

Productive Cropland • Quality Pasture • Recreational

JACKSON COUNTY

Iowa

230
ACRES M/L

Jesse Meyer 563.543.8338
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 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS

Listing # 19705

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JACKSON COUNTY

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Peoples Company is proud to present 230.00 acres m/l located near Zwingle, Iowa, in Jackson County. This diverse farm offers a strong combination of productive cropland, quality pasture, and recreational opportunity.

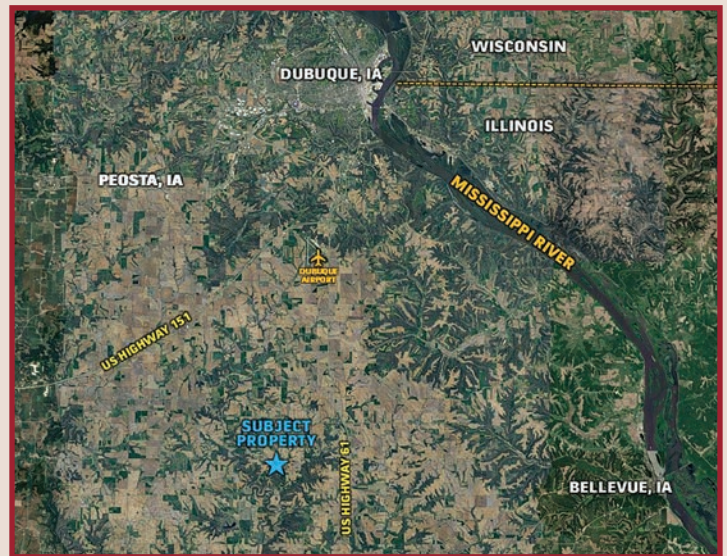
The property includes 153.76 acres m/l currently being farmed, providing immediate income-producing potential. According to FSA records, the farm contains 162.69 certified FSA acres and carries a CSR2 of 43.7, comprised primarily of Fayette silt loam soils. The natural slopes throughout the farm provide excellent drainage, supporting consistent row-crop production.

In addition to the tillable acres, the farm features 28.58 acres m/l of pasture with a stream and pond, offering water access for livestock and an attractive setting for outdoor enjoyment. A mix of timber adds further recreational appeal, creating opportunities for hunting, wildlife habitat, and future improvements.

This farm presents a balanced opportunity for operators, investors, or buyers seeking a property that blends reliable row-crop income, productive pasture, and recreational amenities in a highly desirable area of eastern Iowa.



230 Acres M/L



275th Street, Zwingle, IA 52079

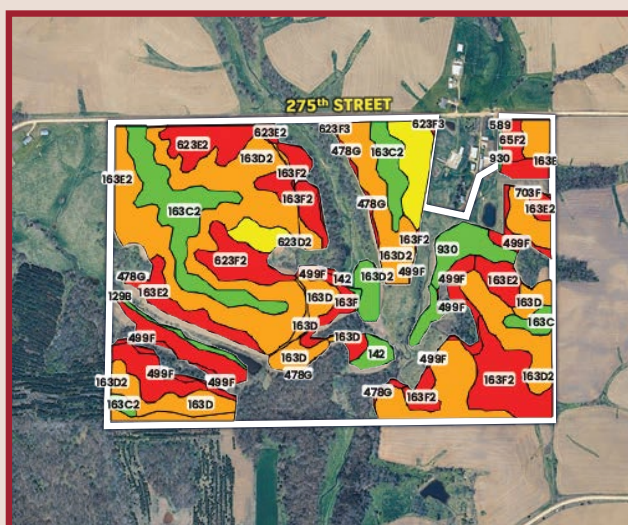
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Tillable Soils Map



Code	Soil Description	Acres	% of Field	IA CSR2
163D2	Fayette Silt Loam	55.28	33.98%	46
163D	Fayette Silt Loam	16.18	9.95%	49
163C2	Fayette Silt Loam	15.90	9.77%	72
163F2	Fayette Silt Loam	11.46	7.04%	18
499F	Nordness Silt Loam	9.63	5.92%	5
163E	Fayette Silt Loam	8.20	5.04%	38
163E2	Fayette Silt Loam	7.72	4.75%	35
623D2	Rozetta Silt Loam	7.46	4.59%	50
623E2	Rozetta Silt Loam	5.65	3.47%	38
142	Chaseburg Silt Loam	5.54	3.41%	79
623F2	Rozetta Silt Loam	5.05	3.10%	21
930	Orion Silt Loam	4.71	2.90%	81
478G	Nordness-Rock Outcrop	2.05	1.26%	5
163F	Fayette Silt Loam	1.83	1.12%	21
703F	Dubuque Silt Loam	1.65	1.01%	6
163C	Fayette Silt Loam	1.55	0.95%	75
65F2	Lindley Silt Loam	1.47	0.90%	10
129B	Arenzville-Chaseburg	1.07	0.66%	73
623F3	Rozetta Silt Loam	0.20	0.12%	13
589	Otter Silt Loam	0.08	0.05%	61

Directions

From Zwingle: Travel west on Washington Mills Road/300th Street for 1.7 miles, then turn left onto 154th Avenue. Continue for 1.5 miles, then turn right onto 275th Street. After 0.3 miles, the property line begins on the south side of 275th Street.

From Bernard: Head east on Higginsport Road for 1.6 miles, then turn right onto Molony Road. Continue 1.1 miles as the road becomes Washington Mills Road. Stay on Washington Mills Road for 3.4 miles, then turn right onto 154th Avenue. Drive 1.5 miles and turn right onto 275th Street. After 0.3 miles, the property line begins on the south side of 275th Street.

From Maquoketa: Head west on W Platt Street and merge onto US-61 North. Continue for 12 miles, then turn left onto Bellevue Cascade Road (CR-D61). Drive 2.7 miles and turn right onto 140th Avenue. Continue 0.9 miles as the road becomes 154th Avenue. Stay on 154th Avenue for 1.8 miles, then turn left onto 275th Street. After 0.3 miles, the property line begins on the south side of 275th Street.

Average: 43.7



300 1st Avenue W
Cascade, IA 52033



PeoplesCompany.com
Listing #19705



SCAN THE QR
CODE TO VIEW THIS
LISTING ONLINE!

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