



237± ACRES

WAYNE COUNTY, IA

**CLAY TOWNSHIP
SECTION 34**

PRICE: \$1,457,550

\$6,150 PER ACRE



FARM & REC
REAL ESTATE®

PROPERTY OVERVIEW

Description

Located in Wayne County, Iowa, this exceptional 237± acre farm presents a rare opportunity to own a highly versatile property offering dependable income, productive farmland and the scenic beauty southern Iowa is known for. Whether you're looking to expand an existing farming operation, secure a reliable land investment or own a diverse recreational property, this farm offers a strong combination of income, agricultural value and long-term potential.

The property comprises primarily Conservation Reserve Program (CRP) acres, complemented by mature timbered draws, two ponds and a network of creeks that create excellent wildlife habitat. Approximately 195.42± acres are enrolled in the Conservation Reserve Program (CRP) through September 30, 2030, generating \$25,649 in annual income at a rate of \$131.25 per acre. The current CRP contract is administered through the Iowa Department of Natural Resources (DNR) and includes public hunting access as part of the agreement. At the seller's discretion, the DNR-managed public hunting rights may be purchased back prior to closing, which would eliminate public hunting access while allowing the existing CRP contract and annual income to remain in place.

The diverse landscape is made up of timbered draws, ponds and a creek system that create natural travel corridors, cover and year-round water sources for wildlife. Accessibility is another major strength of the property with road frontage along Highway 65, Kirkwood Road and 50th Street it provides convenient access from multiple directions, making farming operations, recreation and future improvements easy to accommodate. Utilities, including rural water and electricity, are available at the existing building site on the north side of the farm, where two grain bins and an outbuilding are already in place. Additionally, another building site along Highway 65 offers an excellent location for a future home, cabin or rural retreat.

Whether you're seeking an income-producing investment, a recreational getaway or a premier southern Iowa land holding, this property deserves a closer look.

For more information or to schedule your private showing, contact Adrian Wolfe with Farm & Rec Real Estate at (641) 414-2256.

PROPERTY OVERVIEW

Features:

- 237± total deeded acres
- Located in Clay Township, Section 34
- 195.42± acres enrolled in CRP through September 30, 2030
- Annual CRP income of \$25,649
- Current CRP contract includes DNR-managed public hunting access
- At the seller's discretion, DNR public hunting rights may be purchased back prior to closing
- Average CSR2 rating of 45.2
- Mature timbered draws
- Two ponds
- A network of creeks providing year-round water sources
- A 90' x 60' metal building with electric, partially concreted
- Two 20' x 24' steel grain bins with approximately 7,800± bushel capacity
- Rural water and electricity available
- Multiple attractive building site opportunities, including along Highway 65
- Access from Highway 65, Kirkwood Road and 50th Street
- Neighboring 154± acre farm also available for purchase
- Strong combination of income production, recreation and long-term investment potential
- Annual property taxes: \$4,074
- Shown by appointment only to pre-qualified buyers

Directions:

Located SE of the intersection of Highway 65 and Kirkwood Rd.

Nearest Cities:

- 10± miles North of Lineville, IA
- 12± miles East of Leon, IA
- 66± miles Southeast from Des Moines, IA.

TRACT MAP



 Boundary

Farm & Rec Real Estate

P: (641) 508-0028

www.farmandrec.com

18639 65th Ave, New Virginia, IA 50210

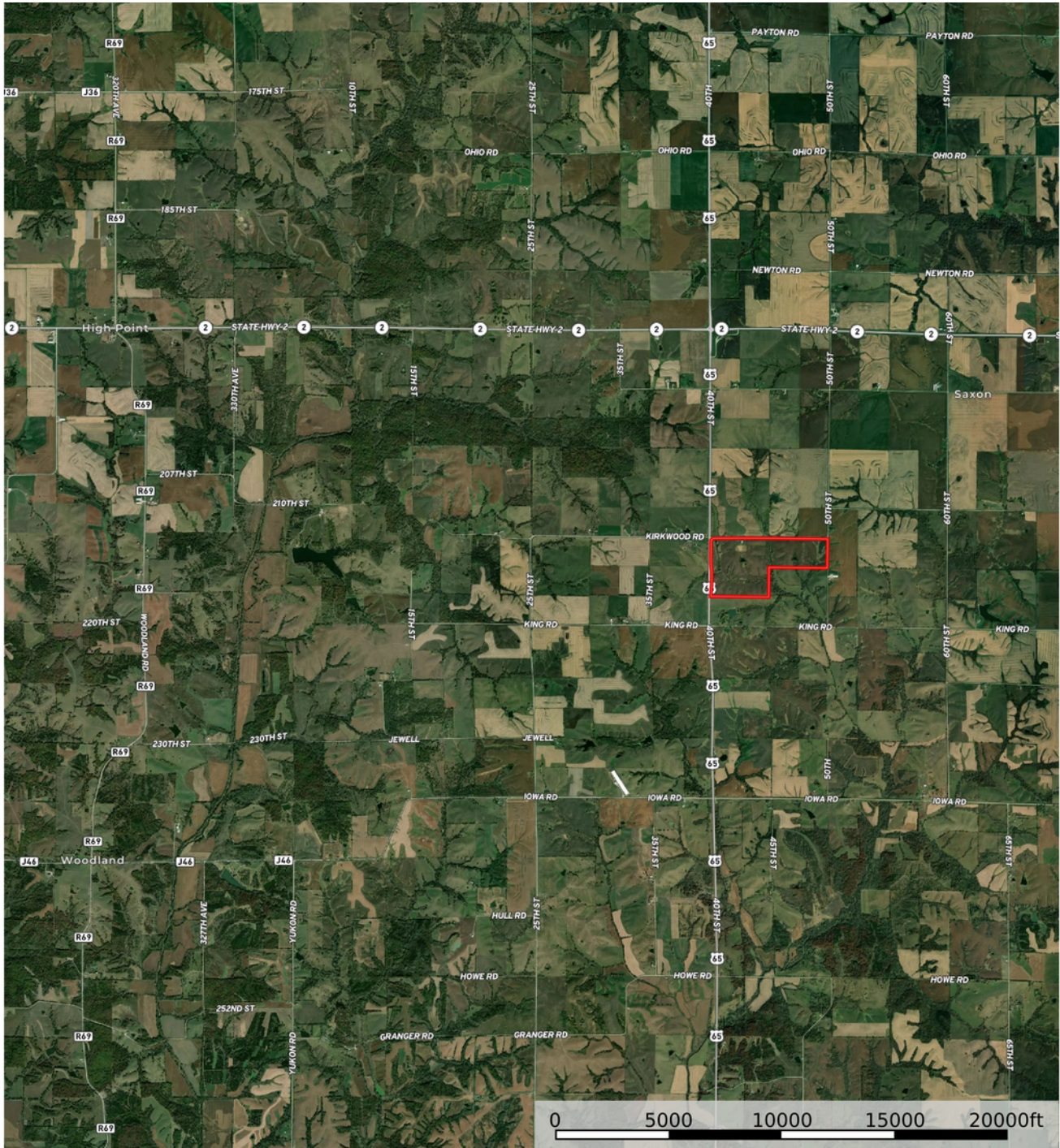


The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.



FARM & REC
REAL ESTATE®

TRACT MAP



Farm & Rec Real Estate

P: (641) 508-0028

www.farmandrec.com

18639 65th Ave, New Virginia, IA 50210



The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.



FARM & REC
REAL ESTATE®

FSA MAP



United States
Department of
Agriculture

Wayne County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 195.42 acres

2026 Program Year

Map Created February 05, 2026

Farm 411

Tract 383

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

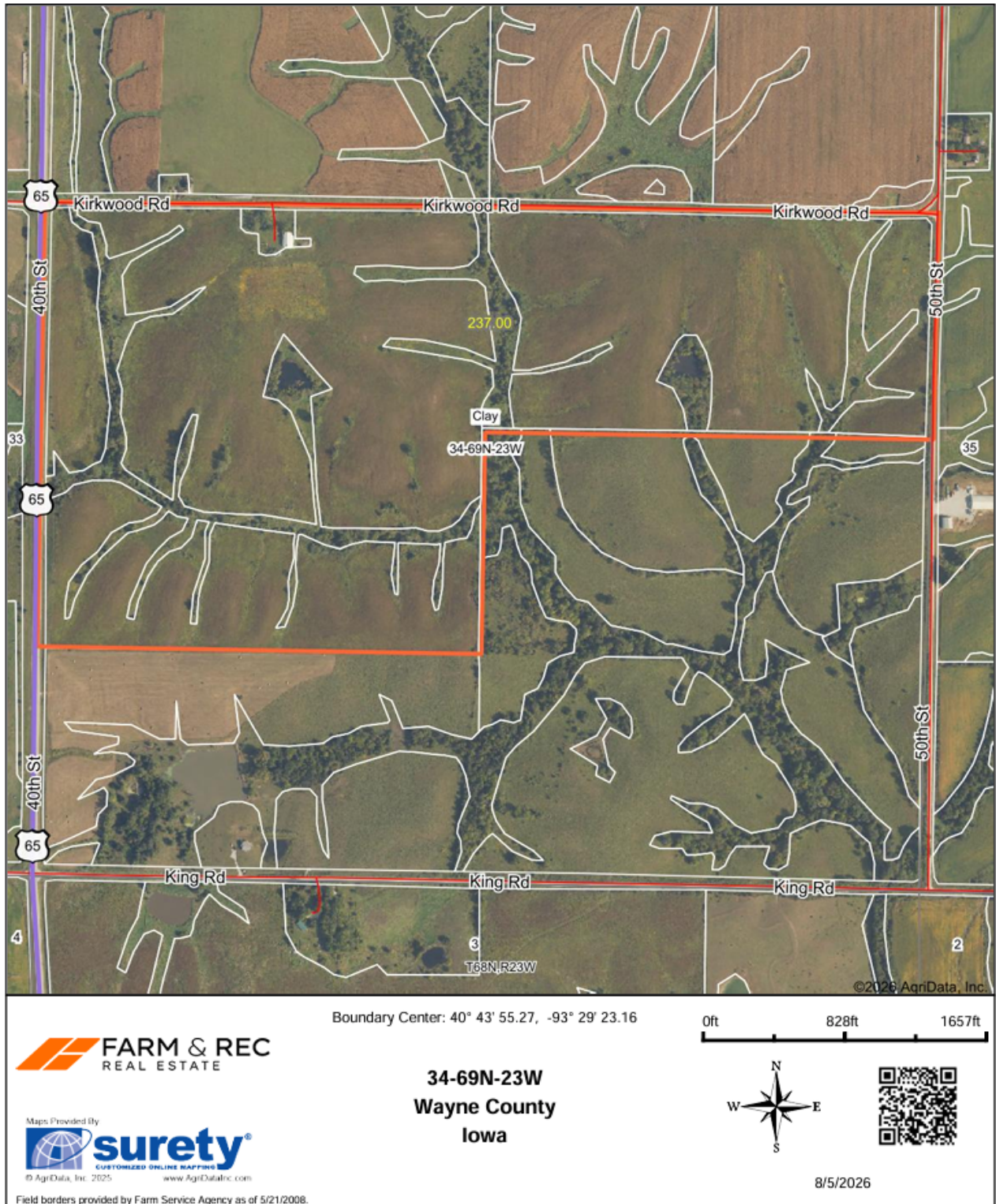
USDA is an equal opportunity provider, employer, and lender.



FARM & REC
REAL ESTATE®

SURETY MAP

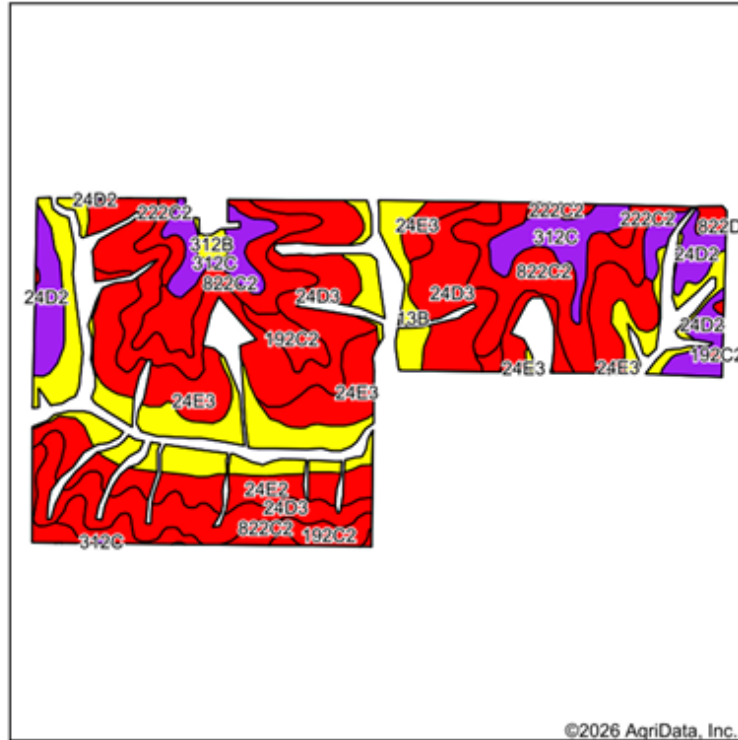
Aerial Map



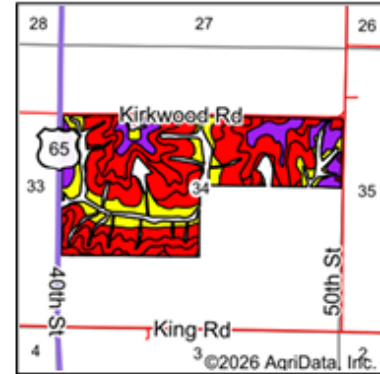
FARM & REC
REAL ESTATE®

SOIL MAP

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Wayne**
 Location: **34-69N-23W**
 Township: **Clay**
 Acres: **196.18**
 Date: **7/24/2026**

FARM & REC
 REAL ESTATE

Maps Provided By
surety
 CUSTOMER ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



Area Symbol: IA185, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Restrictive Layer	Soil Drainage	Non-Irr Class 'c	'I Corn Bu	'I Alfalfa Tons	'I Soybeans Bu	'I Bluegrass Tons	'I Tall Grasses Tons	'I Water-Holding Inch	CSR2**	'n NCCPI Overall
24D3	Shelby clay loam, 9 to 14 percent slopes, severely eroded	61.31	31.3%		> 6.5ft.	Well drained	Ive	164.8	4.6	47.8	3.0	4.9	10.2	45	66
13B	Zook-Olmitz-Vesser complex, 0 to 5 percent slopes	35.27	18.0%		> 6.5ft.	Poorly drained	Ilw	200.0	4.2	58.0	3.6	6.0	11.7	68	77
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	27.84	14.2%		> 6.5ft.	Somewhat poorly drained	Ille	129.6	3.4	37.6	2.3	3.9	9.5	31	61
24E3	Shelby clay loam, 14 to 18 percent slopes, severely eroded	19.31	9.8%		> 6.5ft.	Well drained	Vle	140.8	3.9	40.8	2.5	4.2	10.2	27	64

Soils data provided by USDA and NRCS.



FARM & REC
 REAL ESTATE®

SOIL MAP

Maps Provided by



© AgriData, Inc. 2025 www.AgrIDataInc.com

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	*i Water-Holding Inch	CSR2**	*n NCCPI Overall
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	12.87	6.6%		> 6.5ft.	Well drained	IIIe	168.0	4.7	48.7	3.0	5.0	10.2	51	70
312C	Seymour silt loam, 5 to 9 percent slopes	12.74	6.5%		> 6.5ft.	Somewhat poorly drained	IIIe	80.0	2.1	23.2	1.4	2.4	10.8	58	68
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	11.97	6.1%		> 6.5ft.	Well drained	IVe	144.0	4.0	41.8	2.6	4.3	10.2	40	66
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	7.50	3.8%		> 6.5ft.	Poorly drained	IVw	140.8	3.0	40.8	2.5	4.2	9.3	28	54
192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	6.35	3.2%		> 6.5ft.	Somewhat poorly drained	IIIe	137.6	3.6	39.9	2.5	4.1	9.4	29	66
312B	Seymour silt loam, 2 to 5 percent slopes	1.02	0.5%		> 6.5ft.	Somewhat poorly drained	IIIe	80.0	2.1	23.2	1.4	2.4	10.8	64	70
Weighted Average							3.53	155	4	44.9	2.8	4.6	10.4	45.2	*n 67

**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

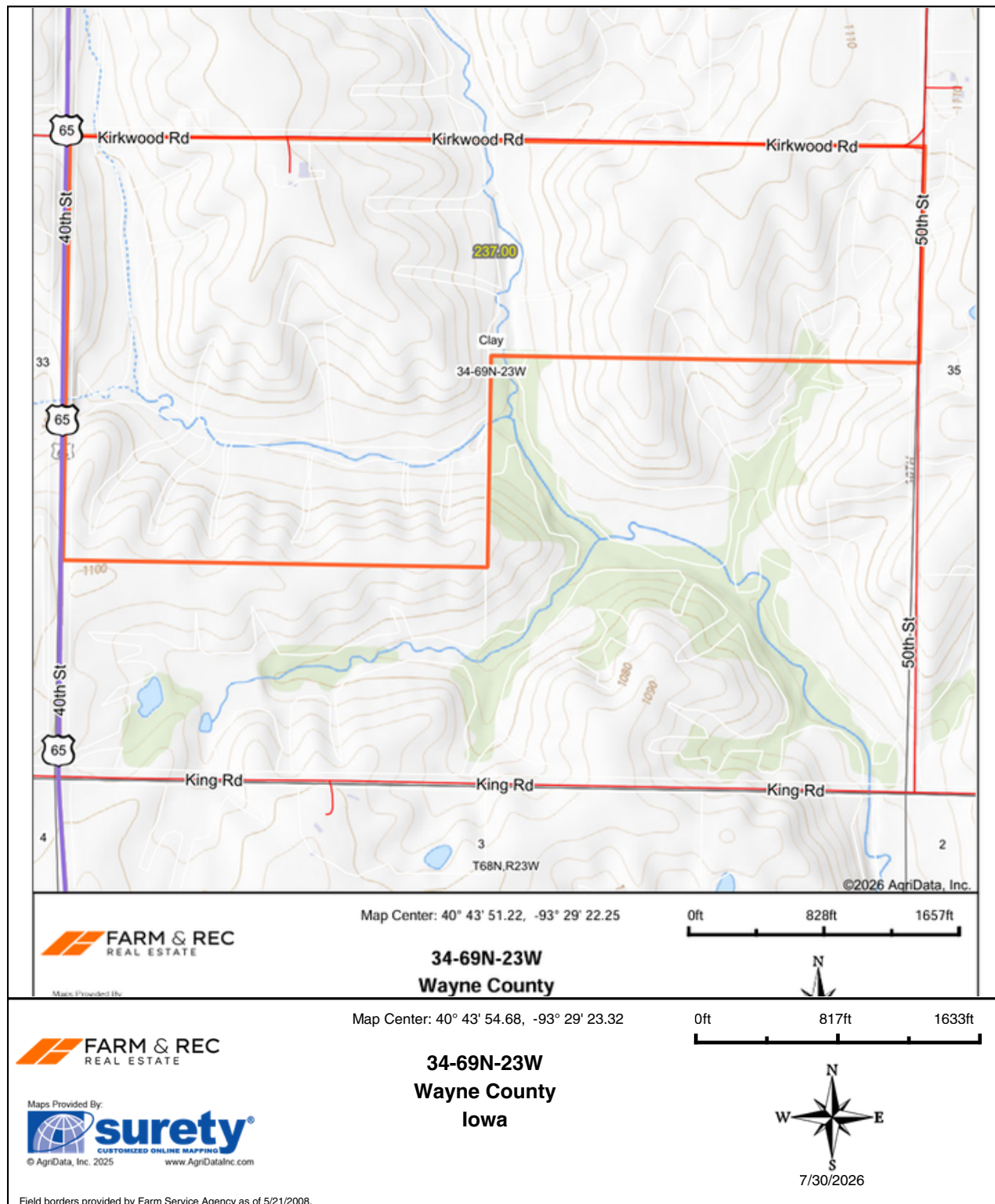
*c: Using Capabilities Class Dominant Condition Aggregation Method



FARM & REC
REAL ESTATE®

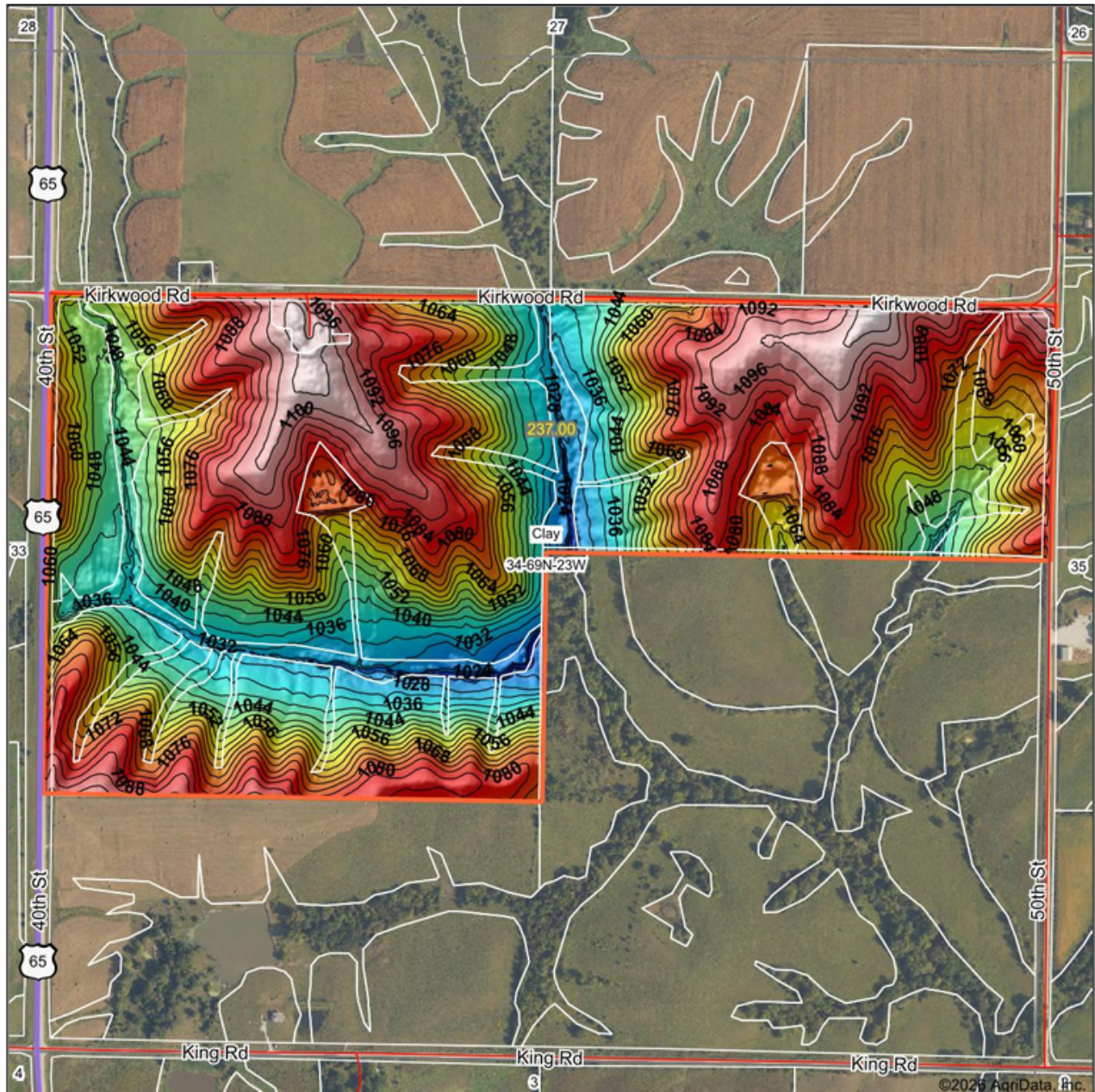
TOPOGRAPHY

Topography Map



TOPOGRAPHY HILLSHADE

Topography Hillshade



FARM & REC
REAL ESTATE

Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 3 meter dem

Interval(ft): 4

Min: 1,010.6

Max: 1,107.7

Range: 97.1

Average: 1,065.5

Standard Deviation: 21.82 ft

0ft 809ft 1618ft



8/5/2026

34-69N-23W
Wayne County
Iowa

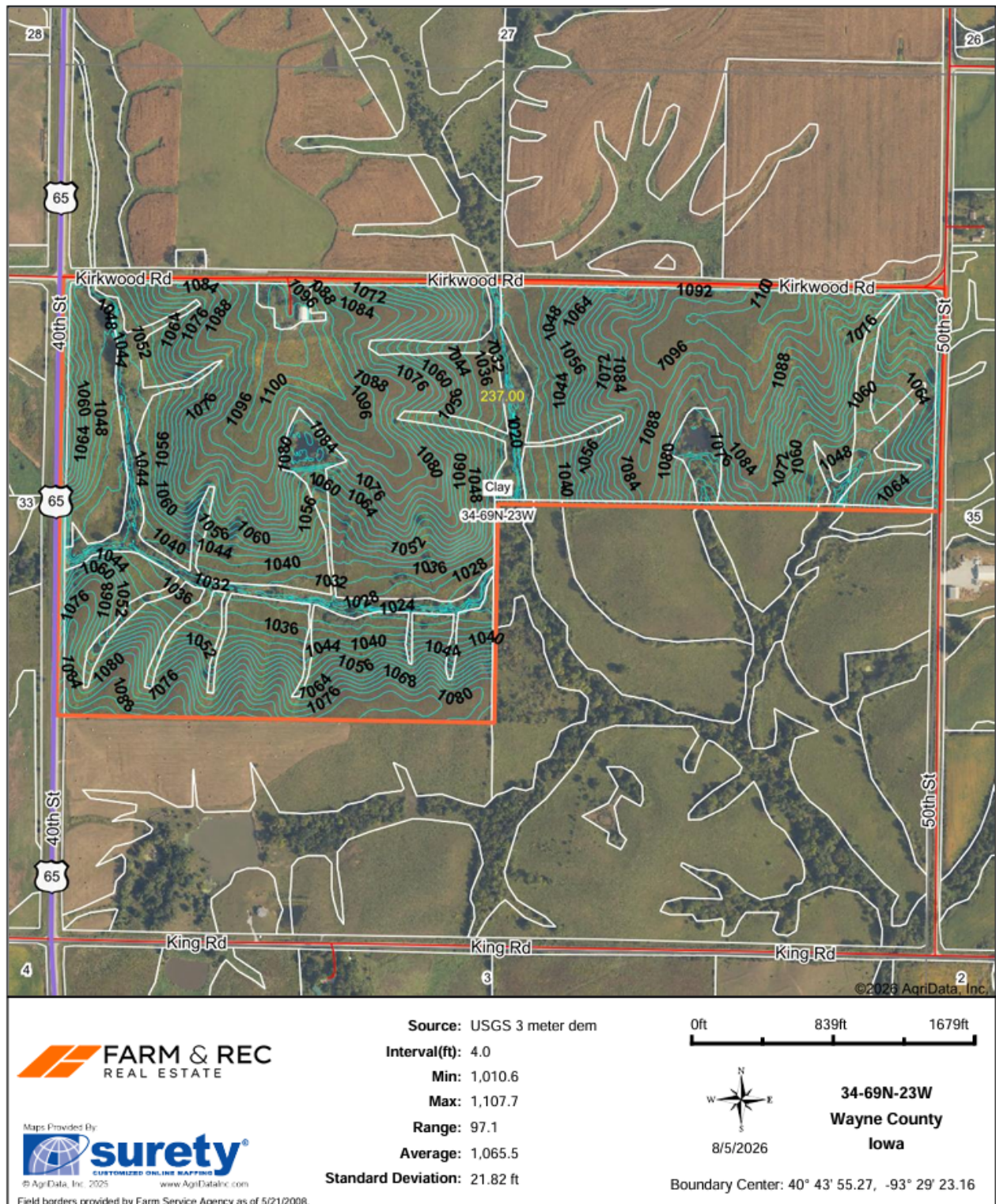
Boundary Center: 40° 43' 55.27, -93° 29' 23.16



FARM & REC
REAL ESTATE®

TOPOGRAPHY CONTOURS

Topography Contours



FARM & REC
REAL ESTATE®

PROPERTY PHOTOS



AGENT INFO

ADRIAN WOLFE

AGENT ●



(641) 414-2256



adrianwolfe@farmandrec.com



Licensed in Iowa



BROKERAGE INFORMATION

FARM & REC REAL ESTATE

Broker-Glen Salow



(641) 508-0028



sales@farmandrec.com



farmandrec.com



New Virginia, Iowa



This property is being offered by Farm & Rec Real Estate LLC, New Virginia, IA.
Phone: 641.508.0028 - Email: Sales@Farmandrec.com - Broker Glen Salow.

All information provided and disclosed by Farm & Rec Real Estate LLC and its agents is deemed reliable but is not guaranteed and should be independently verified. Farm & Rec Real Estate LLC makes no warranties or guarantees of the accuracy, reliability or completeness of information, text, property boundaries, graphics or any other items contained herein or any other website.

Farm & Rec Real Estate LLC . Licensed in Iowa, Missouri and Nebraska.