

BUTLER COUNTY

LISTING #18382



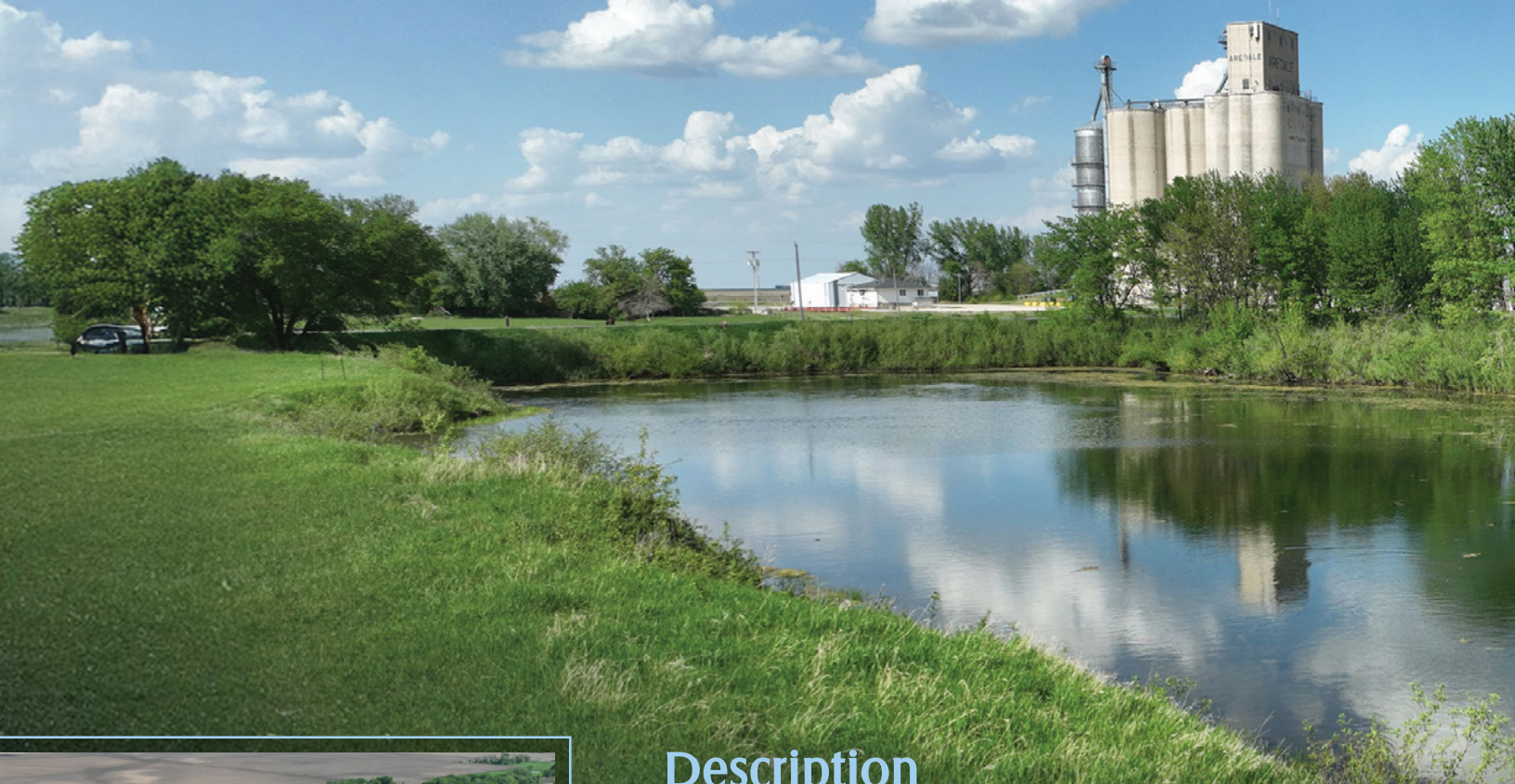
37.24 ACRES M/L



PRIME CRP & RECREATIONAL LAND AVAILABLE

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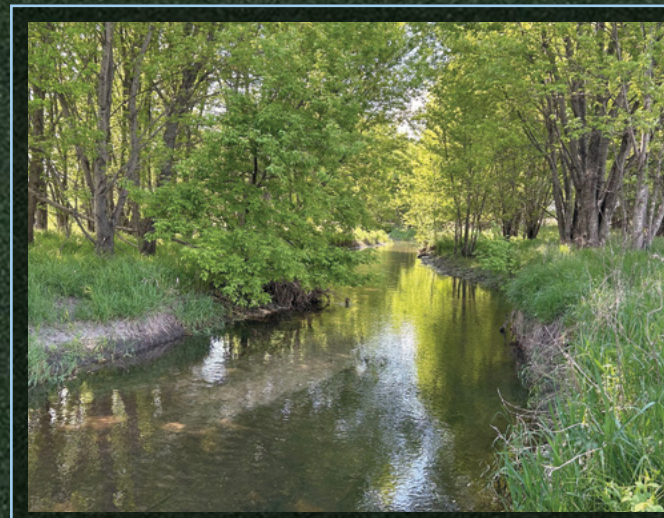
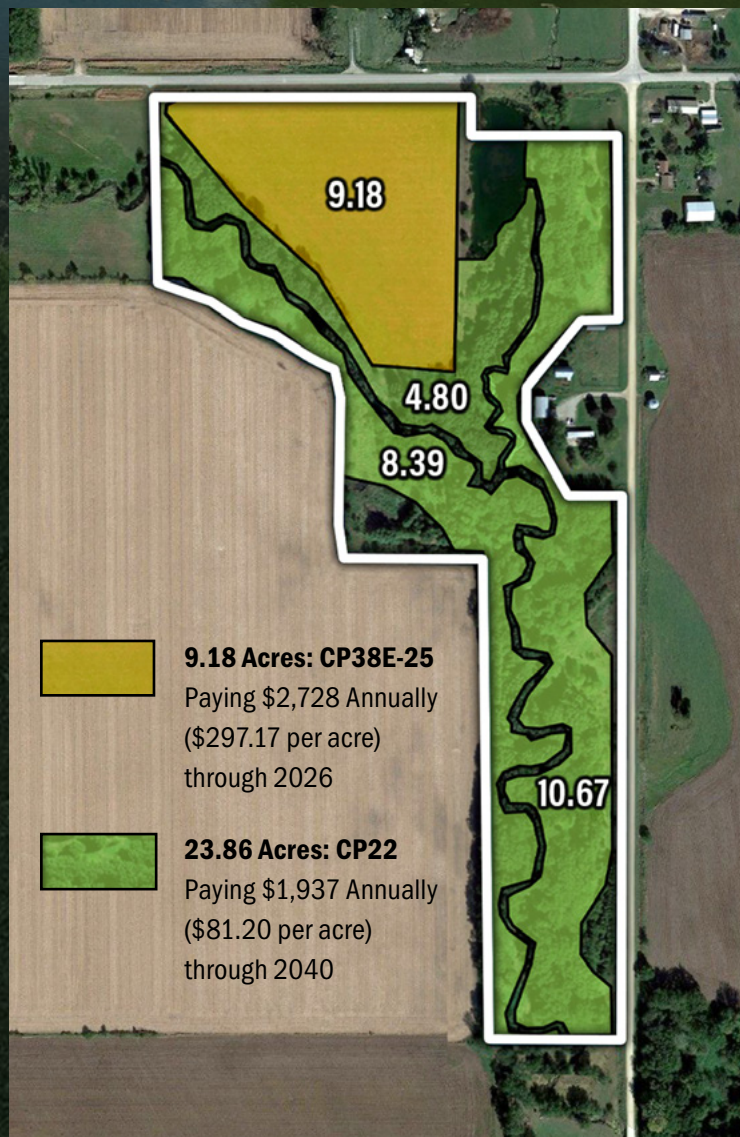
Description

Peoples Company is pleased to present 37.24 acres m/l southwest of Aredale off paved highway C23/Arlington Street in northwest Butler County. The property currently has 33.04 acres enrolled into the Contract Reserve Program, paying \$4,665 annually. The property has 2 contracts, with the first being 9.18 acres enrolled in CP38E-25, paying \$297.17/acre that expires in 2026, and 23.86 acres enrolled in CP22, paying \$81.20/acre that expires in September. The 23.86 acres have been submitted for re-enrollment, pending approval (contact agent for details). In future years, the farmable acres can be re-enrolled in CRP, put into row crops, hay production, or high-quality pasture.

The farm also has an ideal building site on the north side overlooking the pond and Boylan Creek. With paved road access and electric service available at the road, this location offers an excellent opportunity for a rural homestead, hobby farm, or weekend retreat. The creek and trees, along with timberland to the south, create habitat for wildlife and offer recreational opportunities for the landowner. The property is located in Section 31 of Bennezette Township.



CRP MAP





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
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BUTLER COUNTY



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

Trail Camera



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