



93.5
CSR2

LISTING #19722

LOUISA
COUNTY, IA

49.47
ACRES M/L

County Road G44X Grandview, IA 52752

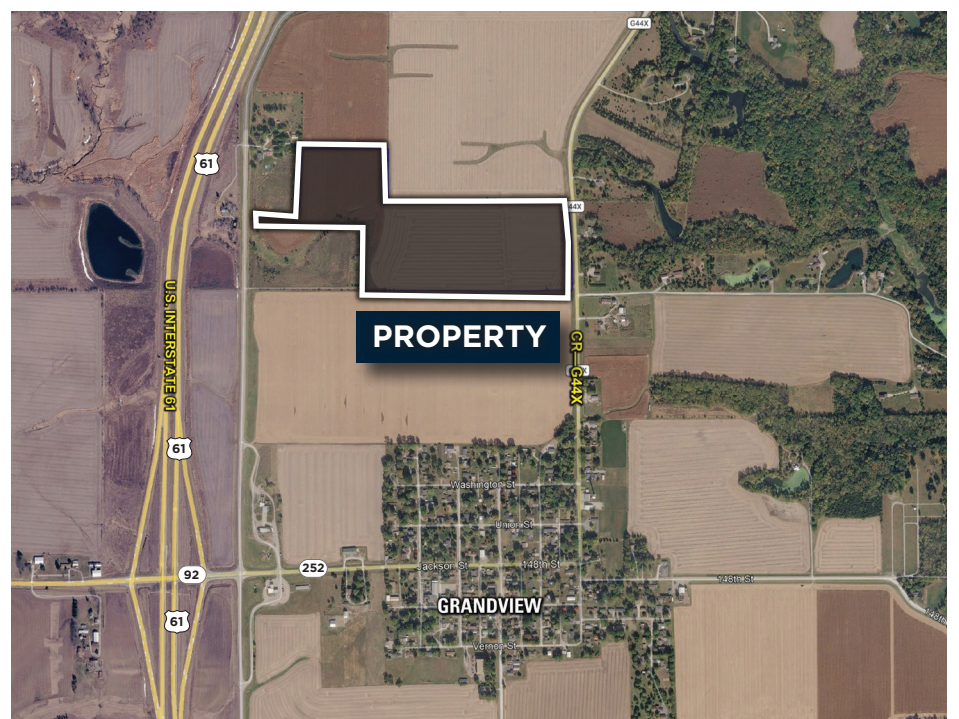
HIGH QUALITY
FARMLAND
FOR SALE

PROPERTY OVERVIEW

Peoples Company is proud to present this highly productive 49.47-acre farmland tract located just north of Grandview, Iowa, in a highly desirable area of Louisa County. Situated in Section 22 of Grandview Township, just off County Road G44X and near Highway 61, this property offers an excellent combination of productive farmland, convenient access, and proximity to nearby grain outlets.

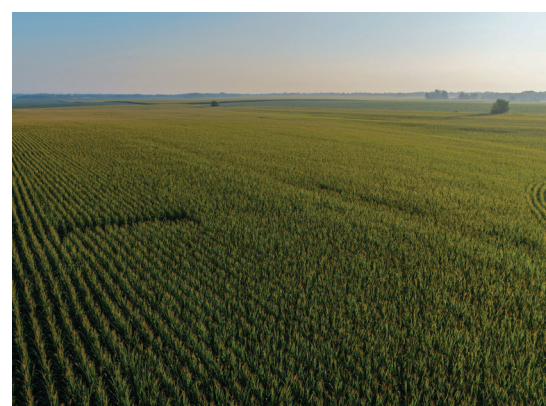
The farm consists of 46.55 current tillable acres carrying an impressive average CSR2 rating of 93.5. The tillable acres are comprised of highly productive soil types, including Muscatine Silty Clay Loam and Garwin Silty Clay Loam, making this an exceptional quality farmland tract. The property is being offered with an open lease for the 2027 crop year.

Whether you are an investor seeking a dependable land asset, a buyer completing a 1031 exchange, or a producer looking to expand your farming operation, this tract presents an excellent opportunity to acquire high-quality farmland in a sought-after Louisa County location. With productive soils, an outstanding CSR2 rating, and an open lease for 2027, this property is well-positioned to remain a valuable agricultural asset for years to come.



DIRECTIONS

From Grandview, IA: From the intersection of 148th St and CR G44X on the east side of Grandview, IA, head north on CR-G44x for a half mile. The farm will be on the left hand side.



LEARN MORE

FOR MORE INFORMATION CONTACT:



MATT HOENIG
319.330.9735
Matt.Hoenig@PeoplesCompany.com
IA LIC S68835000



RILEY SIEREN
319.591.0111
Riley@PeoplesCompany.com
IA LIC S66739000