

280.47

ACRES M/L

UNION COUNTY

LAND FOR SALE



280.47 Acres M/L

Peoples Company is pleased to present 280.47 acres m/l of diverse Union County, Iowa land located just northeast of Afton, Iowa. This combination property offers abundant recreational opportunities combined with a strong ROI with over 85% of the acres on this southwestern Iowa property producing an income through the Conservation Reserve Program (CRP) and pasture rent. The balance of this property includes blocks of timber, fenced timbered draws, and four different ponds for water sources. Located in big buck country with great genetics, fertile habitats, and short commutes from both the Omaha and Des Moines Metros, Union County has been a proven producer for trophy whitetail deer. The variety of habitat offering food, cover, and water yields a healthy population of wild game including deer, turkey, pheasant, quail, and waterfowl. Property has good access from both the west and south side of the property. Current landowner has recently completed several improvement projects to pond dams, additional fencing, and tree clearing.

There are 241.05 acres producing an annual income of over \$42,000 from the four CRP contracts and Pasture Rent providing a solid return on investment:

- 17.20 acres enrolled in CP29 Marginal Pastureland Wildlife Habitat Buffer, Annual Payment of \$1,148
- 25.59 acres enrolled in CP38E-2 & 12 Iowa Pheasant Recovery SAFE, Annual Payment of \$4,020
- 76.62 acres enrolled in CP42 Pollinator Habitat, Annual Payment of \$22,267
- 121.64 acres enrolled in CP88 Permanent Native Grasses and Legumes, Annual Payment of \$5,717
- Pasture rent income of \$9,000 annually

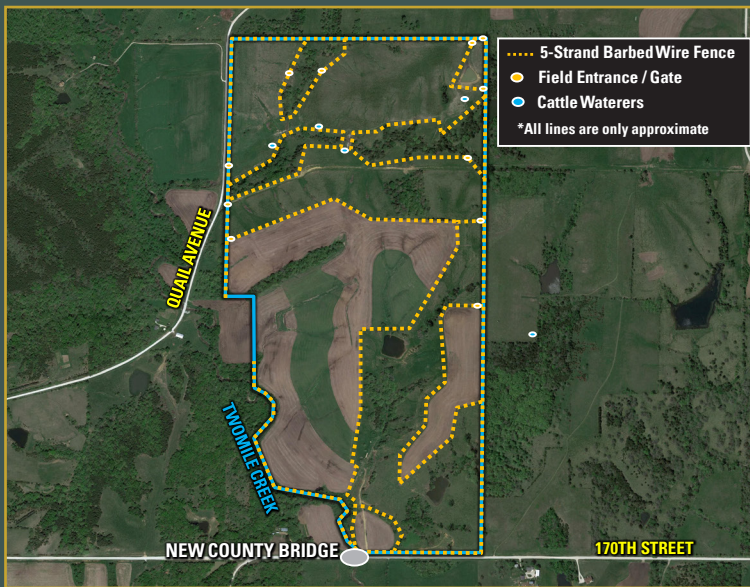
*See CRP Map showing the location of each contract. Contact agent for additional information on any of the CRP contracts and their requirements.

Improvements include over six miles of “horse-high and bull-strong” barbed wire fence, multiple gravity-fed livestock waterers (see Fence Map), four ponds distributed throughout the property, and fenced riparian buffers with controlled stream crossings for grazing livestock. *Note: Seller is in the process of repairing a pond dam, overflow pipe, and adding livestock fencing around a pond. These improvements increase the utilization of the cool-season grass forages across the pasture acres. Beautiful sunset views overlooking the Two Mile Creek corridor make this an excellent spot to consider building a home or cabin for the ultimate weekend getaway. A vast array of recreational activities including fishing, hunting, swimming, boating, camping, target shooting, canoeing and kayaking await nearby at two of the premier fishing lakes in the state, Three Mile Lake and Twelve Mile Lake. Savvy anglers travel far and wide to pursue the Muskellunge, Walleye, Large and Smallmouth Bass, Crappie, Bluegill, and Catfish that call these lakes home. This nearly 100% income-producing farm is located only one hour southwest of the Des Moines Metro along Quail Avenue and just three miles northeast of Afton, Iowa in Section 2 of Union Township.

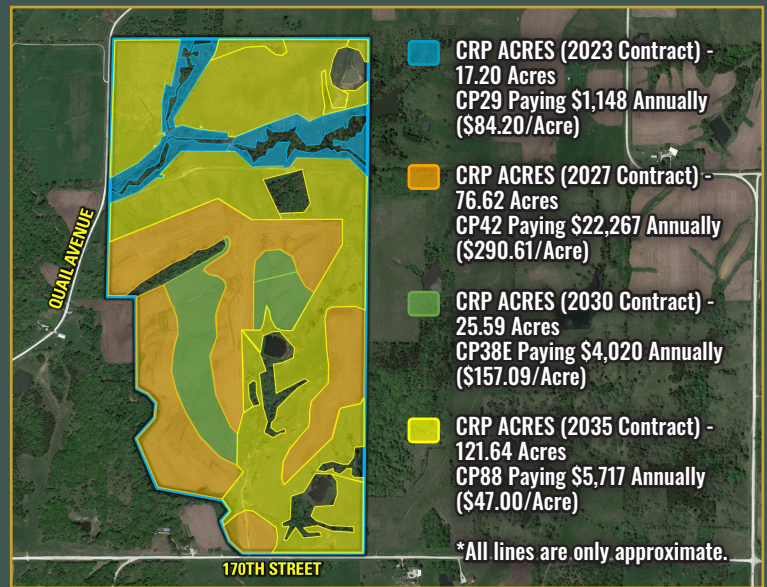
*Note: All personal property (tree stands, box blinds, and farm machinery) are excluded from the sale of the real estate.



Union County, Iowa



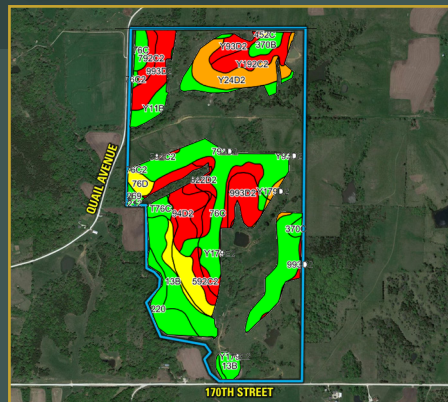
FENCE MAP



CRP MAP

TILLABLE SOILS

Code	Soil Description	Acres	% of field	Legend	CSR2
76C	Ladoga silt loam	37.99	26.1%		80
993D2	Gara-Armstrong loams	18.05	12.4%		34
13B	Nodaway-Vesser silt loams	12.97	8.9%		77
Y24D2	Shelby clay loam	11.49	7.9%		49
94D2	Mystic-Caleb complex	9.76	6.7%		30
451D2	Caleb loam	7.74	5.3%		51
Y11B	Colo-Ely silty clay loams	7.43	5.1%		80
220	Nodaway silt loam	7.43	5.1%		82
Y192C2	Adair clay loam	5.72	3.9%		33
592C2	Mystic silt loam	3.93	2.7%		34
Y93D2	Shelby-Adair clay loams	3.18	2.2%		35
Weighted Average					58.3



CONTACT

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FOR MORE
INFORMATION ON
THIS LISTING VISIT
PEOPLES COMPANY.COM
LISTING #15608
OR CONTACT AN
AGENT.

DIRECTIONS

From Afton, Iowa: Travel out of town on N Douglas Street, which becomes Palomino Drive, for nearly 2 miles. Turn right (east) onto 170th Street for approximately 0.25 mile and turn left (north) onto Quail Avenue and continue for approximately 1 mile. The farm is located on the east side of the road. Look for the Peoples Company signs.

PRICE
\$1,350,000

ANNUAL TAXES
\$3,968



PEOPLES COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

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SCAN ME

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1. Open up the camera on your smart phone.
2. Hover over the image.
3. Click on the link that appears at the top of your screen.

You are now viewing the listing on the Peoples Company website.