

CRAWFORD COUNTY, IOWA

FARMLAND AVAILABLE

118
ACRES M/L

T AVENUE

240TH STREET

📍 2945 240th Street, Dow City, Iowa 51528

DOUG BEAR, ALC

515.745.3192

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LIC IA S67986000

LISTING #19309

PS PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS

PROPERTY OVERVIEW

Crawford County, Iowa Farmland Available - Peoples Company is pleased to offer 118 acres m/l of Crawford County, Iowa, farmland located less than four miles directly east of Dow City, five miles southwest of Denison, Iowa, and directly north of Buck Grove, Iowa. Located in the highly desirable south-central region of Crawford County, Iowa, this exceptional combination farm presents a rare opportunity to acquire a well-balanced tract offering income, versatility, and recreational appeal. This diverse property features a productive mix of quality tillable farmland, established CRP acres providing reliable annual income, and scenic pastureland ideal for livestock grazing or future agricultural expansion.

The property consists of 84.93 FSA cropland acres, with approximately 55 acres currently in row crop production. Dominant soil types include Monona silty clay loam and Judson silty clay loam, and are well-suited for row crop production, making this farm an attractive addition to an existing operation or investment portfolio. The farm is leased for the 2026 cropping and grazing season. Please contact the Listing Agent for additional details. Complementing the current cropland acres, there are 17.30 acres along the southern property boundary enrolled in Conservation Reserve Program through 2032 under CP1 (Establishment of permanent introduced grasses and legumes), providing an annual payment of \$3,209 (\$185.52 per acre; see CRP Map). These CRP acres offer both financial stability and environmental benefits, including improved wildlife habitat and soil conservation.

The balance of the property includes gently rolling pasture and recreational ground, with some of these acres having previously been farmed. These acres are perfect for raising cattle or other small ruminants, horseback riding, or outdoor enjoyment. With natural cover, Buck Creek flowing through the north 40 acres, and excellent established habitat, this tract also provides strong opportunities for hunting and recreation, appealing to outdoor enthusiasts and sportsmen alike.

There is a proposed 0.43-acre Summit Carbon Solutions pipeline easement across the southeast corner of the property (see Proposed Carbon Pipeline Route), but no contract documents have been signed for the property.

Whether you are a farmer, investor, or buyer seeking a multifunctional property with income potential and recreational value, this Crawford County, Iowa farm delivers a compelling combination of productivity, beauty, and opportunity in one outstanding package.

KEY NOTES

School District:	Boyer Valley Community School District
General Area:	East of Dow City, Iowa; Southwest of Denison, Iowa
Zoning:	Agriculture



CONTACT

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