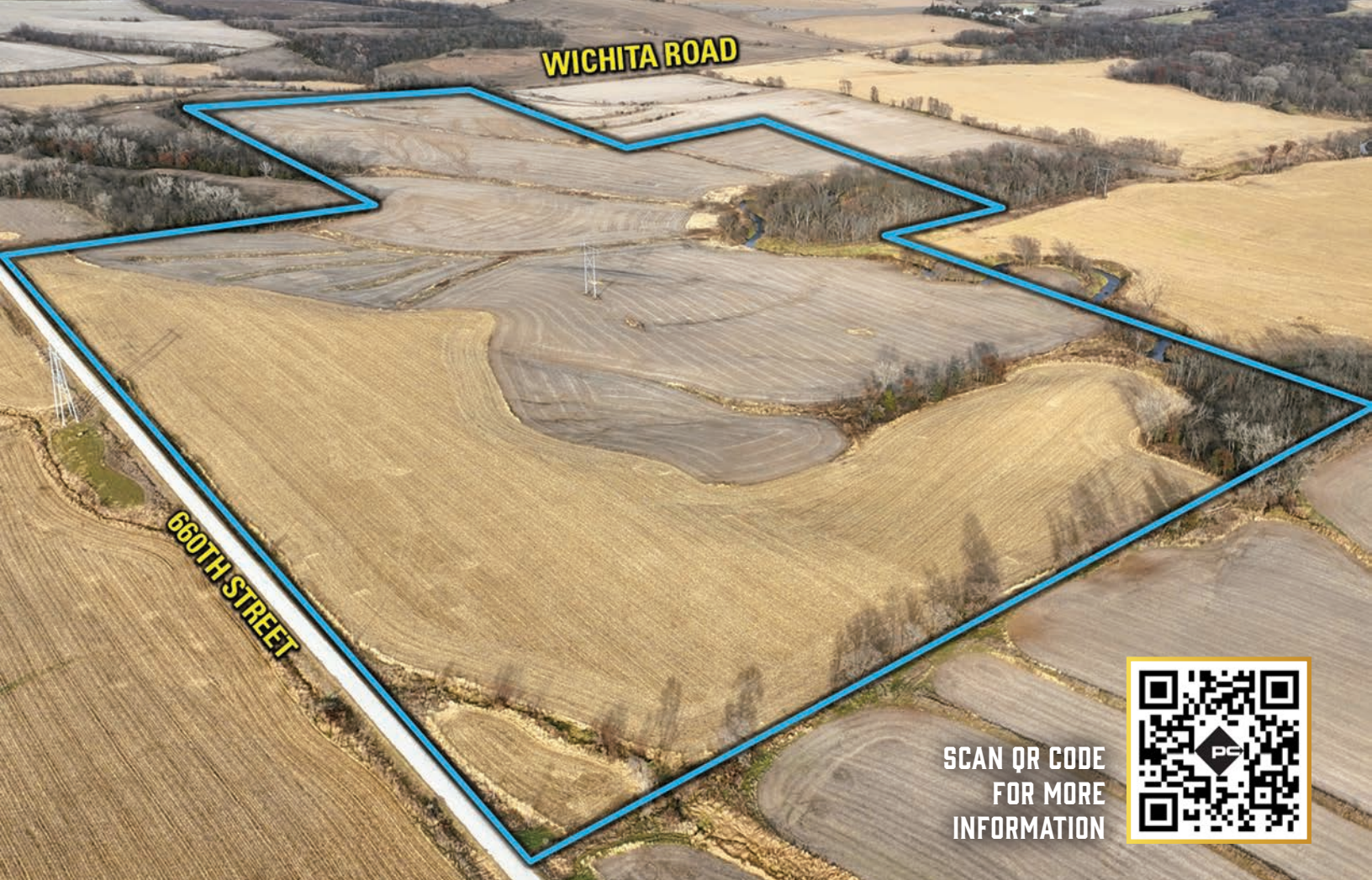
158.33 Acres M/L | Cass County, Iowa



Doug Bear, ALC | 515.745.3192
Doug.Bear@PeoplesCompany.com

IA LIC S67986000

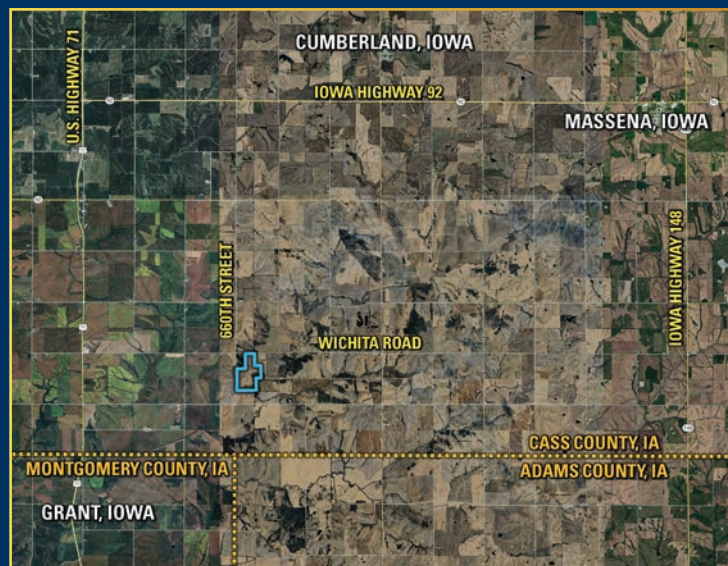
Listing #19268
 **PEOPLES**
COMPANY™
INTEGRATED LAND SOLUTIONS



Cass County, Iowa Farmland For Sale - Peoples Company is honored to represent the sale of 158.33 gross acres m/l located in southern Cass County, southwest of Cumberland, Iowa. This tillable farmland tract consists of 130.04 FSA tillable acres, of which 121.31 acres are currently farmed with primary soil types consisting of Sharpsburg-Nira silty clay loam, Lamoni-Shelby complex, and Judson silty clay loam. This farm reflects years of careful stewardship and improvement through hard work and manual labor, as shown by substantial cleanup combined with 5" drainage tile located in the heart of the property. As the West Nodaway River meanders through the southeast corner of the property, the drainage tile is taken to daylight through this creek (see Tile Map).

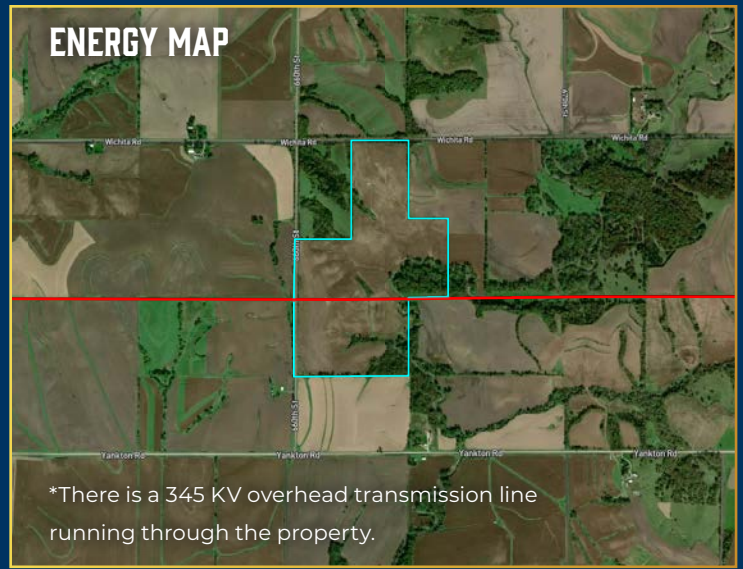
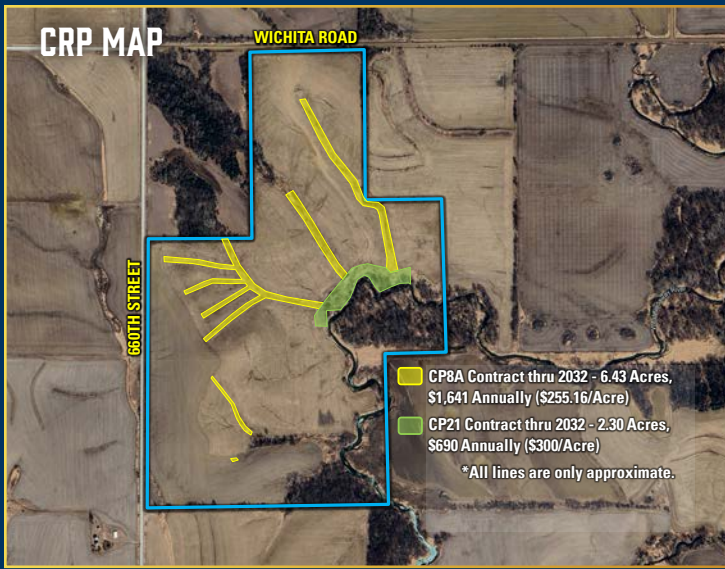
Currently, the property has 8.73 acres enrolled in the Conservation Reserve Program. The property is enrolled in two practices, which include 2.30 acres in CP21 with an annual payment of \$690 (\$300 per acre) expiring in 2032 and 6.43 acres in CP8A with an annual payment of \$1,641 (\$255.16 per acre) expiring in 2032.

Ideally situated in Section 30 of Edna Township in the south-central portion of Cass County, Iowa, less than 1.50 miles north of the Cass-Montgomery-Adams County Line, this farmland tract would be a smart investment for a beginning farmer, Buyer looking to diversify their portfolio, or anyone interested in a well-rounded, income-producing land investment opportunity.



DIRECTIONS

From Cumberland, Iowa: Travel west on Iowa Highway 92 to U.S. Highway 71. Continue directly for four miles and turn left (east) on Victoria Road. Continue east for 3 miles to 660th Street. Turn right (south) and continue for 1 mile, and the property is located on the southeast of the 660th Street & Wichita Road intersection. Look for the Peoples Company sign.

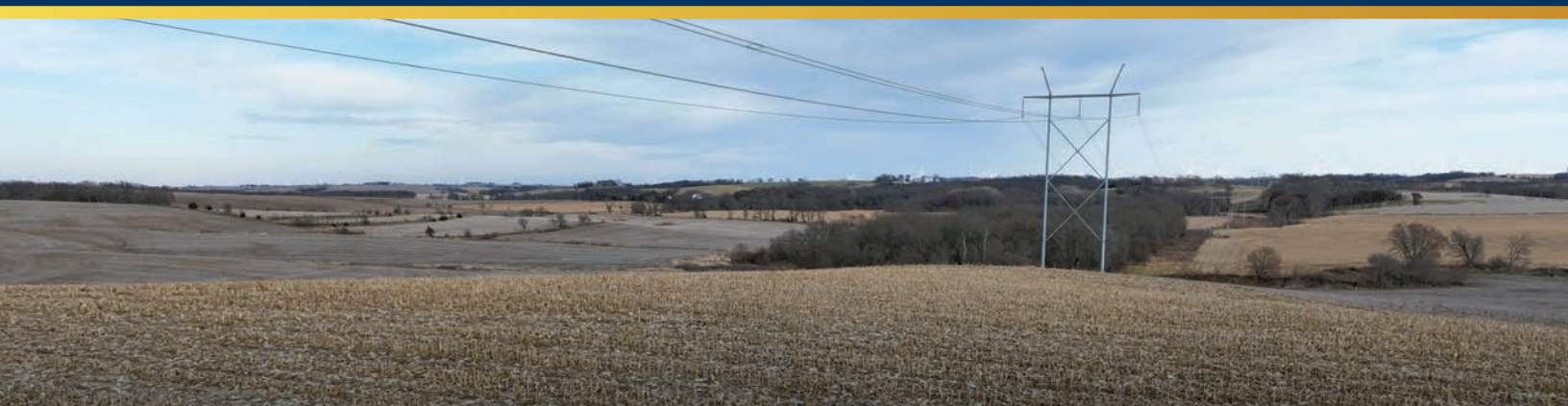


TILLABLE SOILS MAP

Code	Soil Description	Acres	% Of Field	Legend	CSR2
317D2	Sharpsburg-Nira silty clay loams	25.19	19.37%		57
470D2	Lamoni-Shelby complex	24.51	18.84%		28
Y8B	Judson silty clay loam	18.55	14.27%		93
Y24E2	Shelby clay loam	12.20	9.38%		35
370B	Sharpsburg silty clay loam	9.41	7.24%		91
Y24F2	Shelby clay loam	8.99	6.91%		20
16	Nodaway-Kennebec complex	8.66	6.66%		85
113B	Colo, overwash-Ely complex	5.77	4.44%		69
371C2	Sharpsburg-Nira silty clay loams	4.71	3.62%		83
Y192D2	Adair clay loam	3.51	2.70%		16
824E3	Shelby-Lamoni complex	3.44	2.65%		23
Y192C2	Adair clay loam	3.32	2.55%		33
Y93D3	Shelby-Adair clay loams	1.77	1.36%		28
Weighted Average					54.8



*Currently, there is an open lease on the farm for the 2026 cropping season. Contact the listing agent for additional details.



Doug Bear, ALC | 515.745.3192
 Doug.Bear@PeoplesCompany.com
 IA LIC S67986000

Listing #19268
PEOPLES COMPANY
 INTEGRATED LAND SOLUTIONS



1108 S. 44th Street, Suite 102
Cumming, IA 50061



PeoplesCompany.com
Listing #19268

FARMLAND AVAILABLE

158.33 Acres M/L | Cass County, Iowa



Doug Bear, ALC | 515.745.3192 | Doug.Bear@PeoplesCompany.com

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.