

JOHNSON COUNTY, IOWA

45 ACRES FOR SALE



BUILDING SITE NEAR IOWA CITY

📍 Highway 1 SW, Iowa City, Iowa 52246

PROPERTY OVERVIEW

Prime Location

Enjoy the best of rural living with this exceptional 45-acre property located less than 10 minutes from Iowa City, featuring paved Highway 1 frontage and convenient access to U.S. Highway 218.

Build Your Dream

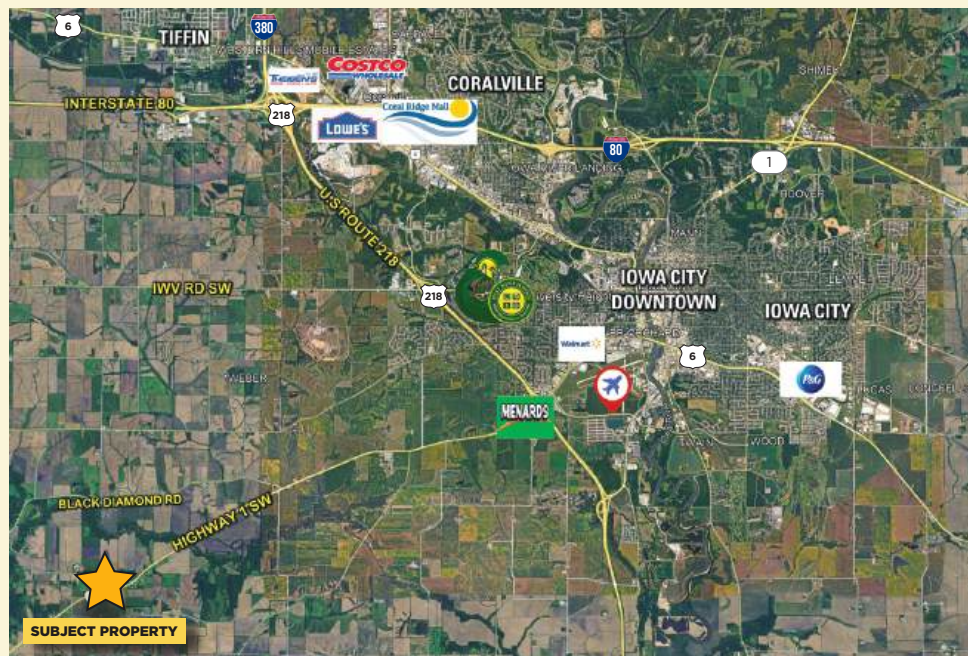
Choose from three potential building site locations, each offering panoramic countryside views and ample room for a custom home, shop, hobby farm, or home-based business.

Income-Producing Farmland

The property includes 41.15 productive tillable acres with a CSR2 rating of 66.5, generating \$14,402.50 in annual rental income for the 2026 crop year with open possession in 2027.

Hobby Farm, 4-H Projects, Recreation & Conservation

Whether your vision includes a hobby farm, horses, livestock, or 4-H projects, this property offers the space and flexibility to make it a reality. NRCS and FSA conservation programs may provide additional income opportunities while enhancing wildlife habitat, with the wooded corridor along Old Mans Creek offering excellent whitetail deer and turkey hunting to complete the rural lifestyle.



KEY FEATURES



School District
West High School District



General Area
Southwest of Iowa City, IA



Iowa City
10 Min
Coralville
16 Min

Iowa City Downtown Area
15 Min
Cedar Rapids
36 Min

North Liberty
23 Min
Kalona
12 Min

Nearby Listing #19500



📍 2502 Highway 1 SW, Iowa City, IA 52240

Build Your Dream Acreage

4.3± acres with multiple potential building sites nestled among mature timber, offering privacy, scenic views, and endless possibilities.

Prime Johnson County Location

Ideally situated between Iowa City and Kalona along paved Highway 1 SW, with convenient access to shopping, dining, healthcare, and recreation.

Room to Live Your Lifestyle

Create the hobby farm you've always envisioned with space for livestock, horses, chickens, gardens, a large shop, and more.

Rare Building Opportunity

Potential to establish a new homesite through Johnson County's historical split provisions, creating a unique opportunity to build in a highly sought-after rural setting.

FOR MORE INFORMATION CONTACT:

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