

LAND FOR SALE

Guthrie County

Recreational • Agricultural • Residential



159.10
ACRES M/L

Brandon Tessau | 515.850.8179

Brandon.Tessau@PeoplesCompany.com | IA LIC 570862000

Kolt Kiburz | 515.468.5035

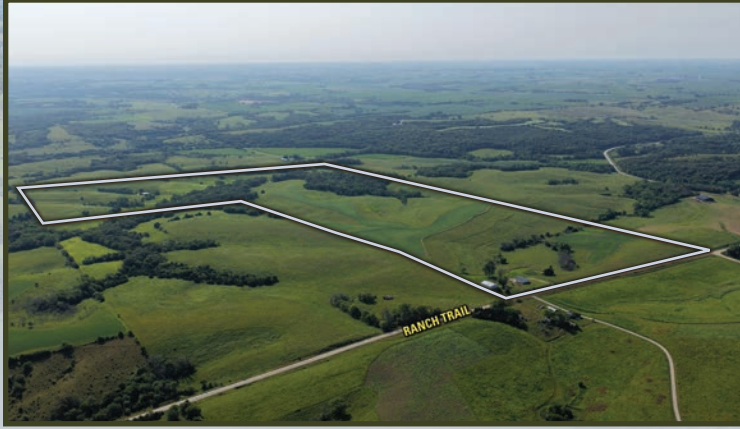
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Listing #19839



159.10 ACRES M/L Listing #19839



Peoples Company is pleased to present 159.10 acres m/l located just north of Menlo, Iowa, in Guthrie County. This property offers an attractive combination of recreational opportunities, established income, agricultural acres, and a residence - creating a rare opportunity to own a diverse tract with an easy commute from the Des Moines Metro. The farm features two established food plots that provide additional food sources for wildlife and enhance the overall hunting setup.

The farm features 116.34 DCP Cropland Acres with 74.59 acres enrolled in the Conservation Reserve Program (CRP), generating \$14,892 in annual income. This provides an immediate revenue stream to help offset ownership costs while also creating outstanding wildlife habitat. An additional 22 acres m/l are currently in row crop production and cash rented for \$4,000 annually. The combination of CRP, cropland, timber, and rolling terrain creates excellent habitat diversity and provides strong hunting and recreational potential.

Contact the listing agents for more details on this property! Listing Price: \$1,380,000

2978 Ranch Trail, Menlo, IA 50164

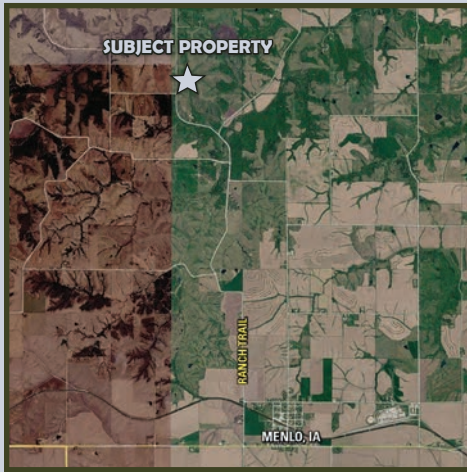


Adding another dimension to the offering is an existing home that could serve as a primary residence, weekend retreat, or hunting lodge. The home is a highly improved farmhouse that has benefited from several significant updates. These updates include a new foundation, a new walkout basement addition with 9-foot ceilings, new underground water and electric lines from the road, a new deck with timber tech decking and white aluminum railings, 200-AMP electrical service, and a new HVAC system. The basement has been sprayed with spray in foam insulation and has been roughed for two full bathrooms. The unfinished walkout basement provides valuable additional space and gives the next owner a blank canvas to finish how they desire.

In addition to the home, the property includes a 40' x 60' utility shop with a concrete floor and new 14-foot doors, providing excellent space for equipment, vehicles, storage, hobbies, or a workshop. There is new underground power to the building.

Energy Provider: Guthrie County REC

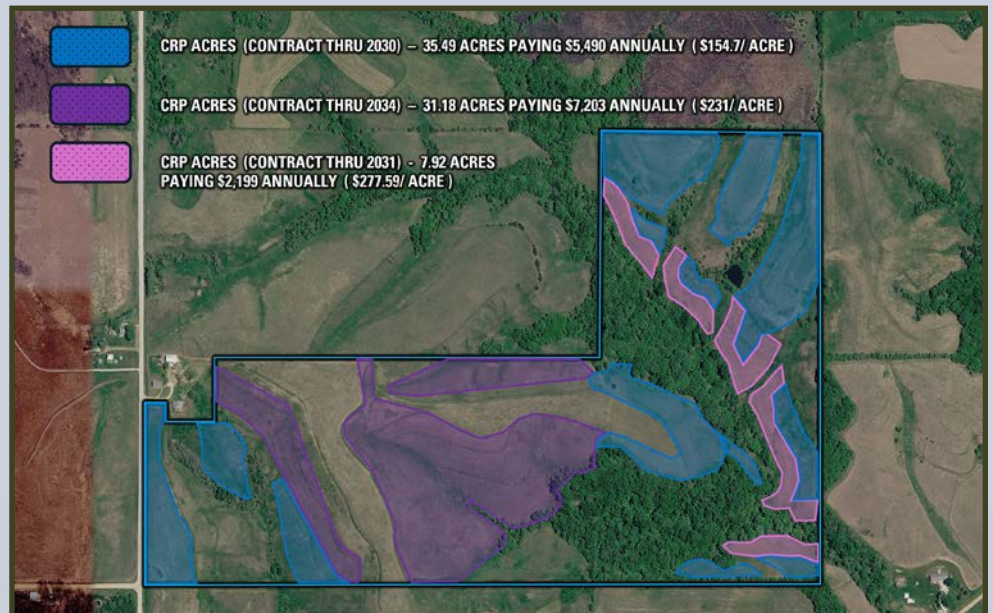
Rural Water Provider: Xenia Rural Water



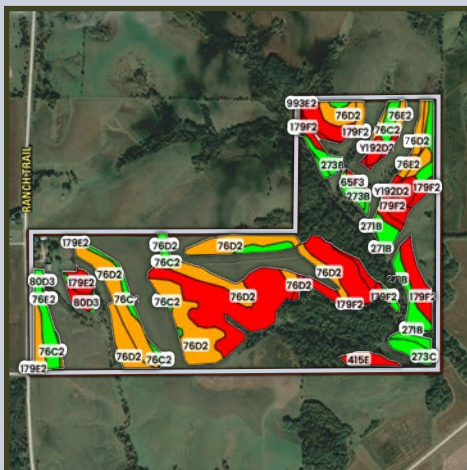
Directions

From Menlo, Iowa: Head west out of town to Ranch Trail/County Highway P20. Turn right (north) onto Ranch Trail/County Highway P20 and continue north for 4.8 miles. The property will be to the right (east). Look for the Peoples Company sign.

CRP Map



CRP Soils Map



CSR2: 44.4

Located in Section 4 of Beaver Township in Guthrie County, IA (4-78N-31W)



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SCAN TO VIEW THIS
LISTING ONLINE!

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