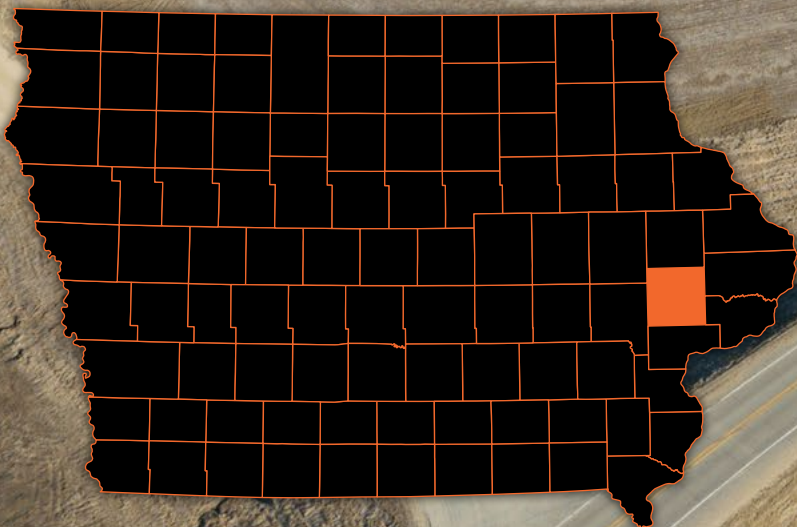
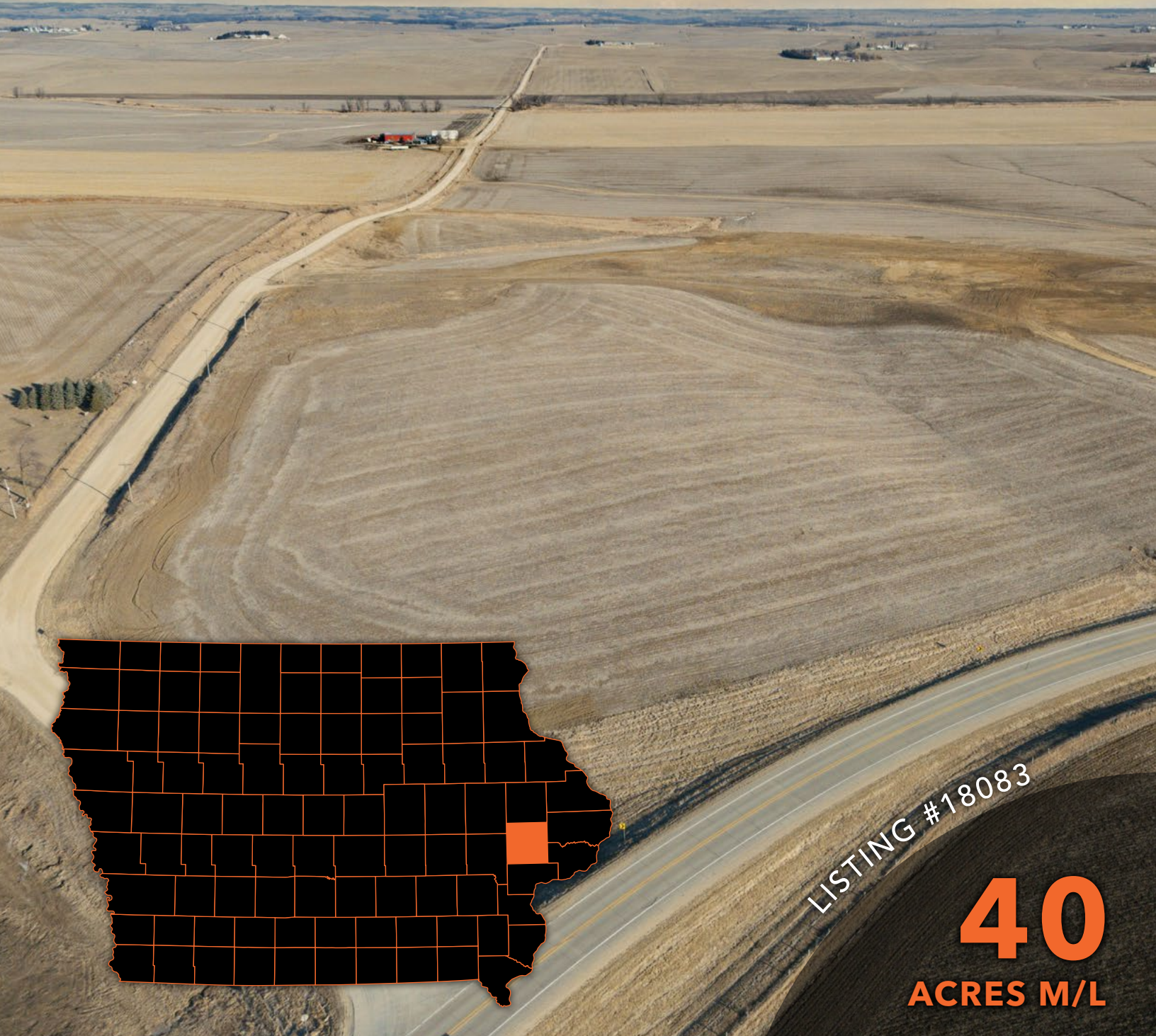


AFFORDABLE LAND INVESTMENT OR RURAL BUILDING OPPORTUNITY

CEDAR COUNTY CLARENCE, IOWA



LISTING #18083

40
ACRES M/L

JESSE MEYER | 563.543.8338
Jesse@PeoplesCompany.com | IA LIC B60307000

PC PEOPLESTM
COMPANY
INTEGRATED LAND SOLUTIONS

Affordable Land Investment or Rural Building Opportunity! Discover this 40-acre property located just north of Clarence, Iowa, in Cedar County—a versatile land investment or potential building site. This farmland features 37.79 FSA tillable acres with a CSR2 rating of 52.8, ideal for corn and soybean production.

Previously home to a swine facility before the derecho, the property offers a unique opportunity for various agricultural or residential ventures. It is conveniently situated along paved Oxford Junction Road, providing easy access and a picturesque rural setting perfect for building your dream home.

The property boasts two wells in the northeast corner—a 5-hp well and a 2-hp well—offering abundant water resources for a future home, livestock facility, or other projects.

This tract is a perfect addition to an existing farming operation, an affordable entry point for beginning farmers or landowners, or an excellent choice for portfolio diversification. Located in Section 1 of Dayton Township, Cedar County, Iowa, this property offers endless possibilities for rural living or agricultural investment.



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PS PEOPLES
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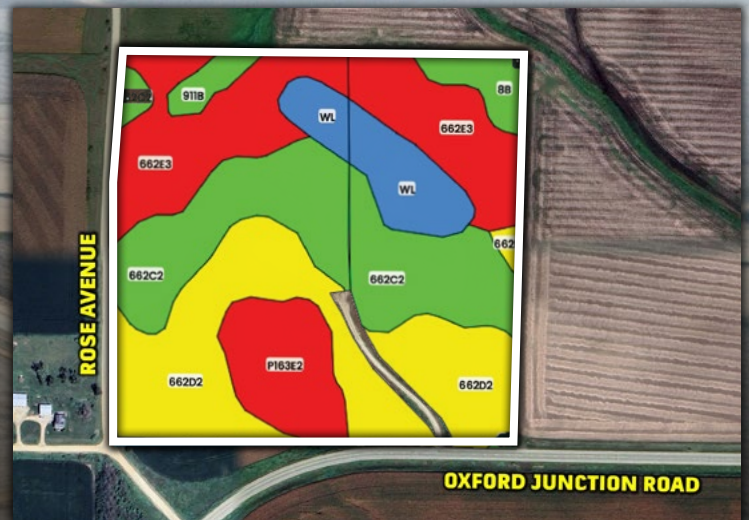
DIRECTIONS

From Clarence: Drive north on Oxford Junction Road for 3.6 miles, and the property will be located on the left. Watch for Peoples Company Signage.

From Oxford Junction: Head south for .9 mile on County Road X64 to Oxford Mills then turn right to continue on County Road X64 for 4.4 miles and continue around the 90-degree turn at which time this road then turns into Oxford Junction Road. You will continue for 1.5 miles, and the property will be located on the right. Watch for Peoples Company Signage.

ADDITIONAL INFO

The farm is leased for the 2025 season, but contact the listing agent for more details.



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2	DRAINAGE CLASS
662D2	Mt. Carroll silt loam	10.93	28.92%	55	Well drained
662C2	Mt. Carroll silt loam	9.51	25.17%	82	Well drained
662E2	Mt. Carroll silt loam	8.85	23.42%	37	Well drained
P163E2	Fayette silt loam	3.36	8.89%	35	Well drained
WL	Water, waste lagoon	3.13	8.28%	0	-
8B	Judson silty clay loam	1.20	3.18%	84	Well drained
911B	Colo-Ely complex	0.73	1.93%	86	Poorly drained
428B	Ely silty clay loam	0.09	0.24%	88	Somewhat poorly drained

52.8
AVERAGE

40
ACRES M/L



300 1st Ave W.
Cascade, IA 52033



PeoplesCompany.com
Listing #18083



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

AFFORDABLE LAND INVESTMENT OR RURAL BUILDING OPPORTUNITY

CEDAR COUNTY **CLARENCE, IOWA**



LISTING #18083

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ACRES M/L

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