

Farmland Available

PAGE COUNTY, IOWA

793.66 ACRES M/L OFFERED AS 2 INDIVIDUAL LISTINGS



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PAGE COUNTY, IOWA

LISTING #18027 | 240.72 ACRES M/L



Peoples Company is pleased to present 240.72 m/l acres of high-quality Page County farmland located just east of College Springs, Iowa. This property offers a prime mix of productive farmland and exceptional recreational potential. With 211.96 FSA cropland acres and a CSR2 rating of 59.6, this farm would make an excellent addition to any farming operation or investment portfolio. Primary soil types include Colo-Judson Silty Clay Loam, Sharpsburg Silty Clay Loam, and Adair Clay Loam.

In addition to its tillable ground, the property provides excellent recreational and hunting opportunities. The diverse landscape creates an ideal habitat for deer, turkey, and other wild game offering a perfect retreat for outdoor enthusiasts and sportsmen alike.

ASKING PRICE \$1,900,000 | NET TAXES \$5,580.00



SCAN THE QR CODE TO VIEW THIS LISTING ONLINE!



Tillable Soils

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
11B	Colo-Judson silty clay loams	48.18	22.73%		80
370D2	Sharpsburg silty clay loam	40.84	19.27%		54
Y192D2	Adair clay loam	36.88	17.40%		16
Y24D2	Shelby clay loam	25.80	12.17%		49
370B	Sharpsburg silty clay loam	24.44	11.53%		91
370C2	Sharpsburg silty clay loam	16.56	7.81%		80
Y24D	Shelby loam	10.26	4.84%		52
751C2	Northboro silt loam	8.02	3.78%		73
Y24E	Shelby loam	0.50	0.24%		41
370D	Sharpsburg silty clay loam	0.45	0.21%		59
Weighted Average					59.6

Farmland Available



LISTING #18026 | 552.94 ACRES M/L



Peoples Company is pleased to present this expansive 552.94 m/l acre Page County, Iowa property, located just east of College Springs, Iowa. This unique farm offers a blend of highly productive farmland and exceptional recreational opportunities. With 455.90 FSA cropland acres at an average CSR2 soil rating of 58.7, this farm provides a fantastic opportunity for agricultural production, supported by highly productive Colo-Judson Silty Clay Loam, Sharpsburg Silty Clay Loam, and Adair Clay Loam soils. The property has easy access via County Road J56 and P Avenue. Beyond the tillable ground, the property boasts outstanding recreational and

hunting potential. The diverse landscape and deep timber draws provide an ideal habitat for deer, turkey, and other wildlife, making it a perfect destination for hunters and outdoor enthusiasts. Multiple ponds scattered across the property enhance the recreational appeal and provide excellent opportunities for fishing or livestock watering.

ASKING PRICE \$4,750,000 | NET TAXES \$12,256.00

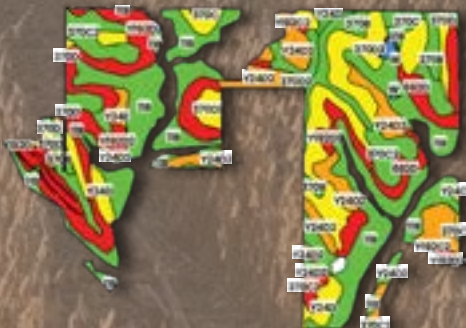


SCAN THE QR CODE TO VIEW THIS LISTING ONLINE!



Tillable Soils

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
11B	Colo-Judson silty clay loams	134.84	29.58%		80
7192D2	Adair clay loam	65.42	14.35%		16
370D2	Sharpsburg silty clay loam	51.57	11.31%		54
Y24D2	Shelby clay loam	50.84	11.15%		49
370C2	Sharpsburg silty clay loam	36.33	7.97%		80
370B	Sharpsburg silty clay loam	25.68	5.63%		91
Y24D	Shelby loam	19.17	4.20%		52
370D	Sharpsburg silty clay loam	18.55	4.07%		59
692D	Mayberry clay loam	14.65	3.21%		33
370C	Sharpsburg silty clay loam	13.24	2.90%		81
Y192C2	Adair clay loam	7.64	1.68%		33
Y192D	Adair clay loam	6.58	1.44%		14
692D2	Mayberry clay loam	4.42	0.97%		30
Y24E	Shelby loam	3.33	0.73%		41
W	Water	1.95	0.43%		0
751C	Northboro silt loam	1.70	0.37%		76
Weighted Average					58.7





12119 Stratford Drive
Clive, IA 50325



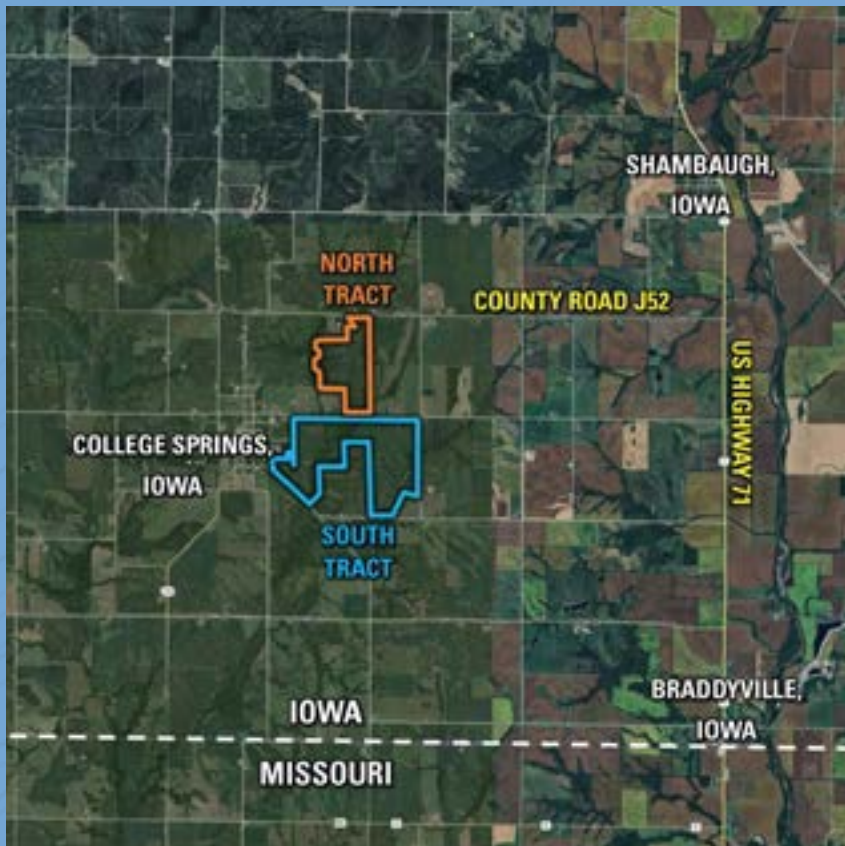
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Directions to the Properties

Conveniently located 3 miles west of US Highway 71 and less than 20 minutes from Clarinda, Iowa, this property combines productivity, accessibility, and recreational value, making it a rare find in Page County, Iowa. The farm is open for the 2025 cropping season.

From College Springs, Iowa: Head east on County Road J56 for 1 mile. Listing #18027 is located on the North side of the County Road J56, and listing #18026 is located on the South side of County Road J56. Look for the Peoples Company Sign.

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