

PEOPLES COMPANY PRESENTS

Wayne County, Iowa

85.63 ACRES | RECREATIONAL TRACT | BARNDOMINIUM



RABOU FARM

DOUG BEAR, ALC

515.745.3192 | IA LIC S67986000

Doug.Bear@PeoplesCompany.com

LISTING #18089



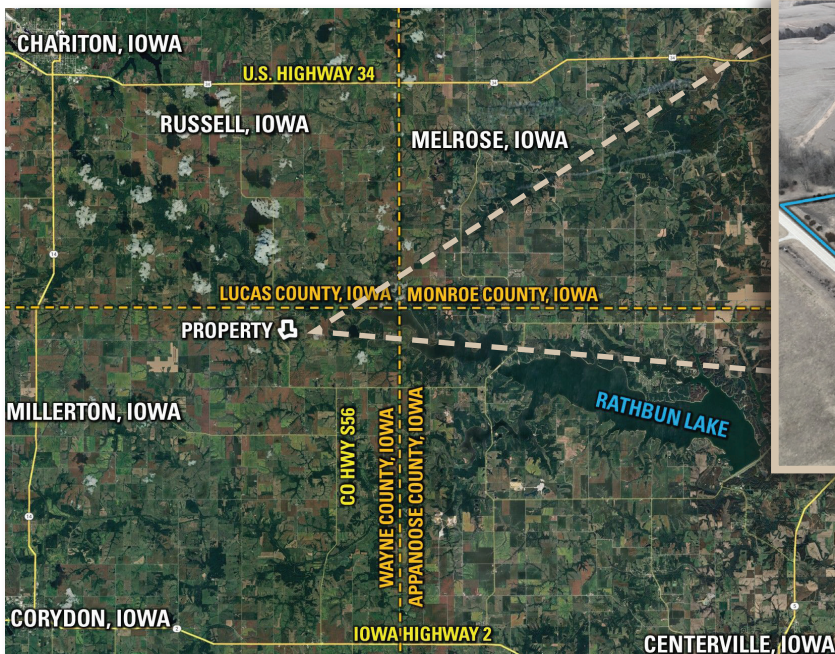
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Peoples Company is pleased to present this 85.63-surveyed-acre, income-producing, premier recreational tract with barndominium in northeast Wayne County, Iowa. Located adjacent to paved County Highway S56, this 38' x 48' barndominium with lean-to, originally built in 2017, was recently completed inside and includes 3 bedrooms and 2 bathrooms. This newly completed residence is sure to be the envy of true Southern Iowa living!

This unique property is just northwest and minutes away from Iowa's second largest lake, Rathbun Lake, near Honey Creek Resort. This 11,000-acre lake offers popular recreational activities year-round including fishing, swimming, boating, hiking, and camping. Whether you're looking for a farm operation, premier hunting destination, investment property, or that forever place to call home, consider yourself lucky as the real estate of this stature rarely reaches the market. From the recently completed living quarters, to the income producing farmable or CRP acres, to the wooded timber draws holding numerous wildlife species and producing some big deer, you are sure to fall in love with the tranquility, gentle rolling hills, and scenic views of this Wayne County, Iowa property!



SCAN THE QR CODE TO USE THE 360 DEGREE INTERACTIVE TOUR & VIEW THE PROPERTY FROM EVERY ANGLE!

From Russell, Iowa: Head south on County Highway S56 for approximately 8 miles. The property will be located on the east side of the road, approximately 0.75 miles south of the Lucas-Wayne county line. Look for the Peoples Company sign.

From Centerville, Iowa: Head west out of town on Iowa Highway 2 for approximately 13 miles and turn right (north) onto County Highway J56. Continue north for 8.50 miles to Confidence, Iowa and turn left (west) and continue for 1.50 miles. Turn right (north) and continue for 1.50 miles and the property is on the east side of the highway. Look for the Peoples Company sign.

From The Rathbun Dam: Continue west for 8 miles on Highway J5T to County Highway S70. Turn right (north) and continue for approximately 3.50 miles to County Highway J18 and turn left (west). Continue west for approximately 6 miles, while going through Confidence, Iowa to County Highway J56. Turn right (north) for 1.50 miles and the property is located along the east side of the highway. Look for the Peoples Company sign.

ABOUT THE Barndominium



The residence includes an immaculate kitchen equipped with all brand new Maytag appliances, including a stainless steel electric glass-top stove and oven, stainless steel dishwasher, 36" wide stainless steel french door refrigerator, and all new cabinetry with Bertch soft-close drawers. There is also a living room and bathroom on the main level, which includes a brand new top-load Criterion washing machine, front load Criterion clothes dryer, vanity, Delta toilet, and walk-in shower. The barndominium is equipped with an Amana central heating and cooling system, 40-gallon water heater, and a brand new septic tank and leach field, located to the north of the building, which was completed during summer 2024.

The upstairs is roomy and spacious with 10'+ high ceilings and includes 3 bedrooms and 1 bathroom, which includes a master bedroom and bathroom along the west side of the house. The master bedroom is approximately 12' x 11' with a walk-in shower, vanity, and Delta toilet. There are two additional rooms along the east side of the barndominium with a window in the southeast bedroom overlooking the beautiful sunrises on the property.

Please be sure to check out the 360 degree Interactive Tour for additional views of this barndominium and property. The multi-use garage equipped with 2 floor drains is sure to be the cornerstone of many future years of memories - from working on automobiles and ATVs, to skinning, processing, and mounting those trophy Boone & Crockett southern Iowa whitetails, or preparing for numerous camping trips, the possibilities are endless!

The garage is equipped with 2 - 14' overhead garage doors with Liftmaster door openers on the south and 2 - 6' x 8' sliding barn doors on the east that allow you to relax outside on the 8' concrete apron poured around the building. The garage and living quarters have spray-in insulation and there is a brand new 200 Amp Diamond D breaker box located in the southwest corner of the garage with electricity service provided through Chariton Valley REC and rural water through Rathbun Regional Water Association. Included in the garage are 2 - 16' and 2 - 12' Behlen Country green tube gates and numerous 10" creosote posts to complete a gated entrance off County Highway S56.



Kitchen: Brand new Maytag stainless steel electric glass-top stove and oven (Model MFES6030RZ), Maytag stainless steel dishwasher (Model MDTS4224PZO), Maytag 36" wide stainless steel french door refrigerator (Model MF12570FEZ16), and all new cabinetry with Bertch soft-close drawers.

Storage closet: Brand new 40-gallon Reliance water heater and the Central Heating electric Unit (Model ASPT29B14AB)

Bathroom: Brand new top-load Criterion washing machine (Model CTW41N1AW) and front load Criterion clothes dryer (Model CDE41N1AW).

Garage: Brand new 200 Amp Diamond D breaker box.

Outside: Central Air-Conditioning Unit - Amana (Model ASZ14024KD)

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Hunting Opportunities

Furthermore, the 85.63 acres, located just over one mile south of the Chariton River, provides endless opportunities to grow, hold, and harvest trophy class whitetail. While this property has not been specifically developed yet for trophy bucks, it is evident by the numerous trail camera photos of the big buck possibilities of this farm. The ample food sources from the tillable farmland on the north provide great vegetation in the spring and fall months and features a mature block of hardwoods and heavily timbered draws along the southern property boundary, creating multiple great pinch points that would make for exceptional bowhunting spots. There are also numerous places to put up an elevated tower stand overlooking the rolling hillsides and bottom ground.

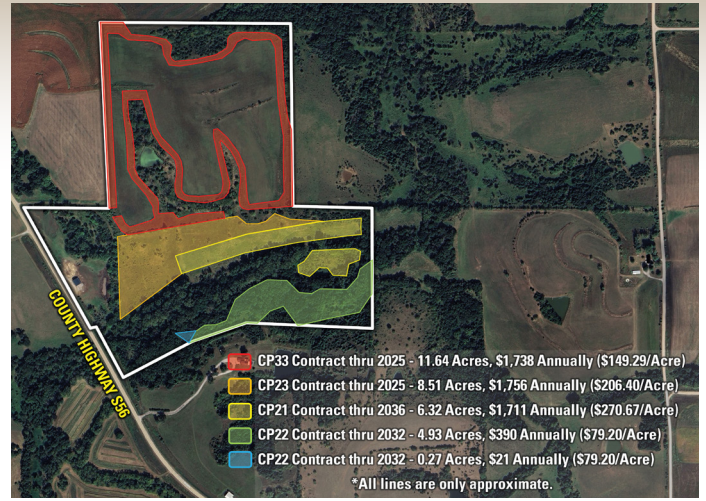
Water is one of the main factors in holding all age classes and harvesting mature whitetails and this property is fortunate enough to have two well-distributed ponds combined with Goodwater Creek providing year-round water sources to support the perfect ecosystem for all species of wildlife, including deer, turkey, and pheasants. You'll find the recreational outdoor opportunities on this land to be abundant!



85.63 ACRES M/L

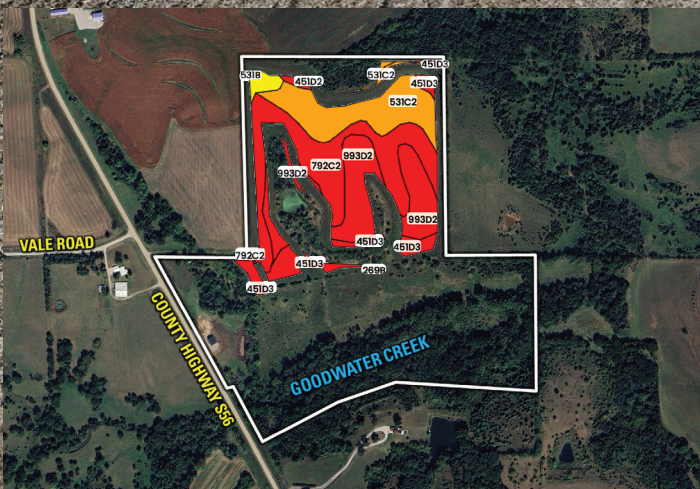
Tract Info

This tract includes 50.51 FSA tillable acres consisting of a variety of tillable and CRP acres. The current tillable acres are open for the 2025 cropping season and can be leased for additional income or could be used to grow crops specific for attracting deer and the remaining 31.67 acres are enrolled in five contracts with the Conservation Reserve Program (CRP; 26.47 acres) and Marginal Pastureland Riparian Buffer (MPL; 5.20 acres) producing \$5,616 annually from 2025 thru 2032.



The five contracts include:

- 11.64 acres enrolled thru 2025 into Habitat Buffers for Upland Birds (CP33) paying \$1,738 annually (\$149.29/acre)
- 8.51 acres enrolled thru 2025 into Wetland Restoration (CP23) paying \$1,756 annually (\$206.40/acre)
- 6.32 acres enrolled thru 2036 into Filter Strips (CP21) paying \$1,711 annually (\$270.67/acre)
- 4.93 acres enrolled thru 2032 into Riparian Buffer (CP22) paying \$390 annually (\$79.20/acre)
- 0.27 acres enrolled thru 2032 into Riparian Buffer (CP22) paying \$21 annually (\$79.20/acre)



Current Tillable Soils

Code	Description	Acres	% of field	CSR2
792C2	Armstrong loam	8.20	34.11%	■ 31
993D2	Gara-Armstrong complex	6.17	25.67%	■ 32
531C2	Kniffin silt loam	5.71	23.75%	■ 48
451D3	Caleb clay loam	3.24	13.48%	■ 36

Average: 36.6



12119 Stratford Drive
Clive, IA 50325



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