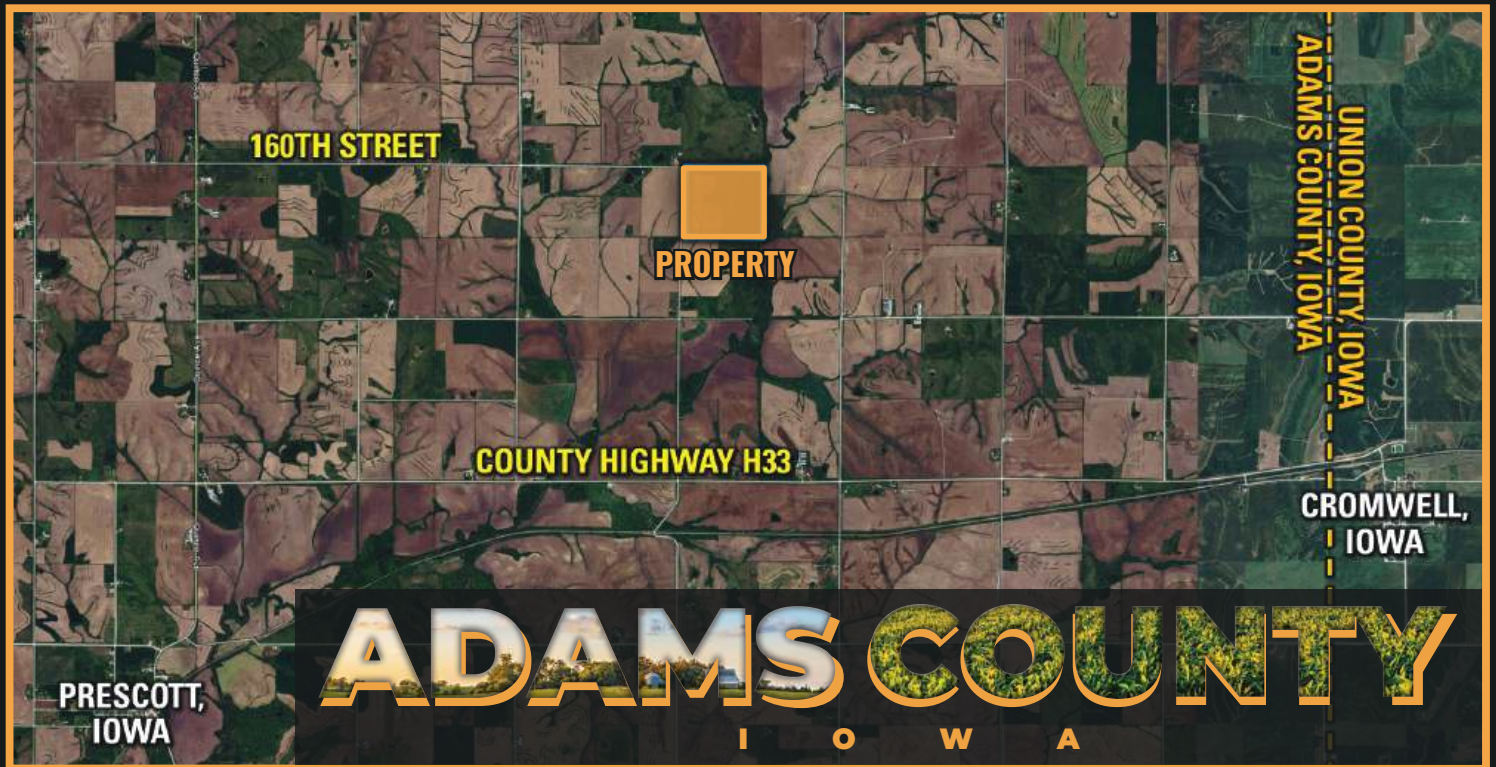


135.94 ACRES M/L

ADAMS COUNTY I O W A

FARMLAND FOR SALE

160TH STREET & TULIP AVENUE | PRESCOTT, IOWA 50859



Peoples Company is pleased to present 135.94 acres m/l of highly productive cropland acres and well-established pasture ground located northeast of Prescott, Iowa, and west of Creston, Iowa. Situated in Section 4 of Union Township, this diverse farm offers a strong combination of income-producing row-crop acres, quality grazing ground, and building site potential.

The property includes 56.28 FSA cropland acres and a CSR2 soil rating of 78.7. There are currently 49.90 cropland acres in row-crop production with an average CSR2 soil rating of 81.2, significantly above the Adams County, Iowa average CSR2 soil rating of 61.1. Prominent soil types include highly productive Sharpsburg-Nira silty clay loams and Sharpsburg silty clay loam.

Terraces with tile intakes are located in the northwest corner of the property, indicating that private drainage tile infrastructure is present. An established grass waterway lies in the southwest corner of the tract,

naturally directing water south off the property. The eastern portion of the tract is actively being used to pasture cattle, and fences are in place on the farm. The East Nodaway River winds through the east half, providing a water source for grazing cattle. Mature shade trees provide natural shelter and shade, reducing the need for additional livestock structures.

An existing acreage/building site is located on the farm with both water and electricity present on the property, creating potential building opportunities for an incoming buyer. Southwest Iowa Rural Electric Cooperative (SIREC) is the energy provider, and Southern Iowa Rural Water Association (SIRWA) is the water provider on the tract. Included on the site is a farmhouse built in 1911, a barn built in 1950, a garden shed built in 1950, a grain bin built in 1960, and a machine shed built in 1965.

Don't miss this opportunity to own a unique farm with high-quality soils, turn-key pasture ground, and building potential in northeast Adams County, Iowa!



FSA CROPLAND TILLABLE SOILS

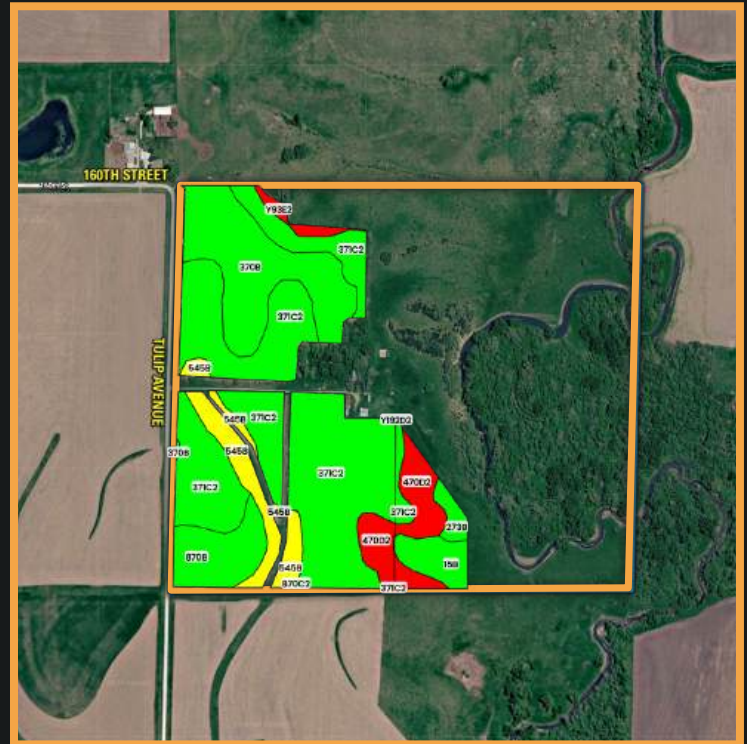
Code	Soil Description	Acres	% of field	CSR2
371C2	Sharpsburg-Nira silty clay loams	29.82	52.98 %	83
370B	Sharpsburg silty clay loam	10.18	18.09 %	91
545B	Zook-Ely-Gullied land complex	4.29	7.63 %	64
470D2	Lamoni-Shelby complex	4.27	7.59 %	28
870B	Sharpsburg silty clay loam	4.02	7.15 %	91
15B	Olmitz-Ely-Zook complex	2.06	3.67 %	82
273B	Olmitz loam	0.85	1.51 %	89
Y93E2	Shelby-Adair clay loams	0.71	1.25 %	28
870C2	Sharpsburg silty clay loam	0.06	0.12 %	79
Y192D2	Adair clay loam, dissected till plain	0.01	0.01 %	16
Average			78.7	

DIRECTIONS:

From Creston, Iowa: Head southwest on U.S. Highway 34 for approximately .5 miles, then turn right (west) onto County Highway H33. Continue west on County Highway H33 to the end of the road, then keep right and head north toward 180th Street. Turn left (west) onto 180th Street and travel about 4.5 miles until you reach Tulip Avenue. Turn right (north) on Tulip Avenue and continue for about 2 miles. The farm will be on the right (east) side of the road. Look for Peoples Company signage.



**160TH STREET & TULIP AVENUE
PRESCOTT, IOWA 50859**





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



PeoplesCompany.com
Listing #19707



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

135.94 ACRES M/L

ADAMS COUNTY

I O W A



FARMLAND FOR SALE

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