

LISTING #19629

LAND FOR SALE

Johnson County, Iowa

66.10
ACRES M/L

LOWER WEST BRANCH RD. SE



5371 Lower West Branch Rd Se West Branch, IA 52358

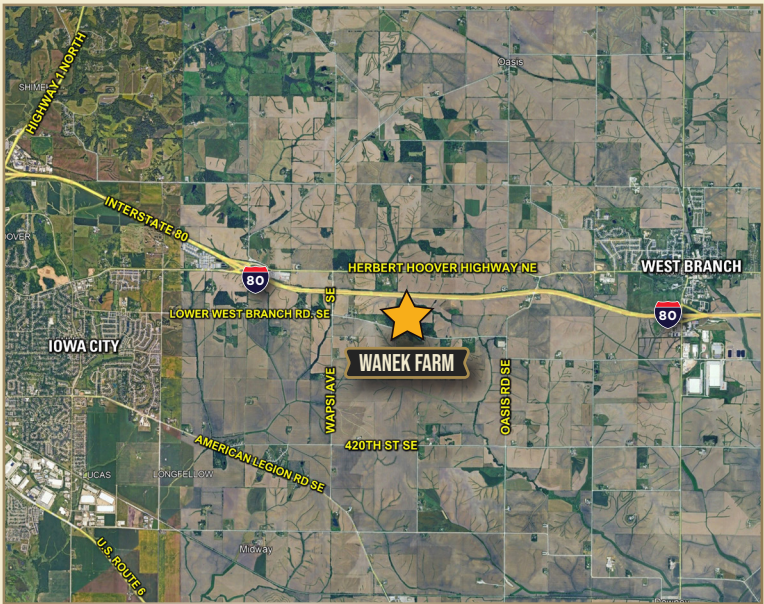
PRIME BUILDING SITE, PASTURE, AND TILLABLE FARMLAND



PROPERTY OVERVIEW

Peoples Company is pleased to present 66.10 acres m/l in highly sought-after Johnson County, Iowa, ideally located just 3 miles from the Iowa City city limits, 7.5 miles from Downtown Iowa City, and with convenient access to Interstate 80. Owned by the Donna Waneke Estate and offered to the public for the first time since 1965, this property combines agricultural productivity, rural living, recreation, and future building potential. The farm is currently utilized for pasture and alfalfa/hay production and includes approximately 52.71 FSA tillable acres carrying a CSR2 rating of 74.6, with Fayette Silt Loam, Downs Silt Loam, and Colo-Ely Complex among the predominant soil types. The land offers flexibility to continue its current use or explore conversion of suitable acres to row crop production. The current pasture and alfalfa lease runs through February 28, 2027. Please contact the listing agent prior to entering the pasture or accessing the property.

Adding to the property's versatility is an existing two-story farmhouse built in 1900, along with a well and septic system. The home is being sold As-Is, with potential to establish a Farmstead Split through Johnson County Planning and Zoning, creating an approximately 1.9-acre buildable homesite for a future custom home. Established pasture, productive soils, mature timber, and natural habitat also create opportunities for livestock, equestrian use, 4-H projects, a hobby farm, and recreation, with whitetail deer and wild turkey frequently observed throughout the property. With 66.10 acres just minutes from Iowa City, this is an increasingly difficult combination of location, productive land, privacy, and future potential to find in Johnson County.



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