

Worth County IOWA

DEVELOPMENT LAND AVAILABLE



Chase Duesenberg

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641.529.0562 | IA LIC S65470000

40.09
ACRES M/L

Listing #19721
 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS



DIRECTIONS

From Interstate 35 (Exit 203): Take Exit 203 and head west on Iowa Highway 9 for 4 miles. The property will be located on the left (south) side of Iowa Highway 9, marked with a Peoples Company sign.

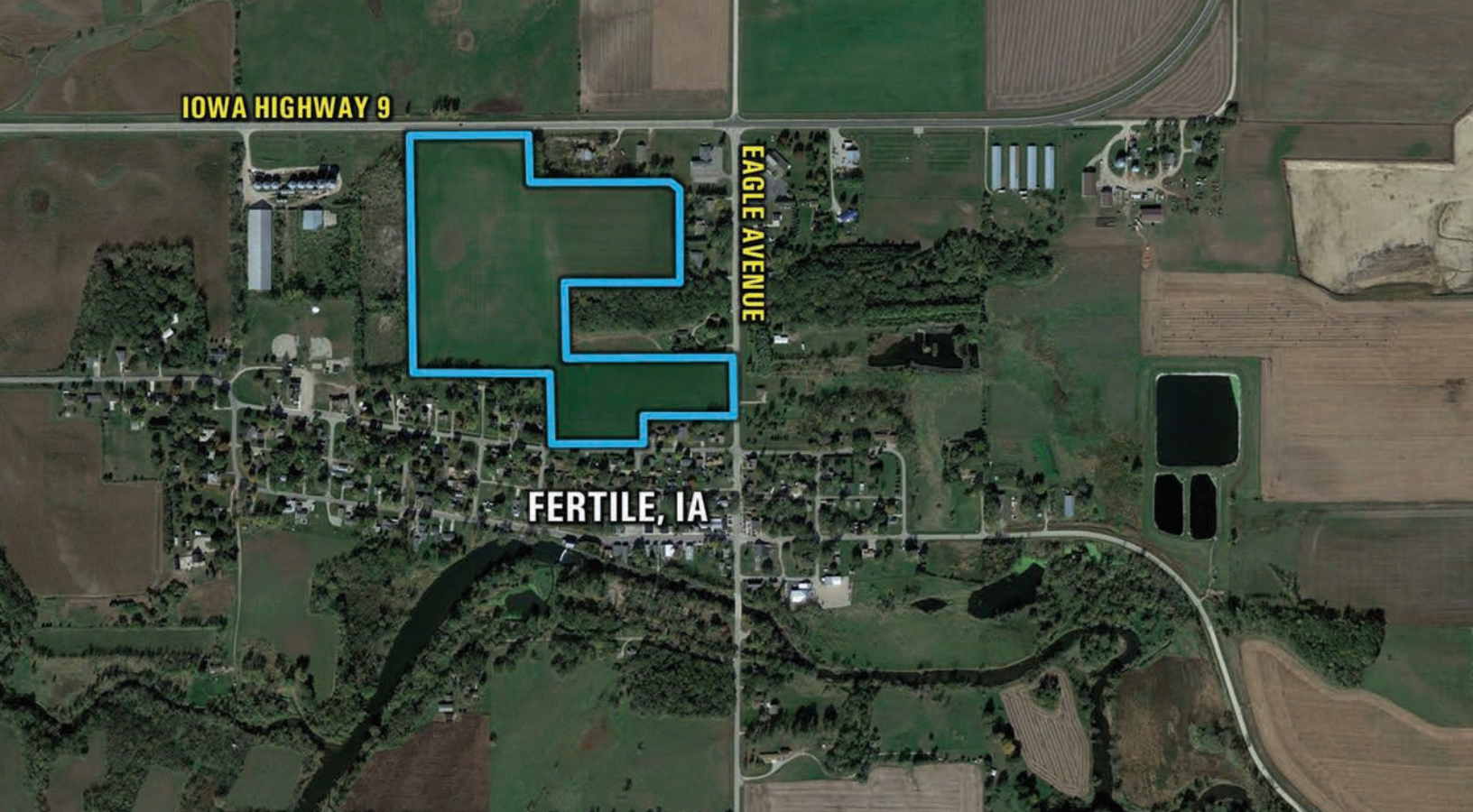
DESCRIPTION

Offering 40.09 surveyed acres of prime development land situated on the northwest side of Fertile, Iowa. The majority of the property has been annexed into the City of Fertile. Utility infrastructure is nearby, including city water and sewer services. Electricity is provided by Alliant Energy, and natural gas service is available through Black Hills Energy.

The property offers outstanding access and visibility along Iowa Highway 9, which carries more than 1,000 vehicles per day (VPD). Located just 4 miles from Interstate 35, the site provides excellent regional connectivity while maintaining convenient access to the City of Fertile, making it well-suited for a variety of opportunities.

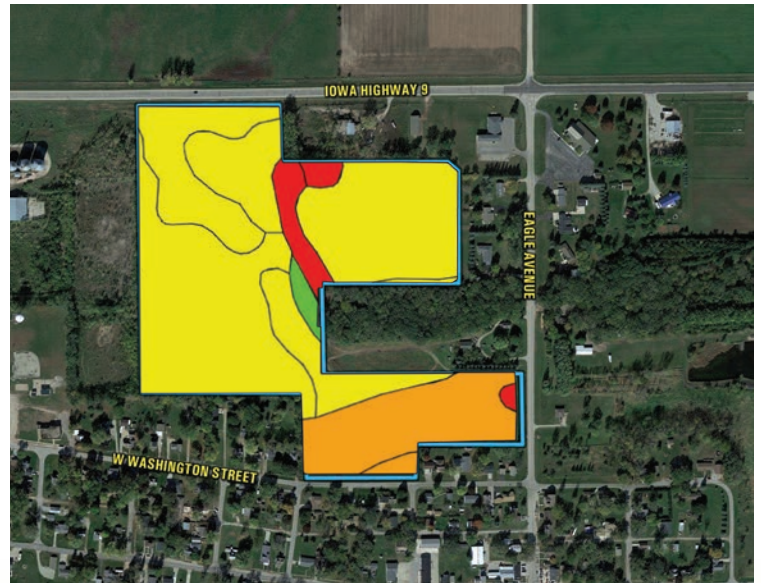
There are currently 37.35 FSA tillable acres carrying a CSR2 of 54.2. The farm lease will be open for the 2027 crop season.





CODE		DESCRIPTION	ACRES	% OF FIELD	IA CSR2
1177	■	Saude loam	18.24	48.82 %	60
1152	■	Marshan clay loam	7.17	19.19 %	54
695	■	Tilfer silty clay loam	6.10	16.33 %	47
1177B	■	Saude loam	3.07	8.22 %	55
740D2	■	Hawick sandy loam	1.37	3.67 %	9
27B	■	Terril loam	0.52	1.39 %	87
740C2	■	Hawick sandy loam	0.40	1.07 %	27
651	■	Faxon silty clay loam	0.33	0.88 %	47
521	■	Klossner muck	0.16	0.43 %	32
740F2	■	Hawick sandy loam	0.00	0.00 %	9

AVERAGE: 54.2



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



PeoplesCompany.com
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SCAN THE QR CODE TO
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